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**June 18, 2025, 4:33PM**

**OM Operations Cluster Meeting 2:07**

OK.

Wednesday, June 18th at 2:01 PM and we are going to go ahead and call the operations cluster meeting to order.

We'll start with introductions from the board offices with the starting with Tammy Mulcher. Please go ahead.

I think I have some teammates online possibly.

Was that just be rolling solo and solo?

Ftu.

I'm a people second district also may or may not have people online.

Are you familiar with online?

**LP Leo, Pamela 2:35**

Hi, Pamela. Leo with the 2nd district. Thank you.

**OM Operations Cluster Meeting 2:41**

SD3 John Leonard with the third district.

My colleague Katherine Landers.

Hi, Katherine Landers, third District ski, 4 grandchildren SP4 and Michelle Vega with SD5OK.

We are going to go ahead and begin with general public comment is 30. Is there anybody here from the public to speak?

Sure. Are there anyone here for general public comment? Please speak up or raise your hand on teams please.

Just wanted to know that this meeting is being transpired since there are a lot of.

OK. We will go ahead and start with the SD1's motion for improving enforcement of the county short Term Rental ordinance.

So as you may recall, in October of last year, the board implemented and launched

the county's short term rental ordinance.

This applies to.

Residential types of houses that act like an Airbnb. We're trying to find the right balance between allowing folks to use their properties for income.

Purposes and yet still being sensitive to the communities of those houses and residents are in.

We have had some issues in the unincorporated area in the first district and actually earlier this year there was a death at one of these facilities and so it brought up a lot of questions about how the program is doing.

Sort of a check in to see how implementation's going.

We'd also like to get more information, maybe about whether there's any challenges or gaps in the enforcement of the program and to make sure that the departments that are working.

Together on this and there are quite a few are coordinating appropriately and that any type of escalation that that comes up is appropriately addressed.

I just want to give a shout out to the departments that have helped us with this program. Last year, there was a lot of community engagement and outreach with this mostly by TTC and County Council to try to put this program together.

But now that the program has been around for almost nine months, it's time for us to take a look at it and see where we can strengthen it.

We are especially concerned given the upcoming global gains for FIFA next year and also the Olympic Games in 2028 and how this program could really blow up and become problematic.

Across the carrier matters for the British history, so I hope that that was clear and I hope that I could address this, but if anybody has questions, please let us know.

Any questions for my colleagues?

And I'm also joined by my teammate, Daniela Urbina, who penned the the motion.

No questions.

I'm just.

I'm actually interested to see the state.

I am just question on enforcement.

How would you know, given the example that's cited here, that there were allegations of being an STR and it was reported?

How would enforcement work like?

What would have under a perfect scenario, what would have changed in with this

particular property in Hacienda Heights?

Well, and the department is here as well.

Is Demetrius come up?

But overall, this property was not registered.

That was one of the problems.

Happens to begin with.

There have been some communication with the property owner property owners.

That was gonna be a long term rental and that turned out not to be the case.

But there are fees and bindings that can be applied by the departments to the property owner. If there is not not positives or compliance. If you do want to exit hi. DeAndre Barajas, treasury tax collector.

The collaboration would have made a significant difference because there were.

There are a lot of conversations with neighbors, complaints that were received from neighbors that.

Had we collaborated a little bit more with our partner departments, there were additional actions that we could have probably.

Intercepted and foresee.

And so that's one thing that definitely come out of the motion is, you know, just establishing that commitment for the collaboration.

OK. What are the fines or penalties if you do not register and as an STR, but you are operating kind of an informal 1. So there are fines for both the host and for the platform for the host?

Initially there's a non compliance fee of \$285 and then there are daily fines that can escalate from \$1000 to \$2000 per day.

And beyond the fines, there are also opportunities if we, you know, have gross, you know non compliance to then involve Council and possibly filing liens against the property, OK.

And is the burden of proof on the county.

Would it be through TTC or through the Sheriff's Department like to to determine that it? So let's say it's not on a platform as was the case in this example, but neighbors are saying it's operating like an STR.

But there's no online activity.

So who's sheriff would do the investigating and then refer it over to TTC?

So depending upon the type of complaints like, I mean, if they're talking about nuisance as far as noise and and what have you.

Definitely the shared. They're talking about parking. Then we're talking about regional planning.

So it really just kind of depends on what the complaint is and you know again the collaboration is going to make a significant difference. But there is a one phone number that you can have a complaint online.

So we have a third party vendor that is responsible for the registration, the monitoring.

And the receipt of the complaints.

And so neighbors or or residents that are being impacted are able to contact that hotline.

It's a 24 hour, seven day a week hotline.

They're able to upload pictures and videos, and that's a part of our our operation that was recently launched. So it wasn't in existence when we first started, you know, receiving complaints about this property where it is in existence now.

Any other questions for any other office?

OK.

Thank you. Thanks.

The next motion is naming the new county department dedicated to homelessness.

Oh I can.

I do public comment for both motions of after hours, usually before I try to answer.

All right, go ahead.

Are there any public comments for this item?

Please speak up or raise your hand on teams.

None other words, a written comment from better name is LA, so it's on your front.

Thank you. OK.

Now we will have SDE three's motion on naming new county department.

Great Catherine Landers, supervisor Horvath.

In on April 1st, the Board of Supervisors voted to implement Blue Ribbon Commission on homelessness recommendation one to establish a county entity for homeless services.

On April first, there was discussion on the Dyess about the name of the new department, and it was decided to come back later with the official name.

So that is what this motion is.

The motion will name the new department on homelessness, the Department of Homeless Services and Housing.

And this the new name, the official new name is needed as soon as possible to help facilitate the administrative team with the set up and everything related to create, creating the new department.

That's it.

Any questions?

Any public comment?

Is there any public comment on this item you speak of or raise your hand on teams?

Let's see.

No. Back to ensure OK.

We're gonna go a little bit out of order because county councils asked for their presentation to go first.

So we're gonna begin with the 2024-2025 new laws presentation from county.

Hello everyone.

Thank you for inviting us here today.

My name is Shirley Edwards.

We have Christine Tan and Shanna Wilcher, all from the office of the County Council.

We're going to give a presentation on new legislation relevant to the county for the 232424 and 25 sessions, handouts of the slides that we'd available to you, as well as to the public in the back of the room. And we're going to.

Go ahead and get started with the slides.

That you have in front of you.

And just that, you know, we all recognize thousands of new bills are introduced each year.

Only a few make it their way into law.

We don't intend to cover all of them today, but just a few and even fewer in 20 minutes that we're allotted now. So there will be less than what you see in your packet. So we'll call out those bills as they occur.

Please note too this is a presentation for information purposes only.

Which means no one should rely upon presentation as a form of legal.

Advice is that your own risk. We accept no liability with respect to the presentation made today.

OK.

So let's go first to the topic of ethics conflicts, refusals and disclosures, and the two bills that we're going to discuss right now include SB1243, followed by AB 3130, starting with SB1243.

This deals with campaign contributions and it this specifically deals.

With the obligation under the Levine Act for elected officials to disclose campaign contributions, now no longer is it limited to 250 dollars, 250 more than 250.

It is now more than \$500.

That is the threshold for disclosure more than \$500 as of January of this year.

And the law also extends the cure period from 14 days.

To now 30 days.

So that's also been extended. This new law also does not require disclosure under the Levine Act for contracts valued under 50,000 for contracts between two or more government agencies contracts where no party receives financial compensation or any review or periodic review renewal of a development agreement. These.

Are no longer.

Consider proceedings under the Levine Act.

Alright, what did this take effect this here.

Oh, so it started January 1.

Yeah, we're gonna jump and we'll take questions again. But we're gonna jump in the AB 3130, which deals with County board of Supervisor of disclosures.

Everyone knows there are disclosures under section 1090 for conflicts and contracts.

This is another separate instinct disclosure obligation.

That does not require.

Higher recusal. So under 3130, you are now as a board member board member is now required to disclose in an open and public meeting a known family relationship with any officer or employee of a nonprofit entity who is before the Board of Supervisors for the app.

Of money to that nonprofit.

Now this disclosure has to be noted in the official records of the board.

At the meeting, before the vote occurs.

This is a new law that is intended to address the issues that occur back in 2021 during the pandemic in orange counties.

But that's not unique to Orange County, obviously, and the law is defining a family relationship as any relationship by blood adoption, marriage, domestic partnership or cohabitation.

Remember, this is not a recusal obligation under the conflicts and contracts laws.

This is a separate and distinct law that requires disclosure under these unique facts.

OK, you could still vote.

OK. We're gonna jump into government governance, and we're gonna be talking about AD 2302 and AB 2715.

S 1st with AD 2302.

This is a new law that amends the Rat Brown Act and it revises the limits on remote participation for board members, commissions and communities who are subject to the ground fact. Basically, legislative bodies, and you already are entitled. Your member of the legislative body.

To participate remotely, by teleconference in a meeting or just 'cause our emergency circumstances. But your limited limited as to the frequency. So with this new law, does is that it removes the 20% rule and the three month consecutive meeting limitation rule and it replaces it with somet.

More clear now, just to be clear.

For just 'cause, you're still limited to only two.

But for for everything else, here's how it breaks down.

You're gonna be allotted per per member.

Two meetings where you can participate remotely if your legislative body meets once per month or less, you're gonna be allotted.

Five meetings per year to participate remotely where your body meets twice per month, and you're gonna be allowed at 7 meetings per year. If your body meets regularly.

Three or more times per month and you will know how frequently your body beats, because every year your board Commissioner committee approves your your meeting schedule for the following year.

OK.

Let's jump into AB 2715.

This also deals with the Brown Act, and as we all know, under the Brown Act, the board can meet in closed session under very unique circumstances and set out in statute.

This adds another justification for reading in closed session.

This amendment would allow the legislative body to hold a closed session with other law enforcement and security personnel on a threat to critical infrastructure controls or critical infrastructure information relating to cyber security.

There are going to be unique circumstances where you might actually use this.

We just.

I don't have the exact.

Don't notice.

That's with providing the closed session.

Notice your closed session as you would under other closed session, so he answers.  
OK.

So we're gonna jump briefly into elections, and we're gonna talk about intimidation and zoning sites, right?

This is AB2642, and this long now, starting now, prohibitive person from intimidating, threatening, or coercing or attempting to do so.

Anyone else who is engaging in certain election related activities?

And if you're the aggrieved person, or if you're an officer holding an election.

Conducting a canvas for a few of the attorney general, you can bring a civil action to enforce this prohibition, and then anyone who openly carries a firearm or intimidates with a fire intimidates to use a firearm while interacting with or observing certain election related activities. You do that.

You're going to be presumed to have engaged and prohibited intimidation.

And subject to penalties for violation of this law.

This is a new law.

It was an urgency statute and it took effect immediately.

OK, we're now gonna jump into our next topic of affordable housing housing security. Yet there are many slides in this package, but we picked only a few to discuss today. Given the limited time and the one I'm gonna discuss now is AB2232 this DE?

With accessibility during emergencies for persons and their pets.

And basically you know, there is an existing law, California Emergency Services Act. Services Act, which allows you know a certain authorities to the county to engage in protections during an emergency.

But this law basically says that upon the next update to the county's emergency plan, whenever you're going to designate emergency warming centers, you have to, to the extent practicable.

Designated at least one warming center.

Can accommodate persons with their pets.

Given that some people with pets living in the unhoused community may not be willing to seek shelter without their pet, this becomes a critical emergency circumstances.

And that law has taken effect as well.



All right. I'm now gonna pass the presentation over to Shanna Wilcher, who will talk to you about taxes.

Alrighty, so I'm gonna cover under the fees, taxes, revenue assessments.

82353 property taxation welfare exemption why do we care about this?

There is an inefficiency in the way the welfare property exemption has been implemented and with the current shortage in housing in the state and in the and in the county as well, the legislator was looking at a way to try to.

Expedite the process for developers to get product to market.

Faster, right?

So they wanted to try to alleviate some of the upfront tax burdens on nonprofit entities during the construction of affordable housing.

And so that would hopefully boost development.

This law makes it possible for nonprofit affordable housing developers to avoid property tax payments while their application for the welfare exemption is being processed.

If they have already received credits from the tax Credit Allocation Committee or some kind of funding from the Department of Housing and Community Development, they have something already under construction.

Then they can have their tax payment withheld, including the interest and penalties deferred until that application is either rejected or approved. Of course, if it's rejected, then you're immediately you're.

Interest penalties and taxes come due in real time and then hopefully this will.

Free up more money for them to be able to get through their projects more quickly without having the burden of trying to find more, more funding to continue building their projects.

The key to this though, is if the legislature wanted to ensure that there was some project actually being built, so they had to have something developed and done.

This will be for starting in December 2025.

And going through April 10th of 2031. All right. Now we're going to move on to public finance and we're going to look at SB1169, LA Flood control districts throughout this legislative session, there was a theme with housing and infrastructure.

This particular bill addresses Ellicott District and their ability to work on their infrastructure and address climate induced flood risk.

It gave them a little more flexibility in how they conducted their finances so that they

could address some of these problems that they were see in the future, as well as continue to make recreational use available for the areas that they control.

What this law does is allows the district to borrow money now over 35 years instead of 20 years.

And they're able to do that a slightly higher interest rate of 5.5%.

Instead of 4.25%. Now they do have to levy a tax on real property to pay these loans off.

But it removed the cap on the total amount they could borrow or issue in bonds so that they can address these infrastructure issues moving forward.

All right, now we're going to take a couple look at a couple of the bills under zoning land use.

So I have a question, yes.

I don't remember ever being briefed by Heli Council on all this legislation, but my I see here that there is a lot of stuff kind of counseling Y meeting and you have regional planning stuff here and BW stuff that would actually probably be better briefed in that CL.

With those deputies that understand what all that means is are you guys doing this? Are you taking the show on the road?

Yeah. And everybody's getting the whole packet.

We are.

They're getting many of the things that you are getting today, but maybe slightly different. We actually have a 90, some page slide. I'm sure every cluster is thrilled, but everyone is uniquely tailored to your cluster. So we don't do land planning here and we don't do DPW here.

Either. I mean, we do start with like the finance of some of the smiling, are we sure? Is there anything that we could like maybe take out of our packet or no, we're still moving forward?

If that's the will of the of the oh, so you were saying, stop now on the I just. Oh, I thought you were saying just can I also go to? No. Can it also go to that cluster?

Yeah, that was my question.

I didn't mean it wasn't one.

I thought it was it also on and.

But whatever the group wants, yeah, there's over.

There's definitely overlap, but you're saying that this bill isn't for this topic is not relevant to the subject, right? Zoning. Yeah.

OK, OK.

Yeah. I mean, does everybody, is everybody OK with that?

As long as I mean some of them do have financial impacts, I think on like the borrowing for flood control is a financial impact for the county.

But again, I defer to whatever you guys want to, and I mean the other ones in zoning were really just about like housing shortage taxing. And so we can we can. OK, I'm, I'm we can skip those if you like.

It's fine with me as well.

No, go ahead.

Let me just sit back.

All righty.

So under zoning law, AB3057 was just an exemption.

And then they clarify them a lot for junior accessory dwellings because again, like I was saying, they're trying to increase housing.

So they it's a technical fix to the law that provides for the exemptions for the environmental reviews and assessments to apply to junior adus the same exceptions that apply to regular adus.

The difference in the junior being that the entrance is through the regular house, the Adu has its own separate entrance.

And also the regular Adu.

It requires that they have bathroom and kitchen, where a junior one does not require the bath.

Alrighty. And then there's a couple other zoning ordinances.

That just change.

AB2904, which modifies the notice requirements for public hearings concerning proposed zoning ordinance for real property.

So it just moves the notice period up.

It makes it 20 days instead of 10 days.

So it doesn't define what zoning changes might be impacted by this, but it's likely to include things like rezoning heights and sizes of buildings, sizes of lots and yards, and requirements for off street parking and low.

SB-937 is a developer's project.

It's a utility fee. Again, it's a mitigation act, is trying to give benefits to not just nonprofit developers, but also.

Standard housing developers to have an exemption to pay their utility service

connection fees once there's an occupancy certificate issued when the property is done.

Of course, it leaves room for the local jurisdiction.

And to ask for those fees sooner rather than later.

But the hope is if they don't have to flow as much money in the front end of their development process, they will get more houses to market much more quickly.

And then just in that area, we will move on quickly to labor and employment.

Another concern under that was addressed with 82561, which is published employee vacant position.

Was that there needs to be a better transparency and accountability regarding job vacancies and recruitments in public agencies.

The legislature found that the high job vacancies were starting to impact how public services were delivered, so public agencies must present the status of job vacancies, recruitments and retention efforts at a public hearing at least.

Once per fiscal year.

Before adopting a final budget.

Recognized labor organizations are entitled to be present at these hearings if there's a vacancy rate of more than 20% in a particular bargaining unit, the agency must provide detailed information during the hearing.

Which would include the total number of job vacancies within that bargaining unit, the total number of applicants for the vacant position within that same bargaining unit, the average number of days to complete the hiring process.

From which the position is posted and then opportunities to improve compensation and other working conditions.

And with that, I'll pass it to you, Christine, the closest. Thank you. OK.

I'm going to discuss sustainability in the environment.

There's three slides under that category and I'll discuss all three build beginning with Assembly Bill 1889. This this address with planning and zoning to an extent.

So planning and zoning law we know requires the legislative body of a city or the county.

To adopt A general plan and various elements are required to be included in that general plan, including land use, housing and conservation element.

So AB 1889 specifically addresses the conservation element, and it requires that to consider the effective development within the jurisdiction on the natural resources located on public lands.

So this this law does not take effect until January 1st of 2028.

But it will require the conservation element to consider the impact of development on wildlife and habitat connectivity, and the plan must also identify and analyze existing or planned wildlife.

Passage features and consider the impacts of development on.

On wildlife.

OK.

Next slide.

This is Evie, 3233. This is county supported.

This is a response to a number of port of appeal opinions.

That came down and then ultimately a Supreme Court case. But this just affirms local control over oil and gas operations, and it authorizes a local entity by ordinance to prohibit oil and gas operations within its own jurisdiction.

OK.

Next slide, AB 3062.

This has to do with Fire Protection.

District. It allows a Fire Protection district to require an electrical corporation or a local.

Publicly owned electrical utility to notice the Fire district 24 hours in advance of performing a controlled burn and of course, the idea is that if the fire district is aware of some type of risky activity taking place, they can be prepared.

By having, you know, fire personnel or equipment ready to go in the event that a fire breaks out.

So this is just another attempt.

We've seen several over the last, you know, 5-6 years of our state to address the significant risk.

Associated with wildfires in our state.

OK.

Two more topics.

Two more bills to discuss infrastructure.

There's one bill under infrastructure that will discuss at 801957.

This was also county supported, so prior to the implementation of this bill, the local agencies typically use a traditional design build or I'm sorry design, bid build method or construction construction projects or public works.

And this approach splits projects into two distinct phases.

So there's the design portion and then the construction portion.

And.

It's typically during the design portion of the phase.

The local entity uses its own employees or hires outside resources, architects and engineers to design a plan, and then, once the plan is complete, then bids are sought from the construction community and awarded to the lowest responsible bidder.

The legislature.

Has expanded local authority over the last few years.

Best value contracting was established in 2016.

Los Angeles County was part of that pilot program, but it was set to sunset on January 1st of this year.

So this changes the sunset date.

It's been extended until January 1st of 2030.

All counties in the state can now participate in this type of procurement program, and it allows the agencies to incorporate.

Things other than just pricing when awarding contracts, so things technical factors like qualifications and overall.

Benefit.

OK, one more topic under litigation.

Last slide, the home stretch.

This is Senate Bill 393.

It has to do with housing development projects, so we know the law allows a plaintiff to challenge a housing development project and when it involves a project that.

Needs or exceeds the requirements for low income or moderate income housing.

The defendant in that lawsuit can request a plaintiff to furnish an undertaking or a bond, and that's, you know, to really provide security for costs or damages caused by the lawsuit.

The new law requires the motion for a bond to be made on the grounds that the lawsuit has no merit, that the challenge was brought with, you know, in bad faith.

Really just to delay projects and the new law also places the burden on the plaintiff now to show that a bond would cause undue economic hardship.

So it switched the burden used to be the defendant. That would have to show that there was no economic hardship on the plaintiff.

And that's all we have for today.

Are there any questions?

I do have a couple.

I think I did want to get clarification to Tammy's point earlier. Is this a new process?

The County Council is going to be briefing?

The positives on new laws for so typically I, you know, I work in our child welfare department and this is something we do every year with the children's deputies.

We were asked to expand that, so I think this is probably the first year we've done this with other clusters, yes, gotcha.

So welcome to the thank you.

It's just I always think like when we talk, when we talk about legislation, I know these are laws now, but really we have the most to lose and gain when it's legislation's done right.

So, like getting the laws, in my mind, it's the departments that need to be familiar with this because they're the ones who gonna implement everything. I mean, it's kind of a lot to just be like, here you go.

These are all the ones that are gonna be in law now because really, I don't know.

Do we or do we brief the supervisors?

Are you guys brief the supervisors on like high high?

Impact ones like I could I could see where like for example 82 a team that should have come before the mayor, which it did and it should have been briefed from widen me to everyone, right.

Especially given the potential then after it became a law then it then I know County Council had, like briefed all of the board. But do we need to know all of these?

Like does the board need to have all of these on their radar?

I I'm not exactly sure like what's what exactly are is the goal with the whole.

Thank you.

This is great feedback for us, given that this is the first time you've done it and we will be doing it for three more clusters.

These presentations are based off of other material that is developed every year.

Regardless. The question then became would the board deputies be interested in hearing some of these new laws as summarized, knowing that they work within their communities and with the board member to, you know, pilot through?

The rest.

Of the year.

So the fact that you were questioning some of these or even the presentation is

really helpful feedback.

So we'll take that feedback back.

But that that was feedback.

But there was also question in there like what do we do?

Well, I mean it probably depends on your office, like your budget deputies are probably briefing your boss on like ours is.

Yeah, on ones that are coming and when they not on all of it. But on ones that we know are important to our district and on our our boss's policy areas. And then when they pass, there's similarly saying this bill passed this bill bill this bill's.

In suspension.

So I mean I listen.

I'm never one for more meetings.

But there is some hopeful information in here that we should have in context for counting operations.

I think that SM does not agree.

But your turn next year and so good luck getting this on the agenda.

I just want to.

I just want to.

I don't want to just be a check like we went to all the clusters and it's done.

That's it, right?

It's helpful for us to know these are past because I know a few of these that passed.

We had opposed, right?

The other county had opposed that would have been kind of helpful for us, you know, like I was more targeted, but I know that's it's harder.

No, it's not on all of them.

Well, I mean on the ones, I'm pretty sure this identifies all the ones the county did take a position on where it doesn't identify. There's some other we had opposed or maybe we didn't oppose what we had discussed in there but. But so I could see how it.

Could be helpful, but I I think it would be more helpful if it was more, maybe more tailored.

I don't know.

I don't know.

I mean, I know that none of the public safety ones are in here.

So that was for the children ones, but.



Yeah. I just.

I think maybe I just need to chew it over a little more.

Thank you.

I appreciate it.

Thank you.

I actually did have a question on a couple of items we discussed.

One of them was on the warming centers.

Now I assume that also applies to cooling centers, right? This particular piece of legislation only applies to the ones.

OK.

How many warming centers do we have in Los Angeles County?

We can look that up. I'm gonna guess it a really small number, but we do have cooling centers, but I think that it's it's the term 'cause, it's essentially all.

I know, but we do cooling Centers for like for older adults and for some of the homeless, especially like in the Antelope Valley. When it's purple digits throughout the summer.

And stuff. That's why I was.

And then the other one, I had a question, yeah, yeah.

So go ahead.

Is the language in the bill emergency shelter or is it warming center?

Warming centers. OK, 'cause on this on like the name of it, it says emergency shelter.

So within the emergency plan, the county Andover City put puts together within those emergency plans, there are discussions of or reference to warming centers.

And so the warning centers as referenced in these plans when they're updated, would include to the extent it's practicable, a provision in there to.

Establish at least one more me center within that plan that would allow PECS.

Yeah.

I wanted to ask also on AB 2561 the public employee relations for vacancies. Do you know from CEO or through County Council when the county is planning to present this to the public hearing?

You do not know the date that I can check and then this took effect January 1, right?

So is it the requirement that we have to do it within this calendar year or within the 2526 fiscal year?

Do you know that too?

That I do not know. OK, thank you.

If you want to just let Dardy know he will let you know.

I think that was the only other option I have.

Anybody else have questions?

Yeah, I have a question on on ethics both 803130.

This is the one about disposing information about a new family member.

'Cause, I thought that we already had language that addressed that, but my question is whether or not the Member could still vote, or whether to recuse himself.

Hey, Ken, this is a particular provision within the government code that is distinct from the 1090 conflicts.

In contrast, provision, whether it were 1090 issue recusal, would be required, but here this separate provision would still allow vote, but there must be disclosure before the vote on the.

Thank you.

Any other questions?

Yes, if we have any. I'll. I'll reach out to you directly. Thank you.

Thank you. Thank you. Thank you.

OK.

I'm moving on.

We we'll do the discuss item, which is the seven-year lease for CODA and Sheriff Department.

Good afternoon, Japanese.

My name is Alexandra Winteris, of leasing for the Chief Executive Office.

Joining me here is Mark Takeicci, principal real property agent who negotiated this trabecif and who will be presenting to you. Thank you.

Good afternoon.

Thank you, Alex for the introduction.

My name is Margot Takiji, principal real property agent with the chief Executive office real estate division.

For your consideration as a new seven-year lease with two zero option to extend the term for approximately.

3879 square feet.

That 925 well St. in Sacramento for the Chief Executive Office, otherwise known as CEO District Attorney, otherwise known as DA, and the Sheriff's Department.

The CA CEO da and Sheriff has occupied the space from the California State Association of Counties for Sacramento advocacy office, located at 1100 K St.

Sacramento, since 1985.

The relocation to the proposed premise is required.

Because existing site will be undergoing a seismic upgrade and requires a relocation of all tenants.

The county's Sacramento advocacy office is responsible for leading the county. State advocacy efforts, including directing staff, contract representatives and coordinating the advocacy activities of county departments.

In addition, the staff is responsible for monitoring key legislative and regulatory issues in accordance with board approved state legislative agenda.

And policies, the proposed premises will house approximately 13 staff and 12 workstations. Each of the three departments will have the following staff allocations. CEO will have seven staff, DA will have three staff and the sheriff will have two staff.

The courts, who is also sharing the space, will have one staff.

The courts will be responsible for its pro rata share.

Of rent and cost. Although telework is available.

And employed during less busy times, the CE OS, primarily primarily at the office due to confidential in person meetings, meetings with various legislators and their staff.

The premises is also used by their supervisors. Excuse me by the supervisors, their staff and other county department heads when traveling to Sacramento to advocate for the county's legislative and budget priorities with congressional and state legislative leaders.

Teleworking is not a viable option for the DA and sheriff. The DA and Sheriff produced confidential letters and publications that are shared directly with legislators and their staff.

Hold confidential meetings and meet with various legislators which require in person meetings for advocacy at the state Capitol building.

Based upon review of available industry data, it has been established the annual rental range for comparable lease in the areas between 42.

Dollars and \$0.60 and \$52.92 per square foot per year.

The base annual rental rate is \$45 per square foot per year for the proposed lease.

The lease represents a rate that is within the market range for the area.

The landlord has agreed to three months of rent payment. In addition, the landlord at the landlord still costs an expense, shall construct a new conference room for new private offices.

A partition with signage in the reception area and install low voltage equipment.

If the county notifies the landlord at least three months prior to the proposed lease expiration, holder is permitted on the same terms and condition for the first six months. If the county's still in holdover after six months.

Monthly base rate will increase by 25%.

The county has the right to terminate the proposed lease anytime after the 60th month, with 180 days notice subject to the payment of termination fee not to exceed \$46,000.

The landlord is SEAC W 925 LLC, the Delaware company. The county does not have any other visas with this landlord.

Representatives with CEO da Sheriff joining me virtually to answer any questions.

We welcome any questions or comments.

At this time, thank you.

Thanks. Any questions from any of the officers. I just have one question. If approved on July 15th when when is the expected?

We're looking to have the departments move in between the months of October, November, December. So by the end of the year during their lunch slate of offseason. Thank you.

Any other persons running to the opposite?

OK.

Thank you so much for your presentation.

Next, we're gonna move forward with the Ventis planes, risk management Information systems, update risk management.

Good afternoon.

I'm Destinee Castro.

I'm the assistant CEO over the years.

Management ranch with me is Bob Chavez, the acting risk manager over risk mitigation and Stavro Anton who is my data analytics chief.

So every year we come and speak on the risk management information system, our Reim system.

Basically what this means is we hold all our liability claims as well as our workers compensation claims.

It's 16 year contract.

We're about halfway through.

Real why it was such a long contract was there was a lot of legacy systems about eight or nine, that we worked into the one and now we all have data in one place.

So we spent about 34 million so far.

We have about 40 million left and nine years left on the contract.

We are very pleased with with ours connect.

They were merged last year.

We have seen.

A lot of good information coming out of the system. We have good, better in place.

And we have been working with County Council on new amendments and it's been going very smoothly. Some of the accomplishments, disability, leave management and disability compliance program.

This is something that we will work with.

Dhr. That is up and running.

Dhr is very happy with it and they are now going to ask for a dashboard that is user friendly for them as well as helps the departments.

And Speaking of dashboards, we want created one county wide, so each of our departments now has access to a dashboard.

They were all trained, I believe some of your board offices actually were into that training.

As well, and I'm going to say it's real time, but it's about one day leg time.

That's the real current information.

So they can get other claims information. The workers comp. They can run reports and they can report in the risk management annual plan, which we do. And then our risk management.

Risk management plans that are annual risk management reports that comes out and we look at all the data and then we can see trends and that's very important to see where viability and risks are.

Two of the programs that we looked at.

Last year when we spoke was County Council.

We were.

They wanted to bring their workers comp into our liability program. So we're a few months off from that, but it's almost done. So County Council will be putting all of their lawsuits and claims into our system as well.

So it'll be workers comp for County Council and all risk management liability claims and worker stops.

So we're very excited with that. And then the fire department, it goes live this weekend, they wanted their.

Return to work.

You know that we have a lot of issues with workers comp return to work. Fire Department asked if we could specifically create a model for them.

We did and it goes live this weekend, so the fire department is extremely happy because we'll be able to have a better look at the return to work issues that we've had and you're all very familiar with. And then last but not least, the corrective action plan so.

Corrective Action plan unit. We have that. And then last year the board asked to create.

A auditing compliance.

So the efficacy of corrective action plans auditing the tracking I was given new positions last year.

We finally were able to hire them in the last several months that now that organization is now in my branch and now we have a tracking system through the corrective actions into the system that creates tracking and auditing and a lot of things that we can now look.

At and hopefully.

Look at a little bit of predictive analytics so we can see trends in basic.

Where we think there could be issues and then that's the other piece that we're looking at.

You hear a lot of IA predictive analytics. It's a term that's thrown out a lot.

But what does that really mean?

So in the past, risk has looked at programs here and there and we get a certain distance and then a lot of standalones will say, oh, now we want \$1,000,000 a year to keep the proprietary information. So I've decided that.

IA solutions and predictive analytics outside of this system.

Is that really performing where I want it to be in risk management?

So any kind of predictive analytics or IA that we're going to be looking at will be in the system now.

So let's say I get the data and the data may not be something I could use or it is something I want I don't have to pay \$1,000,000 or \$700,000 for a standalone situation where they basically have my information hostage which has happen.

A lot of times where if you don't pay the annual fee, you lose your data.

And so I want to bring everything in house here. That's why we have the system. So we will be looking at predictive analytics with workers comps, wealth, liability and

corrective action plans in this system.

And so that's something that we will be looking at in the long term since we do have them for another nine years and when they joined with risk Connect last year, they do offer those services.

So we will be looking at that. But other services contracts that I do have.

I will be terminating those if they do not fall into the system.

I don't.

I don't like the standalone systems.

Now that I've looked at them and losing data because it's now proprietary to them, I want everything in our system that belongs to the county. I want the data to belong to me and then that way I can control the risks and the data that's being out there.

So with that, if you have any questions, like I said, this is my data person.

This is my risk mitigation person.

The other thing that we ask every year is Steve did this about me and I think every year we ask you, is this helpful?

Do you want us to come back every year?

Are you done?

You know, hearing from us. And so I just wanted to bring that up too as well. And then have it open to any questions.

Any questions?

I don't have any questions, but I was actually asked that question about whether or not we need to get a refund or system every year. Initially we had asked Steve to come and brief the office cluster every year because there were several systems and there was struggles with.

Trying to get it into one and streamlining that has been resolved.

It has right?

And so I would ask the the office cluster if we still need to have wrist management come in for this because you guys come in regular every year to give us a a high level briefing on the actual claims, right, which?

Report. That's not part of this.

This is just for the systems, right?

We've merged everything we're doing well and like I said, any outstanding ones that we have. I will be terminating this year once the contracts expire and everything's gonna be in house from there on out. I want proprietary information inside my system so I can control it better.

I'm actually very excited.

The fire has their own.

They're very excited too, like the chief and everyone's very happy with us.

Yeah, because you know the county looks at workers comp and all the liability issues as unavoidable costs. And I would disagree with that.

And so I'm really glad that the fire department, especially the fire department and the culture of the fire department, is so important that they're not in that system.

So that's great. That type of update could be just rolled into your regular annual update about all the data and and it will be and that's and that's what the Fire Chief and I are working on that and working with our teams with the workers comp. So I. Mean it's as you all know, who me and everyone I'm working with everyone in all the departments on a regular basis now. I mean, our communication is excellent and we are just saying.

The last year of just amazing things.

The risk management section's been doing.

OK.

I can call on the updates. OK, so the I'm gonna say that we're done with the annual, so we'll remove that from where I think our ATS, whatever it has. So and then if you ever have questions, I know many of you reach out to me anyway, so.

You can always call me and then yes, the risk management annual report is the one that I always do with my team and it'll be Bob mitigation and then I'll have my workers comp who will be Tony Terras because as you know, Alex Rossi retired.

Yes, he did.

And so Tony Terras Anthony Terris, who has been with us for just as long.

Has taken his place and he's acting right now.

Yeah, he left a few months ago.

He went straight OK.

I'm yeah, sorry.

I hope to bring him back as 120 so.

He could do my legislative parts of this. So that's funny. All right.

Hey, anything else? OK.

Great. Thank you everyone.

All right, so it is.

254 and this meeting is adjourned. Thank you.

So I guess angle might be not annoying, but the board letter SCIUC.



Uh huh. Is that correct?

'Cause I assume so?

● **Dardy Chen** stopped transcription