



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Executive Office
Department No.: 012
For Agenda Of: February 4, 2014
Placement: Departmental
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Mona Miyasato, County Executive Officer *MM*
Director(s)
Contact Info: Renée E. Bahl, Assistant County Exec. Officer 568-3400

SUBJECT: Impact Report on County Facilities Maintenance Ordinance Initiative Petition

County Counsel Concurrence

As to form: YES

Auditor-Controller Concurrence

As to form: YES

Other Concurrence: Public Works; General Services;
Community Services

Recommended Actions:

That the Board of Supervisors consider the following actions:

- A. Receive and file the "Impact Report on County Facilities Maintenance Ordinance Petition" memorandum (Attachment A), and either:
 1. Adopt the ordinance without alteration within 10 days, or
 2. Order the proposed ordinance to be submitted without alteration to the voters of the County at the June 3, 2014 Statewide Direct Primary Election by adopting the attached resolution which includes direction to Auditor Controller to prepare a fiscal impact statement, and
- B. If the Board orders the proposed ordinance be submitted to the voters, consider appointing member(s) of the Board of Supervisors to author, sign and submit on behalf of the Board a direct argument in favor and/or against the county facilities maintenance ordinance ballot measure and any rebuttal, and
- C. Determine that the proposed action is a submittal of a proposal to a vote of the people and not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378(b)(3).

Summary Text:

On January 7, 2014, pursuant to Elections Code section 9111, the Board of Supervisors requested staff prepare a report addressing the topics identified in section 9111 as they relate to the County Facilities Maintenance Ordinance Initiative Petition (Attachment B). Additionally, the Board requested staff address what would occur to county assets if the initiative does or does not pass, how this initiative affects any issuance of debt and how to measure the baseline of current deferred maintenance. Elections Code 9111(8)(b) requires that "...the report shall be presented to the board of supervisors within the time prescribed by the board of supervisors, but no later than 30 days after the county elections official certifies to the board of supervisors the sufficiency of the petition."

Background:

On November 20, 2013 the proponent of the County Facilities Maintenance Ordinance filed a petition with the County Elections office for verification. On January 7, 2014, the Board accepted this certification of sufficiency and, pursuant to Elections Code section 9111 (Attachment C), ordered a report. Elections Code 9111(8)(b) requires that "...the report shall be presented to the board of supervisors within the time prescribed by the board of supervisors, but no later than 30 days after the county elections official certifies to the board of supervisors the sufficiency of the petition." This report is found in Attachment A. It primarily addresses the fiscal impact to keep all County roads, parks and buildings used by the public in their current condition, not an improved condition.

It is important to note that the County is currently conducting a facility condition assessment for parks and county facilities/buildings. The assessment will:

- Review the current condition of County facilities, including all buildings and parks as well as their components;
- Identify the deferred, preventative and predictive maintenance needs on each County facility and components;
- Identify anticipated remaining useful life of each facility and their components, and
- Analyze and prioritize County facilities maintenance needs including the development of a 20-year Asset Management Plan and Maintenance Management Plan.

This assessment is not complete; therefore the cost of addressing facility and park maintenance is an estimate. The assessment is expected to be complete and provided to the Board later this spring as was presented during the Board discussion of the Asset Management Plan on October 15, 2013. The assessment will measure the Facility Condition Index (FCI) of existing facilities and parks. The FCI represents a standard means of assessing the condition of buildings, assets and systems and is calculated by dividing the total cost of existing repairs of a facility by the current replacement value of a facility. Therefore, an FCI of 0% is the best and an FCI of 100% is the worst. The preliminary estimate of the County's current FCI is 16% (poor) and this value will be finalized once the assessment is complete.

Public Works measures the Pavement Condition Index (PCI) of roads annually. The PCI is a numerical index between 0 (worst) and 100 (best) used to indicate the general condition of a pavement. PCI is calculated assuming maintenance operations, also known as corrective maintenance, continue at current levels. A balanced approach, between Pavement Preservation and maintenance operations, is required to insure the safety of the traveling public. The County's current PCI is 61 (at risk).

Using the rough estimate of the FCI and the current PCI, the county would need to invest an additional \$18M over its average investment to keep existing facilities at the current condition. This is discussed in detail in Attachment A.

If the ordinance passes, the Board of Supervisors will need to decide on how to measure the baseline of maintenance needs. Typical measurements for facilities and roads would be through FCI and PCI measurements and is addressed in Attachment A. The Board can also direct staff to pursue other baseline measurements. The Board would also need to determine how to address ongoing financial needs. In general the Board could consider raising revenue, redirecting revenue or reducing the inventory of county-maintained facilities.

Next Steps if the Board Chooses to Place Measure on Ballot

The Board may take this opportunity to appoint one or more member(s) to author, sign and submit a direct argument either in favor and/or opposed to the County Facilities Maintenance Ordinance. The period for submitting direct arguments on the County Facilities Maintenance Ordinance is between February 17 and 26, 2014 to the Elections Division. A rebuttal, if necessary, to any argument would need to be submitted between February 27 and March 10, 2014 to the Elections Division. The attached Resolution (Attachment E) directs County Counsel to prepare an impartial legal analysis and the Auditor-Controller to prepare a fiscal impact statement related to the County Facilities Maintenance Ordinance for the ballot.

Or the Board may adopt the resolution without alteration within 10 days and it would not be placed on the ballot.

Performance Measure:

None

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis:

Funding Sources	Current FY Cost:	Annualized On-going Cost:	Total One-Time Project Cost
General Fund			\$50,000 - \$130,000
State			
Federal			
Fees			
Other:			
Total	\$ -	\$ -	\$50,000 - \$130,000

Narrative: The incremental election cost to the Clerk Recorder Assessor Department should this ordinance be submitted to the voters of the County at the June 3, 2014 Statewide Direct Primary

Election is between \$50,000 - \$130,000, for the cost of printing the initiative information in the countywide sample ballots. Elections Code Section 13001 provides that expenses authorized and necessarily incurred in the preparation for, and conduct of, elections generally are county charges. Should the Department not be able to absorb the cost increase for this matter within its present budget, a budget revision request for additional funding may be requested.

Attachments:

Attachment A - Impact Report on County Facilities Maintenance Ordinance Initiative

Attachment B - Proposed County Facilities Maintenance Ordinance

Attachment C - Elections Code, Division 9, Chapter 2, Article 1, Section 9111

Attachment D - County of Santa Barbara Internal Debt and Budget Policies

Attachment E - Resolution submitting County Facilities Measure to the voters – June 3, 2014 election

Attachment F – Notice of Exemption

Attachment G – Jorgensen Preliminary Estimate of Facility Condition Index Letter

Authored by:

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