



# CITY OF RED BLUFF

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## **SPECIAL JOINT WORKSHOP OF THE RED BLUFF CITY COUNCIL AND THE TEHAMA COUNTY BOARD OF SUPERVISORS**

### **MINUTES**

**Date of Meeting:** Monday, November 23, 2015  
**Time of Meeting:** 6:30 p.m. – Call to Order  
**Place of Meeting:** County of Tehama  
Administrative Building  
Board of Supervisors Chamber  
727 Oak Street  
Red Bluff, CA

### **Councilmembers Present:**

Clay Parker, Mayor  
Daniele Jackson, Mayor Pro Tem  
Rob Schmid  
Gary Jones

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*The City of Red Bluff is an equal opportunity provider*

## **Councilmembers Absent:**

Suren Patel (absent-excused)

## **Staff Present:**

Rick Crabtree, City Manager/City Attorney  
Cheryl Smith, Deputy City Clerk

## **PLEDGE OF ALLEGIANCE**

Mayor Parker led the pledge of Allegiance and the assembly joined in.

## **CITIZENS COMMENTS:**

Tom Mohler asked that everyone please speak into their microphones as he had left his hearing aids at home.

## **TEHAMA COUNTY COMMUNITY CORRECTIONS RE-ENTRY FACILITY/JOINT STUDY SESSION**

This joint study session will allow for both City of Red Bluff and County of Tehama representatives to collaborate on available options that may impact Madison Street between Pine and Oak Streets.

Tehama County received notice of conditional partial award of up to \$15,586,000.00 for the Tehama County Community Corrections Re-Entry Facility on July 28, 2015. This funding will provide facilities for 64 secure beds, treatment and training space, exercise areas, and kitchen and laundry facilities for the entire jail complex. The Day Reporting Center functions have been removed from the original project and will continue to be provided at 778/780 Antelope Boulevard.

Project location and CEQA certification were required to be eligible for SB 1022 funding. Any significant change of location and subsequent amendment to the CEQA documentation will jeopardize project funding. For example, Tehama

County's conditional award was increased because a county returned their AB900 jail project funding.

At the joint meeting held on October 26, 2015, members of the public expressed their support for a completely new facility located outside of the central business area. Cost for similar sized facilities within California range from \$100 to \$200 million. General obligation funds are traditionally used for large special projects like a new jail. The attached table prepared by KNN Public Finance provides a rough estimate of the estimated average tax per \$100,000.00 of assessed valuation in Tehama County for a \$100 million general obligation bond.

This action could be placed on the November 2016 ballot for voter approval. As a special tax, a 2/3 supermajority or greater affirmative vote is required for passage. The annual assessment of approximately \$100.00 per \$100,000.00 in assessed valuation would be added to property tax statements throughout Tehama County.

A project of this magnitude, including certification of election, issuance of bonds, site selection and environmental clearance, design and construction will encompass 10 years or more. Staff strongly

recommends proceeding with the current SB 1022 project to bridge the current need for beds and support services until the new facility is complete.

Madison Street will be affected by the SB 1022 Re-Entry Facility Project. The \$1 million tunnel example presented at the 10/26/15 joint meeting was prepared for illustrative purposes only. It would require narrowing Madison Street to 30 feet wide with a six foot high hump between Pine Street and Oak Street. Closure or realigning of Madison Street is required for the facility along Oak Street to function as one unit.

If the community is confident that the general obligation bond will be approved, Madison Street could be temporarily closed without permanent modification. Alternatively, Madison Street could be permanently realigned to the west of the new structure, allowing for continued connectivity between Pine Street and Oak Street.

The County seeks the City Council's input as to the desired location for Madison Street, even if they do not agree to voluntarily abandon right-of-way.

Bill Goodwin, Chief Administrative Officer County of Tehama, reported that if the money the County received is not spent at this time then the additional 64 beds could not be added. He asked the Board of Supervisors to provide direction to staff on whether or not to pursue the idea of asking the voters to approve a bond, which would take a 2/3 vote to pass.

Chairperson Burt Bundy opened the Public Hearing at 6:41 p.m.

Supervisor Garton stated that he would like to look forward to trying to establish bond criteria for 10-20 years in the future.

Mr. Goodwin stated that it was his understanding not to put the bond issue on the 2016 November ballot, but take the time to look for locations and gather information and then put on the 2018 ballot.

Mayor Parker stated that County staff would have to look ahead, as a 2016 ballot measure would not allow the time needed for public hearings and convincing the community to vote for the bonds.

Board members Garton, Chamblin, Carlson and Bundy were all in favor of pursuing the bond measure as it would provide for future needs.

Councilmember Schmid stated that a general obligation bond would have to be sold to the public which would take time. He continued by saying that a larger facility is needed, but a new facility is all needed and recommended that County staff get to work looking for locations etc. He questioned if Madison Street would be deeded back to the City if and when a new facility was built elsewhere.

Councilmember Jones agreed that waiting to pursue the bond issue was a good idea.

Mayor Pro Tem Jackson stated that she would support a bond issue and would support Sheriff Hencratt but would not support the bond issue if Madison Street was closed.

Tom Mohler stated that he believed the bond issue should have been brought to the Board of Supervisor's before now. He is not in favor of closing Madison Street and suggested putting the re-entry facility into the building currently housing the courts when they move to their new location.

John Prinz stated that he was concerned with the dollar amount and questioned why not build a new prison or follow Arizona's example of the use of tents to house inmates.

Jon Ward stated that the situation didn't come on because of the County but was and is due to the State and Federal Courts releasing prison inmates early. He supports closing Madison Street as change happens and you have to live with it.

Shelia Foley-Gildea stated that after speaking with Sheriff Hencratt, it was either do a bond measure or build a bigger jail and that she was in favor of the bond measure. She stated that she felt City Ordinance No. 915 was not being followed, as the jail is in a Historical Zoning Area.

Bill Belcher read an email that he sent to the City Council in which he pointed out that the jail is already located in the downtown and stated that the re-alignment of Madison Street was a better solution.

Charlie Wright stated that there were two issues, the bond measure and the immediate need. The bond measure is a long term item and the immediate problem is AB 109er's and homeless downtown. He supports the re-entry project as outlined at this time.

Mr. Goodwin stated that the realignment of Madison Street would involve locating the building on the centerline of Madison Street so the street could not be reopened later and the property would need to remain the property of the County and the building couldn't be removed. He stated that the idea of a tunnel was not do-able as it would take twice the distance as is available between Oak and Pine Streets and a longer tunnel would also involve relocating the AT&T fiber optic vault. The other alternative that has merit is the realignment of Madison Street, which would provide the ability of traffic to continue through.

Mayor Pro Tem Jackson stated that she was not for either the realignment or the closure of Madison Street.

Councilmember Jones requested clarification on whether Madison Street would be opened for parades etc.

Mr. Goodwin stated that for the security of officers and inmates it would remain closed. There would be solid gates, they would have to clean area, open the gates, clean the area again following an event and then close the gates.

Councilmember Schmid requested clarification on whether the facility could be removed and was told that it would depend on when the bonds were paid off and this wouldn't be known until the bonds were sold.

Mayor Parker stated that he didn't want to close Madison Street but would agree to the realignment of Madison Street. He then explained the difference between jail expansion and a prison. He also stated that California Titles 15 and 24 direct what the County as to what they can have.

Bill Mohler stated that he knows that the jail expansion is needed, but closing Madison Street would only leave Main and Washington Streets open for traffic.

Shelia Foley-Gildea stated that this will force Sheriff Hencratt's department to move inmates between the jail and courts every day. This would mean more fuel costs to the department.

Lynn Strom stated that her sole concern was public safety and questioned the response time for emergency personnel if the timing of a special event, such as the farmer's market, was occurring at the same time. How would the emergency personnel get around the area?

Donna Gordy stated that she agrees with the long term need for a jail closer to the Courthouse and asked that the Board revisit the possibility of leaving Madison Street available and look at other means such as moving sidewalks, escalators etc. or a sales tax increase such as the City's.

Sheriff Hencratt stated that this started a couple of years ago and that other options had been investigated. Being located near the new courthouse would not work because that would put it right next to the high school. He continued by saying that the State of California is building the new courthouse and the County has no say in where it's

located. Office personnel can transport inmates to the new courthouse, the Sheriff's needs the expansion now as the space is needed but Madison Street needs to be closed or realigned. If 64 beds are not added now all the programs would fall apart and Police personnel would be a book and offender and Sheriff Deputies would release since space wasn't available.

Bill Johnson, Assistant Sheriff, stated that the jail is being operated right now downtown and it's being operated over capacity. It's only a matter of time before the State makes them expand. He stated that the bond measure may fail and the issue is now, this is also his community and if Madison Street is closed, he'll get over it.

Mr. Goodwin stated that staff would proceed with the preliminary work to discuss a bond issue for the 2018 ballot and staff would continue to work on the project.

Supervisor Carlson questioned the cost of realigning Madison Street.

Mr. Goodwin stated that it would cost approximately \$460,000.00.

Supervisor Chamblin stated that he had visited the jail, it was built to serve meals for 110 inmates and that they have served up to 200 meals. The current jail is inadequate as people are staying in jail for longer periods, they could be there for years. The County needs to move forward with the project and consider public safety.

Supervisor Garton stated that staff needs to go back to the original footprint and leave Madison as is.

Supervisor Carlson stated that she agrees with Supervisor Garton and that the County needs to move forward with the jail expansion now, while the money is available. She questioned what the City Council would prefer for Madison Street, re-routed or left as is.

Supervisor Williams stated that no one wants the Sheriff to book and release offenders and there is no guarantee that the voters will approve a ballot measure with the needed 2/3 vote as people will scream on the impact to their finances. He stated that he would prefer the building be moved closer to

the existing jail and that Madison Street be realigned.

Chairperson Bundy stated that because of the high school and the airport location a new jail could not be located out by the new courthouse. He didn't believe that a 2/3 vote would be possible for the ballot measure. Change happens and the thought of a bridge over Madison Street intrigues him, but the cost would be too high. He did ask that staff look at a two story facility. He agreed with the re-routing of Madison Street as the only solution. He stated that the Governor and Courts dumped this on the county years ago.

Mr. Goodwin stated that staff would explore the idea of designing to allow for a second story to be added at a later date.

Supervisor Garton stated that the current jail was built in 1994 with the intention of building up when needed, but with seismic changes building codes do not allow now, so the new facility would be planned for adding up if needed, but change in building codes might exclude it in future years. He would consider building a two story bridge, but not the building.

Supervisor Chamblin stated that he didn't want to close Madison Street and rather have the realignment or a bridge.

Supervisor Carlson stated that she preferred a bridge also.

Mayor Pro Tem Jackson stated that one of the reasons to close Madison Street was officer safety and asked if the County had considered a tunnel.

Mr. Goodwin stated that the biggest blockage for a tunnel is the AT&T fiber optic cabling and finished by saying that onsite parking would have to be made secure also.

### **ADJOURNMENT:**

There being no further business Mayor Parker adjourned the meeting at 8:19 p.m. until the meeting of December 1, 2015.

*s/ Clay Parker, Mayor*

Attest:

*s/ Jo Anna Lopez, City Clerk*