

# COUNTY ADMINISTRATOR'S OFFICE

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COUNTY OF SOLANO

COUNTY ADMINISTRATOR'S OFFICE  
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To: Board of Supervisors  
From: Birgitta Corsello, County Administrator  
Date: December 5, 2011  
Subject: Biweekly Update of Significant Issues

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## **1. County Administrator's Update on Contracts**

The County Administrator signed the following contracts of significance since the last Significant Issues update.

- Department of Child Support Services, a contract with Shannon Barnes (effective November 14, 2011 to December 16, 2011) to develop a case management review process and case review tools, \$35,204.

## **2. County Reviewing Viability of Program for Seniors and Disabled to Defer Property Taxes**

On September 30, 2011 Governor Brown signed into law AB 1090, known as the Senior and Disabled Property Tax Postponement Law. AB 1090 allows counties, if they so choose, to establish, fund and administer a program that enables qualifying seniors and disabled residents to defer their property tax payments. The law reinstates a similar program operated by the State Controller, which ended in 2009, as an optional county-funded and managed program. Under the former State program, the County received subvention dollars to offset the loss in local property tax revenues.

Procedurally, AB 1090 requires a county to adopt a resolution stating its intent to administer and to participate in the program. Upon adoption of the resolution, a participating county may establish a fund in the Treasury Pool to provide loans to qualified homeowners to pay property taxes. The County would be responsible for providing funding to administer the program. The loan is secured by a judgment lien on the associated property. Repayment of these loans is deferred until a specified time in the future, such as the affected property changes ownership. The law enables a county to loan/defer property taxes of qualifying participants retroactively, for property taxes due on or before February 20, 2011, and prospectively going forward.

The program is intended to provide property tax assistance to qualifying senior and disabled residents. At the time the program was suspended, the County had about 60 parcels with loans outstanding of approximately \$500,000.

The County Administrator's Office has assembled a team of the impacted departments to evaluate the merits and risks of pursuing a local program as outlined by AB 1090. An item is anticipated to come before the Board in January that explains the program and its implications for Solano County as well as seek Board direction on the program.

At the initial meeting of the team to review the program several risks and concerns were identified that departments are working on to provide additional information and analysis. A survey has been sent to counties in the state to determine which, if any, are planning to implement this type of program. To date, of the 25 respondents, only two counties are considering the program, but no counties have specific plans to implement the program.

- Contact: Charles Lomeli, Treasurer-Tax Collector-County Clerk, 784-3419

### **3. County and Courts Collaborating on Fine Amnesty Program**

In accordance with AB 1358, Solano County and the Superior Court of Solano County are collaborating on an Amnesty Program for adult and juvenile Vehicle Code and non-Vehicle Code infraction violations. From January 1, 2012 through June 30, 2012, some residents may be eligible to fully satisfy their past due obligations by paying only 50% of the total amount due. The amnesty period is open to individuals who have been unable to pay bails or fines on Court-issued traffic infractions that were due on or before December 31, 2008, including those infractions where a misdemeanor violation was added for a failure to appear or failure to pay. Affected individuals should contact the Superior Court in the county where the violation occurred.

The Amnesty Program for Solano County and the Superior Court of Solano County will not include parking tickets or misdemeanor violations, other than the misdemeanor violations specified above. Driving under the influence (DUI) and reckless driving cases are not eligible for amnesty. The Program also does not eliminate “points” that the Department of Motor Vehicles (DMV) adds to driving records.

A local informational campaign is being developed to augment state efforts to inform the public about the Amnesty Program.

- Contact: Lorenzo Zialcita, County Budget Officer, 784-1969

### **4. Dixon Veterans Building Association (DVBA)**

The Auditor-Controller is conducting a follow-up review of the findings identified in the Review of the Dixon Veterans Building Association (DVBA). Although it was anticipated the follow-up review would be presented to the Board in late October or early November, the timeline has been revised due to delays in obtaining the necessary information from the DVBA. Also, in an effort to allow sufficient time for County Counsel and General Services to review the report and present the Board with their recommendation on the management of the Dixon Veterans Memorial Facility, the follow-up review has been postponed to the January 10, 2012 Board meeting. This date also takes into consideration the Board’s holiday schedule for the month of December.

- Contact: Ian Goldberg, Deputy Auditor-Controller, 784-3057

### **5. Job Order Contracting (JOC) Program Update**

The County’s JOC Program is wrapping up its 5<sup>th</sup> year of project delivery with construction efforts that renew County facilities, respond to time-sensitive needs, and provide a venue to foster local participation by local businesses and construction firms. For the Suisun City Veterans Hall Renovation project alone, over 130 local subcontractors, vendors, and suppliers were solicited by

the JOC Contractor of which nearly half responded. Improvements at the Suisun Veterans Memorial Hall include barrier removal to improve accessibility, hazardous material abatement and modernization. The project is in the initial construction phase.

The Benicia Veterans Memorial Hall, the largest JOC project for the County, is approximately 92% complete and scheduled to be completed in February 2012. The project includes full code compliance with ADA requirements, new toilet rooms, new elevator, complete electrical and mechanical upgrades, and site work including new utility services. The Division of Architectural Services has worked closely with City staff on project issues including installation of a new water meter, design of the trash enclosure, and an easement transferred by the City to PG&E. At the City's invitation, County staff will be presenting a project status update to the Benicia City Council on December 20, 2011.

Since the last Significant Issues JOC report on June 14, 2011, the following projects have been completed:

- ADA parking improvements at the Vallejo Veterans Hall.
- Structural engineering analysis for the JFK Branch Library Consolidation project in Vallejo.
- ADA parking improvements at 2101 Courage Drive in Fairfield.

Other JOC projects in progress include:

- ADA upgrades at the Hall of Justice in Fairfield and at the Vallejo Justice Center (95% complete).
- ADA upgrades at the Rio Vista Veterans Hall (95% complete).
- ADA upgrades at the Vacaville Veterans Hall (95% complete).
- Family Health Services Pediatric Clinic Improvements at 2101 Courage Drive in Fairfield including 9 Exam Rooms and 3 Treatment Rooms (50% complete).
- Children's Mental Health Program Space Consolidation/Relocation at 2101 Courage Drive in Fairfield including complete code and ADA compliance (construction proposal).
- **Contact:** Rosa Lane, General Services, Associate County Architect, 784-7908