



**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:** CEO  
**Department No.:** 012  
**For Agenda Of:** 11/16/2021  
**Placement:** Departmental  
**Estimated Time:** 20 min  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Director(s) Contact Info: Mona Miyasato, County Executive Officer  
Jeff Frapwell, Assistant County Executive Officer  
Paul Clementi, Budget Division Chief

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**SUBJECT:** Update on Proposed Certificates of Participation Financing and Adoption of Reimbursement Resolution

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

- a) Receive and file an update on proposed Capital Projects to be financed through issuance of Certificates of Participation (COP);
- b) Adopt a resolution (Attachment A) authorizing the reimbursement of initial expenses incurred by the County in conjunction with the proposed projects from the proceeds of the COP financing;
- c) Determine that the above actions are exempt from the California Environmental Quality Act under CEQA Guidelines section 15378(b)(5) because they are administrative activities of government that will not result in a direct or indirect physical change to the environment.

**Summary Text:**

On March 19, 2019, the Board approved a list of proposed capital projects and directed staff to return with financing options. Delays have occurred since that time, outlined in more detail below, but staff is now back to update the Board on the list of projects proposed to be financed, as well as seek the Board's adoption of a Reimbursement Resolution which will allow reimbursement of certain expenditures incurred on the projects prior to the debt issuance. The recommended actions today do not obligate the Board to issue debt or begin any of the projects discussed in this Board Letter. Staff will return in the next calendar year to seek final approval for debt issuance on a finalized list of projects. An environmental analysis of any project resulting from this effort will be required, and any resulting environmental action will be brought to the Board for approval prior to construction.

**Background:**

The Board approved the following list of proposed capital projects in March, 2019:

- Main Jail Rehabilitation
- Public Safety Radio Tower Enhancements
- Public Safety Radio Network Replacement Project
- Calle Real Water System Replacement
- Santa Barbara Historic Courthouse Roof Replacement
- Renewable Energy and Energy Efficiency Upgrade Project
- Cachuma Lake Park Infrastructure Upgrades
- Santa Barbara Probation Department Headquarters New Construction
- Emergency Operations Center Expansion

The total anticipated cost of these projects at that time was \$121.8 million. After that hearing, staff began the process necessary to move forward with issuing debt to finance these capital projects. However, due to time limits on when funding acquired through debt must be expended, and delays in completion of the Northern Branch Jail (NBJ), staff did not move forward. Completion of the NBJ is a necessary step before rehabilitation of the Main Jail can begin. Now that the NBJ is nearing final completion and occupancy, it is time to move forward once again on issuing debt for the proposed capital projects.

Since March 2019, alternate funding has been identified for some of the projects on this list, such that they no longer require debt financing. Additionally, the Fire Department has two capital projects they would like included in a debt issuance, with debt service to be paid with Fire District funds. The modified list of projects, which total to approximately \$112 million, is below. Following the list will be a summary of each project.

- Main Jail Rehabilitation
- Public Safety Radio Network Replacement
- Cachuma Lake RV Park Renovations
- Santa Barbara Probation Department Headquarters New Construction
- Regional Fire Communication Center (includes Emergency Operations Center Expansion)
- Fire Station 27 Rebuild

**Main Jail Rehabilitation**

The Main Jail Rehabilitation project is recommended to address the replacement of critical building components (e.g. roof, heating/cooling/ventilation systems, and security electronics), make improvements needed to comply with the federal Americans with Disabilities Act, and make modifications within the facilities required to satisfy the court approved settlement of the class action lawsuit brought against the County by Disability Rights California. The rehabilitations would have a phased implementation based on locations within the Main Jail.

The County will engage a design firm for the final design and will evaluate the proposed retrofit to ensure it continues to meet anticipated needs and ensure that improvements are not made within portions of the existing jail that are no longer needed as a result of long-term declining jail populations and the successful

implementation of jail diversion efforts. The final plan will return to the Board prior to the approval of a construction contract for further discussion and direction. The estimated total cost for this project is about \$25 million with a targeted completion date of June 2024.

#### Public Safety Radio Network Replacement

This project will upgrade the County's existing land mobile radio and microwave radio systems. Doing so will improve voice communication services and reliability, deliver greater coverage, provide for robust radio communications over the next 10-20 years, and replace technologies and capabilities that are at end-of-life. The total projected cost of this project is \$46.5 million, with \$15 million to be financed. Anticipated completion of site development is June 2023, with system and install completion by September 2025.

#### Cachuma Lake RV Park Renovations

This project will renovate and reconfigure the Cachuma Lake RV Park area that currently hosts 120 RV camping sites, replacing water, sewer, and electrical utilities with new utilities to meet code and the demand of today's larger RV campers. Reconfiguration and replacement of concrete pads as well as new landscaping, paving, restroom and shower facilities and other camp area elements are also included in the renovation. The total cost of this project is estimated at \$16.25 million, and is expected to be completed by June 2024.

#### Probation Department Headquarters

This project will construct a new Probation HQ in downtown Santa Barbara on County owned property, in order to consolidate staffing from the Hollister campus as well as the current downtown HQ, to achieve operational and cost efficiencies for the Department. The design plan for the new building is zero net energy, a first for the County since adopting that requirement. The existing facilities are over 70 years old, with significant maintenance needs, as well as deep inefficiencies in energy and water usage. The total cost of this project is projected to be \$35.6 million, with anticipated completion in October 2025.

#### Regional Fire Communication Center and EOC Expansion

This project will construct an 8,200 square foot Regional Fire Communications Center (RFCC) near the existing Fire Department Headquarters to dispatch resources to fire, medical, and other emergencies. Additionally, this project would finance a renovation of the Joint Information Center and call center at the County's Emergency Operations Center. Total project costs are estimated at \$13 million, with approximately 80% of the debt service paid through Fire District funding and the remaining 20% paid by the General Fund. Projected completion date is April 2024.

#### Fire Station 27 Rebuild

This project replaces the existing 70-year old Fire Station 27 in Cuyama with an 8,500 square foot Fire Station and Sheriff Sub-Station. This shared facility will serve the current and future needs of the Fire Department and Sheriff's Office. The total project cost is \$7.65 million, with \$7.15 million expected to be financed. Work has already begun on this project, with an estimated completion date of May 2022.

#### **Reimbursement Resolution**

The reimbursement resolution (Attachment A) declares the County's intent to reimburse project expenditures incurred prior to debt issuance. It is a recommended step in the COP process, as certain project expenditures are expected to be incurred prior to debt issuance, and would not be reimbursable from debt proceeds without adoption of this resolution. It is important to note that adoption of the

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resolution in no way obligates the County to make any expenditure, incur any indebtedness, or proceed with any of the proposed projects.

**Next Steps**

Staff have assembled a team comprising representatives from CEO, Treasurer-Tax Collector, General Services, Auditor-Controller, County Counsel, Community Services, and Fire to continue refining project costs and preparing for the COP issuance. Staff briefed the Debt Advisory Committee (DAC) on the proposed project list and reimbursement resolution on September 28, and the Santa Barbara County Finance Corporation, Inc. at their annual meeting on October 27. Staff will work with appropriate advisors to prepare a debt package which will be presented to the DAC for final review prior to coming back to the Board for approval in 2022.

**Fiscal and Facilities Impacts:**

The County has been preparing for the COP issuance by setting aside ongoing funding in General County Programs to pay for the annual debt service on the General Fund projects financed with the COP. The Fire District also has identified funding for their portion of the debt service. No additional funding will be requested as part of this recommended action.

**Attachments:**

Attachment A – Reimbursement Resolution

**Authored by:**

Paul Clementi, Budget Division Chief