



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Text

File #: 16-0097, **Version:** 1

Chief Administrative Office, Facilities Division, recommending the Board adopt and authorize the Chair to sign Resolution **010-2017**, delegating limited voting authority to the Facilities Manager, or designee, regarding ownership association business related to maintenance and repair issues at the El Dorado Professional Building Condominiums located on 941 Spring Street, Placerville.

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Chief Administrative Office, Facilities Division, recommending the Board adopt and authorize the Chair to sign Resolution 010-2017, delegating limited voting authority to the Facilities Manager, or designee, regarding ownership association business related to maintenance and repair issues at the El Dorado Professional Building Condominiums located on 941 Spring Street, Placerville.

DISCUSSION / BACKGROUND

In June 1993, the Board approved, in concept, acquiring property located at 941 Spring Street in Placerville and gave instructions to the real property manager to bid at an IRS auction to acquire this property. The County was the successful bidder. In July 1993, the Board took action to approve the acquisition and authorized the Chairman to sign the necessary documents to complete the transfer, and the County took ownership of two of the existing eight condominium units.

Subsequent to the purchase of this property, in 2002, staff obtained the Board's approval to ratify the property management agreement with Action Properties, to authorize the then Director of Public Health Services to execute the agreement, and to authorize the payment of association dues.

Lacking in any of these previous Board items was discussion on delegation of voting authority to staff on matters that are raised during the El Dorado Professional Building Condominiums Owners' Association meetings. Matters of vote primarily involve maintenance, repair, and upgrade to the condominium complex.

Resolution XXX-2017 would delegate limited authority to the Facilities Manager, or designee, to vote on matters concerning repair or maintenance issues related to the building that are presented at the El Dorado Professional Building Condominiums Owners' Association meetings where the County's expenditure share for the costs of such repair, renovation, or maintenance does not exceed the contracting authority of the Purchasing Agent for services pursuant to Government Code section 25502.3.

ALTERNATIVES

The Board could choose not to delegate authority and the Division would bring every voting issue before the Board for consideration.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

Return one copy of fully executed Resolution for processing.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

Russ Fackrell, Facilities Division

Mike Ciccozzi, County Counsel