

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors Date: May 5, 2015
From: Ken Grehm, Facility Services Interim Director
By: Laurie Morse, Property Manager
Subject: Alternative Leasing Procedures of the Placer County Code Chapter 2

ACTION REQUESTED:

1. Adopt a Resolution extending delegated authority to the Facility Services Director, or designee, for another five years pursuant to the Alternative Leasing Procedures as provided for in Subsection G.3., Section 2.32.040 of Article 2.32 of the Placer County Code.

BACKGROUND: The California Government Code (Sections 25526 to 25535) outlines the standard leasing procedures that must be followed by counties in order to award leases. These procedures involve a bidding procedure that begins with the county declaring its intention to lease and establishing the timeframe in which proposals will be received and considered. In lieu of this procedure, Section 25537 of the Government Code allows the Board of Supervisors to prescribe, by ordinance, an alternative leasing procedure that allows for a more streamlined process so long as proper notification and leasing parameters are met. This section also allows the Board to delegate the authority to execute leases to a county officer.

On July 14, 1992, your Board approved an Ordinance amending Chapter 2 of the Placer County Code in order to adopt an alternative leasing procedure prescribed by the California Government Code. The amended section, established that leases of real property belonging to the County with a duration not exceeding ten years and having an estimated monthly rental not exceeding \$5,000 were excluded from the bidding procedure set forth in Government Code 25537. This Ordinance also delegated authority to the Director of Facility Services to execute such leases subject to the Government Code prescribed noticing requirements. On June 8, 2010, as a result of a Government Code update, your Board approved the amendment of Chapter 2, Section 2.32.040.G. of the Placer County Code which increased the not-to-exceed monthly rental amount to \$10,000; renewed the Director's delegated authority until June 15, 2015; and allowed such authority to be extended for subsequent five-year periods by Resolution of your Board. Your Board's adoption of this amendment has resulted in a more expedited process to negotiate and execute leases of County-owned property.

In recognition of the upcoming expiration of the Facility Services Director's delegated authority to execute leases pursuant to this Section, it is necessary your Board approve the attached Resolution to extend the Director's, or designee, delegated authority for another five years until June 15, 2020. This authorization will allow the continuation of a process that has proven to be efficient and business friendly for parties interested in leasing County-owned real property.

ENVIRONMENTAL CLEARANCE: Adoption of this Resolution by definition does not constitute a project pursuant to California Environmental Quality Act, Section 15378(b)(2) and (5).

FISCAL IMPACT: There is no fiscal impact with this action.

ATTACHMENT: RESOLUTION

KG:MR:LM:GM

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2015\ALTERNATIVE LEASING RENEWAL.DOC

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: **ADOPT A RESOLUTION EXTENDING
THE DELEGATED AUTHORITY FOR ANOTHER FIVE
YEARS PURSUANT TO THE ALTERNATIVE LEASING
PROCEDURES AS PROVIDED FOR IN SUBSECTION G.3.,
SECTION 2.32.040 OF ARTICLE 2.32 OF THE PLACER
COUNTY CODE**

Resolution No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, 2015 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, the California Government Code (Sections 25526 to 25535) outlines the standard leasing procedures that must be followed by counties in order to award leases; and,

WHEREAS, on July 14, 1992, the Board of Supervisors approved an Ordinance amending Chapter 2 of the Placer County Code in order to adopt an alternative leasing procedure prescribed by the California Government Code; and,

WHEREAS, on June 8, 2010, the Board approved an Ordinance amending Chapter 2, of the Placer County Code, Article 2.32.040.G to increase the dollar amount for lease agreements from \$5,000 to \$10,000; renew the delegated authority to the Director of Facility Services, or designee, specify that such delegated authority shall be effective until June 15, 2015 and allow such authority to be extended for subsequent five-year periods by Resolution of the Board of Supervisors.

NOW THEREFORE, BE IT RESOLVED, the Board of Supervisors does hereby extend the delegated authority of the Director of Facility Services, or designee, for another five years, until June 15, 2020 as provided for in Section 232.040.G.3. of the Placer County Code Chapter 2, Article 2.32.