



Legislation Text

File #: 20-823, Version: 1

Memorandum

Date: August 25, 2020

To: The Honorable Moke Simon, Chair, Lake County Board of Supervisors
The Honorable Moke Simon, Chair Board of Directors of the Lake County Watershed Protection District

From: Scott De Leon, Public Works/Water Resources Director

Subject: Extra Item: (a) Consideration of “extra” agenda item; and (b) (Sitting as the Board of Directors for the Lake County Watershed Protection District) Consideration of Purchase Agreement with Nancy Torrence and Becki Vigil for Property within the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project and authorize the Chair of the Board of Directors to sign the Agreement

Executive Summary: (include fiscal and staffing impact narrative):

This item is being submitted as an “extra” agenda item. The justification for this request to consider an item not on the posted agenda is as follows:

- The need to take action came to the attention of this department subsequent to the posting of the current agenda.

Staff was presented with the signed Purchase Agreement on Friday, August 21st, after the agenda for today’s meeting had already been posted.

- There is a need to take immediate action before the next available agenda.

This property is one of the final residential properties in the Project Area and time is of the essence to get the purchase completed and the owners relocated prior to winter rains. Furthermore, the owners cannot enter into any agreements to purchase a replacement property until this purchase is complete. The current real estate market is very dynamic with properties selling quickly, and every day matters in their efforts to find a new property.

Staff requests that the Board of Supervisors concur that justification exists to consider this for an extra agenda item.

At long last, our consultant Paragon Partners, Ltd. has reached an agreement for the purchase of property known as Assessor’s Parcel Number 004-016-020 owned by Nancy Torrence and Becki Vigil. The purchase of this property, one of the few remaining residential properties, will be a step

closer toward the development of the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project. Almost more importantly, it will remove another residence from behind the levees adjacent to Middle Creek.

The purchase of this property is being completed using Grant funds provided by the State of California, Department of Water Resources, and the Flood Corridor Program following the provisions required by the Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970. The appraisal was prepared by a third party hired by our relocation consultant, Paragon Partners, Ltd. with review and approval by the State of California, Department of Water Resources Real Estate Division. The Purchase Agreement is attached for your review and approval

If not budgeted, fill in the blanks below only:

Estimated Cost: _____ Amount Budgeted: _____ Additional Requested: _____ Future Annual Cost: _____

Consistency with Vision 2028 and/or Fiscal Crisis Management Plan (check all that apply):

☐ Not applicable

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Well-being of Residents | <input checked="" type="checkbox"/> Public Safety | <input checked="" type="checkbox"/> Infrastructure | <input type="checkbox"/> <i>Technology Upgrades</i> |
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Disaster Recovery | <input type="checkbox"/> County Workforce | <input type="checkbox"/> <i>Revenue Generation</i> |
| <input type="checkbox"/> Community Collaboration | <input type="checkbox"/> Business Process Efficiency | <input checked="" type="checkbox"/> Clear Lake | <input type="checkbox"/> <i>Cost Savings</i> |

If request for exemption from competitive bid in accordance with County Code Chapter 2 Sec. 2-38, fill in blanks below:

Which exemption is being requested?

How long has Agreement been in place?

When was purchase last rebid?

Reason for request to waive bid?

Recommended Action:

(a) Approve “extra” agenda item; and (b) (Sitting as the Board of Directors for the Lake County Watershed Protection District) Approve Purchase Agreement with Nancy Torrence and Becki Vigil for Property within the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project and authorize the Chair of the Board of Directors to sign the Agreement