

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



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

Agenda Number:

Prepared on: 8/19/2006
Department: GS
Budget Unit: 063
Agenda Date: 9/12/2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director (560-1011)
General Services Department

STAFF CONTACTS: Paddy Langlands, Assistant Director (568-3096)
Support Services Division

Eileen Monahan, Program Coordinator (560-1038)
First 5 Children and Families Commission/Early Care and Education

SUBJECT: Stepping Stones Children's Center in Santa Maria
Fifth Supervisorial District, Folio No. 002813

Recommendations:

That the Board of Supervisors:

- a) Approve and execute the Agreement for The Services of An Independent Contractor between the Santa Maria Valley YMCA and the County of Santa Barbara to provide child care for a period of approximately two (2) years; and
- b) Determine that the child care services provided by the Santa Maria Valley YMCA, are necessary to meet the social needs of the County, and that the Santa Maria Valley YMCA therefore qualifies for a rent subsidy pursuant to Government Code §26227; and
- c) Determine that the portion of the County-owned property located at 2125 Centerpointe Parkway, in Santa Maria, currently being used for this purpose will not be needed by the County for the next two (2) years; and
- d) Approve and execute the proposed Lease Agreement granting the Santa Maria Valley YMCA the right to operate a child care center at the Centerpointe Parkway property, for a period of two (2) years, at no cost to the Santa Maria Valley YMCA.

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Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 5.A High Quality of Life for All Residents and Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community.

Executive Summary and Discussion:

In 1995, with Board approval, the Public Health Department/Human Services Division began a relationship with Santa Maria Valley YMCA to operate the child care center at the Betteravia Government Center that would primarily care for the child care needs of County employees. In January 1996, the Board approved an *Agreement for Services of an Independent Contractor* with the Santa Maria Valley YMCA to provide child care, and subsequently, a lease for 3,000 square feet of interior and 6,300 square feet of adjacent fenced exterior space at the Betteravia Government Center complex was approved by the Board to provide the YMCA with a facility to carry out the terms and conditions of the Agreement.

The Agreement for The Services of an Independent Contract and the Lease Agreement ran concurrently and both expired on June 30, 2003. The lease allowed for a month to month tenancy based on the consent of both parties and the YMCA has remained in the facility while negotiating with COUNTY staff on a new service agreement which mandates national accreditation of the program, and increased enrollment of children of County employees. The First 5 Santa Barbara County/Early Care and Education Program has finalized negotiations on a new service agreement and have requested that the General Services Department/Office of Real Estate Services generate a new lease document pursuant to California Government Code Section 26227, which allows a board of supervisors of a county to fund programs deemed necessary to meet the social needs of the population of the county and to make available any real property of the county which will not be needed for county purposes during the time of possession, to be used to carry out such programs.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

Pursuant to Government Code §26227, the property is being leased to the Santa Maria Valley YMCA at no cost. If, at any time during the term, your Board should determine that the services provided by YMCA are no longer a benefit to the community, or if the afore-mentioned Government Code is repealed or replaced such that YMCA no longer qualifies for the waiver of rent, YMCA will pay fair market rent for the property or terminate the lease.

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The estimated annual in-use rental value for the leased space (rent subsidy) is based on 26 cents per square foot for 3000 square feet interior and 6300 square foot exterior equally \$3200 per month, and at an annual amount of \$36,000. The rent subsidy is in the form of free or lower than market value rent.

Special Instructions:

After Board action, please distribute as follows:

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| 1. Original Documents (Service Contract & Lease) | Clerk of the Board Files |
| 2. Certified copy of executed docs and Minute Order | Attn: Connie Smith, Office of
Real Estate Svcs., Courthouse,
2 nd Floor East Wing |
| 3. Copy fully executed Service Agreement and Lease | Attn: Eileen Monahan,
CEO/First 5, 1 E. Anapamu St.,
2 ND Floor |

Attachments:

Agreement for The Services of an Independent Contractor
Lease Agreement

Board letter prepared by Connie Smith, Office of Real Estate Services.

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