

DEPARTMENT: Administration

BY: Rick Benson

PHONE: 966-3222

RECOMMENDED ACTION AND JUSTIFICATION: Authorize the County Administrative Officer to take the necessary steps in order to demolish the structures on the property located at 5101 Bullion Street.

Recently, the County acquired property at 5101 Bullion Street as a possible site for a future courthouse. There are three structures located on the property. The structures have been abandoned for many years and are in severe disrepair. It has been determined by the Building Department that the structures present an imminent safety hazard. As such, the structures present a significant liability risk to the County. It is therefore in the County's best interest to proceed with removal of the structures as soon as practical.

One of the structures is of historical interest, however, its level of deterioration makes it impractical to attempt preservation. In addition, there are no funds available for this purpose.

The County Administrative Officer is seeking authorization to commence the process ultimately leading to the demolition of all three structures. That process includes application to the Building Department for demolition permit and a review by the County Planning Department.

BACKGROUND AND HISTORY OF BOARD ACTIONS: This property was acquired in mid-February.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION: If not approved, the structures will remain in place. They will remain an eyesore and will expose the County to possible liability issues. As no funds are available for renovations, the buildings will be subject to further deterioration.

Financial Impact? () Yes (x) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? () Yes () No () Partially Funded		
Amount in Budget: \$		List Attachments, number pages consecutively
Additional Funding Needed: \$		
Source:		
Internal Transfer		
Unanticipated Revenue	4/5's vote	
Transfer Between Funds	4/5's vote	
Contingency	4/5's vote	
() General () Other		

CLERK'S USE ONLY:

Res. No.: 11-203 Ord. No. _____
 Vote - Ayes: 5 Noes: _____
 Absent: _____
 Approved
 Minute Order Attached () No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____
 Attest: MARGIE WILLIAMS, Clerk of the Board
 County of Mariposa, State of California
 By: _____
 Deputy

COUNTY ADMINISTRATIVE OFFICER:

Requested Action Recommended
 No Opinion
 Comments:

CAO: [Signature]

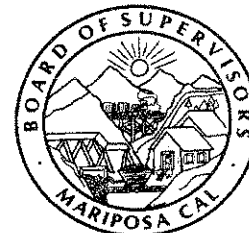


COUNTY OF MARIPOSA

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MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: RICHARD J. BENSON, CAO
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: Authorize the County Administrative Officer to Take the Necessary Steps in Order to Demolish the Structures on the Property Located at 5101 Bullion Street

RES. 11-203

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on May 10, 2011

ACTION AND VOTE:

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Administration

Authorize the County Administrative Officer to Take the Necessary Steps in Order to Demolish the Structures on the Property Located at 5101 Bullion Street

BOARD ACTION: Discussion was held with Rick Benson relative to the request and process. Supervisor Cann suggested that there be allowance for an option to remove any and all facilities from the site; that there be communication with the State Historic Preservation Office on the "Garber House," and he asked about the status of input from the Historic Sites and Records Preservation Commission. Supervisor Bibby suggested that the current Building Director review the structures.

Input from the public was provided by the following:

Eleanor Keuning, Secretary of the Historical Sites and Records Preservation Commission, presented a copy of the April 25, 2011, letter that Ruth Sellers wrote to the Board and an email from Frank Long relative to the "Garber House." She advised of her discussion with Ron Loya about looking at the facilities.

Ruth Sellers expressed concern that the Commission did not get a response to her letter – she noted the Commissioners volunteer their time and do not feel they have received support. She feels that they should be given the option to have an unbiased opinion on the "Garber House." She feels our history is of value to promoting tourism. She suggested that the house be moved to the two vacant lots in town, be reconditioned, and used as a visitor center. She clarified that the History Center, referring to Ron Loya's review of the facilities, is not the Commission.

Allen Toschi expressed concern with safety issues if volunteers are allowed through the buildings.

Pat Stacy, President of the SPCA, stated she is speaking as a private citizen that is familiar with the history of trying to demolish the buildings. She feels that the SPCA was put in an intolerable position with the conditions. She advised of her

meeting with the Commission; and of her contacts with the Garber Trust – the Trust was interested in preserving the “Garber House” but didn’t have any funds or land for the house. She does not feel that the materials in the building would survive a move. She commented that representatives of the History Center went through the buildings in 2003-04 and that members of the SPCA became ill after being in the buildings. She recommends that the buildings be demolished.

Ruth Sellers repudiated the statement that the SPCA brought this issue to the Commission. She wants everyone to be aware that the Historical Sites and Records Preservation Commission is a part of the process for these types of things.

Rick Benson stated he agrees that going through the Commission is a step that is necessary; however, he feels that he needs the Board’s direction first. Supervisor Turpin suggested that the authorization be to “remove” versus “demolish” the structures. (M)Stetson, (S)Turpin, Res. 11-203 was adopted authorizing the County Administrative Officer to take the necessary steps in order to commence the process to demolish or remove the structures on the property located at 5101 Bullion Street. Supervisor Bibby requested that the direction include following up with the Commission and with the State on the process; contacting the Health Officer to make sure there are no environmental concerns before allowing access to the buildings; and that there be a review by the current Building Director. Ayes: Unanimous.

Cc: Allen Toschi, Public Works Director
Kris Schenk, Planning Director
Mike Kinslow, Building Director
File