



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 5/5/2020
Agenda Placement: 6CC

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Public Works

REPORT BY: Daisy Lee, Senior Flood Project Analyst - 253-4514

SUBJECT: Agreement with Alvah Contractors, Inc for Parking at the Calistoga Fairgrounds

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chairperson to sign a lease agreement with Alvah Contractors, Inc for the monthly rent of \$3,000 for the term May 1, 2020 through November 30, 2020 for parking and storage of equipment and materials at the Calistoga Fairgrounds that will be used to replace PG&E power poles and equipment throughout Napa County.

EXECUTIVE SUMMARY

Alvah Contractors Inc. was awarded a contract from Pacific, Gas, and Electric (PG&E) to install and replace hundreds of poles and transformers in Napa County. They need space to park vehicles, equipment, and materials during the duration of their work which is expected to extend between May 1, 2020 and November 30, 2020. This is an opportunity to generate some revenue to offset the expenses at the Fairgrounds.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	The County will be receiving rent of \$3,000 per month from May through November of 2020. It is anticipated that approximately \$21,000 of revenue will be generated for the Calistoga Fairgrounds (Fund 5070).

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Additional revenue in the amount of approximately \$21,000 will be generated for the Calistoga Fairgrounds.
Is the general fund affected?	No
Future fiscal impact:	Revenues to be received between July, 2020 and November, 2020 will be generated in FY 2020-21.
Consequences if not approved:	If this Agreement is not approved, the Calistoga Fairgrounds will not be receiving the additional revenue.
County Strategic Plan pillar addressed:	
Additional Information:	

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Categorical Exemption Class 1: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 1 (“Existing Facilities”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.]

BACKGROUND AND DISCUSSION

PG&E currently has a power pole replacement program. Alvah Contractors, Inc., a minority owned company, was awarded a contract by PG&E to install hundreds of poles and transformers by the end of November in Napa County. Space is needed to park vehicles and store equipment and materials during the duration of the work, and the Calistoga Fairgrounds has space available to accommodate their need. The identified location is the Covered Pavilion at the Fairgrounds and the Agreement provides flexibility to relocate Alvah Contractors, Inc. to another location at the Fairgrounds should a conflict of use arise such as an emergency, other public safety response, or other conflict of use. If approved, the County will be receiving a monthly rent of \$3,000 or a total of \$21,000 for the period of May through November of this year. This is one of the few uses of the Fairgrounds that can generate positive cash flow in that it requires very little effort on the part of the County.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi