RESOLUTION - ACTION REQUESTED 2020-705

MEETING: December 1, 2020

TO: The Board of Supervisors

FROM: Dallin Kimble, County Administrative Officer

RE: Resolution of Intention to Lease the Darrah Schoolhouse

RECOMMENDATION AND JUSTIFICATION:
Adopt a Resolution of Intention to Lease Property at 5991 Darrah Road, Commonly Known as the Darrah Schoolhouse, for Use Related to the Care and Education of Young Children.

From 2007 - 2018, the Darrah Schoolhouse was used for the Kiwanis Preschool. The operators of the Kiwanis Preschool indicated in 2018 that they were no longer able to continue operations and, apart from a very brief period when the facility was used for emergency housing, the Darrah Schoolhouse has been vacant ever since.

Earlier this year, a preschool and infant care center contacted the County with an interest in leasing the Darrah Schoolhouse. California Government Code Section 25526 requires the County to advertise the potential for a lease before executing an agreement with any particular entity. Understanding the current demand for preschool and care facilities for young children in Mariposa County, staff is recommending the pursuit of a lease to allow for another operator to continue this use in the now-vacant Darrah Schoolhouse.

The proposed term under consideration here is for January 5, 2020 - June 30, 2024. The minimum consideration would be one hundred dollars ($100) per month for the first three months, seven hundred dollars ($700) per month for months four through six, and one thousand dollars ($1,000) per month thereafter. A copy of minimum terms and conditions is attached for review.

Approval of this item begins a required noticing period. Final approval of a lease agreement for the Darrah Schoolhouse would come before the Board on January 5th.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
On October 27, 2020, the Board approved Resolution 2020-645, a resolution of intention to lease the Darrah Schoolhouse for the care and education of young children. This process was determined to be invalid and is required to be redone.

On September 12, 2017, the Board approved Resolution 2017-601, a lease agreement with Kiwanis Preschool for use of the Darrah Schoolhouse through June 2018.
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consideration of two hundred fifty six dollars ($256) per month.

Similar agreements to the above with Kiwanis Preschool for use of the Darrah Schoolhouse have been approved by the Board each year since 2007.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Do not approve this resolution. The County will not lease this property to an interested preschool provider at this time.

ATTACHMENTS:
Darrah School Resolution of Intention (DOCX)
Darrah Schoolhouse Minimum Terms (DOCX)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Miles Menetrey, District V Supervisor
SECONDER: Rosemarie Smallcombe, District I Supervisor
AYES: Rosemarie Smallcombe, Marshall Long, Miles Menetrey
EXCUSED: Merlin Jones, Kevin Cann
RESOLUTION OF INTENTION TO LEASE REAL PROPERTY

WHEREAS, Government Code Section 25526 requires the Board of Supervisors to provide notice of its intention to lease real property in excess of $2,000; and

WHEREAS, Mariposa County owns property at 5991 Darrah Road in Mariposa, commonly known as the Darrah Schoolhouse, which is vacant and available for lease; and

WHEREAS, the Darrah Schoolhouse has been previously used as a preschool and the Board of Supervisors is interested in maintaining this use, or a similar use related to the care and education of young children, at this location; and

WHEREAS, the Board of Supervisors is willing to consider a term beginning January 11, 2021, and concluding on June 30, 2024, with a minimum consideration of one hundred dollars ($100) per month for the first three months, seven hundred dollars ($700) per month for months four through six, and one thousand dollars ($1,000) per month thereafter; and

WHEREAS, a lease is contingent upon securing financing and Board approval.

NOW THEREFORE, BE IT RESOLVED that the Mariposa County Board of Supervisors hereby gives notice of its intention to enter into a Lease Agreement ("Agreement") to lease the Darrah Schoolhouse upon the terms and conditions set forth in the Agreement, a copy of which is available for inspection at the office of the Clerk of the Board located at 5100 Bullion Street, Mariposa, California.

BE IT FURTHER RESOLVED that a public meeting shall be scheduled on Tuesday, January 5, 2021, at 9:00 AM or as soon thereafter as the matter may be heard in the Board of Supervisors meeting room located at 5100 Bullion Street, Mariposa, California, for the Board of Supervisors to consider entering into the Agreement.

BE IT FURTHER RESOLVED that, pursuant to Government Code sections 25350 and 6063, this Notice of Intention shall be published in a newspaper of general circulation in the County of Mariposa once a week for three successive weeks prior to the time the Board of Supervisors meets to consider entering into the Agreement.

PASSED AND ADOPTED this 1st day of December 2020 by the following vote:

AYES: SMALLCOMBE, LONG, MENETREY
NOES: NONE
ABSENT: JONES, CANN
ABSTAIN: NONE

[Signature]
Marshall Long, Vice-Chair
Mariposa County Board of Supervisors

[Signature]
René LaRoche, Clerk of the Board

APPROVED AS TO FORM:

[Signature]
Steven W. Dahlem, County Counsel