

## **CITY OF PASO ROBLES – CALMHSA ALTERNATIVES TO STATE HOSPITALS**

**February 21, 2018**

### **SITE VISIT (9AM-10:30AM)**

Steve Gregory –Council Member, City of Paso Robles  
Devon Vandergon –Building Technician, City of Paso Robles  
Steve Martin –Mayor, City of Paso Robles  
Dick McKinley – Public Works Director, City of Paso Robles  
Freda Berman – Maintenance Superintendent, City of Paso Robles  
Julie Dahlen – Community Services Director, City of Paso Robles  
Anne Robin – Behavioral Health Administration, San Luis Obispo County/CalMHSA Board Member  
John Chaquica – COO, CalMHSA  
Will Ransom, Cannon  
Tim Rommel, Cannon  
Patrick McCurdy, Cannon  
Jeremy Barr, Correct Care Services Director  
Katherine Osborne, Correct Care Services  
Martin Indvik, Lee & Associates  
Jeff Allen, Lee & Associates

### **City Manager’s Meeting-- ATTENDEES (11AM-12NOON)**

Steve Gregory –Council Member, City of Paso Robles  
Tom Frutche, City Manager of City of Paso Robles  
Martin Indvik, Lee & Associates  
Jeff Allen, Lee & Associates  
Anne Robin – Behavioral Health Administration, San Luis Obispo County/CalMHSA Board Member  
John Chaquica – COO, CalMHSA  
Jeremy Barr, Correct Care Services Director  
Katherine Osborne, Correct Care Services

### **MEETING SUMMARY**

#### **Site Tour highlights:**

- Steve Gregory discussed the history of the site and particulars of Estrella
  - 154 Acres
  - Two wells
  - Water and sewer infrastructure to be re-done and in the City’s plans with or without Estrella site. Access to be available off Airport Road
  - Gas/Electric to site by PG&E and So Cal Edison—electric could be an issue
  - Steam generator used for the facilities on ground not functioning
  - No asbestos or lead, except in tile floor in older buildings
  - Medical facility and one dorm newer
  - Older dorms—eight hold 62 beds each
  - Classroom facilities

- Community facility

*City Comments:*

- City reconfirmed its receptiveness and welcoming of CalMHSA's intent for a facility for LPS beds
- City expressed their interest in CalMHSA's project providing services to its community and Central Coast and Southern Counties, specifically stating San Luis Obispo, Monterey and Santa Barbara
- Currently conversations with SLO and mixed use—Animal Shelter, Enhanced Board and Care and Equine (currently SLO has 90 Board and Care patients and as many residing out of county due to space issues)
- Given the size of the property, there is interest in considering broadening the use to other patient types—in addition to lock-down/LPS.
- The City has already performed a local survey in order to vet the project locally and would absolutely step up efforts for local support in CalMHSA's project.
- City has shortage of mental health facilities and welcome this opportunity of mixed use
- Mental Health issues is one of three primary issues they are constantly dealing with in the city, therefore this project is of great interest to them.
- The City indicated having received the initial price from the state, however they did not find it acceptable and now going through the process of renegotiating.
- The State is in phase three of their survey results/assessment of the facility/property—hope to receive by June 2018.
- City desires to take ownership as soon as possible and fully prepared to acquire the site from their reserves.
- The City is interested in obtaining some level of commitment from CalMHSA by June 2018, to include expected timelines and benchmarks (Letter of Intent).
- The City confirmed having some idea of how to lease out the various sections of the property, but open CalMHSA selecting the parcel that makes more sense for them.
- City interested in full public use—football/soccer/lacrosse etc., solar farm
- City also indicated having to confirm with the State who they intend to lease to.
- City happy to provide the necessary information for CalMHSA's Board.
- City Manager has offered to attend any CalMHSA Board Meeting or participate in any way

*CalMHSA Comments:*

- CalMHSA will assess if there are two-three viable options for consideration to form a proposed LOI to the City. This will be based on work with CCS's architectural/design and financial partners and counties to look at costs and commitments needed.
- CalMHSA clarified they could contract with counties.
- CCS indicated they work with community organizations to get patients the level of care needed and to lower levels of care as quickly as possible, while assessing how to eliminate barriers.
- CalMHSA invited Cannon engineers to assess the site for viability and will provide a final report on actual use; in addition CalMHSA is currently interested in the land at this preliminary stage.

- CalMHSA shared their interest in the West parcel of the site.
- CalMHSA shared this project was new to them with a lot of unknowns, however they will need to take several steps prior to presenting to their Board.
- CCS indicated this project was like a hub with scenarios of inflows and outflows, to include debt services coming in, operating dollars, etc.
- CalMHSA indicated they would make every effort to provide the City with a package with real numbers within six months.
- Possible Ground Lease for now

#### **CALMHSA – CCS NEXT STEPS**

- Schedule State Hospitals Committee Call – ***March 5, 2018 11:30am-12:30pm***
- CalMHSA Next Steps
  - Prepare and distribute survey to assess bed use and bed types
  - Laura Li to connect with someone from LA as resource
  - Laura Li has initiated conversations with a DGS asset management rep referred by Greg Stinson CDCR
  - CCS (Jeremy) to prepare steps of execution
    - Conduct market assessment?
    - Timeline of key measurements and activities
    - Template of Project scope and commitment needed by CalMHSA/participating members
    - Terms of transaction
    - Prepare prototype for both Paso and Stockton
    - Present at April BOD meeting
  - Doug Alliston to prepare sample Master Agreement
    - LOI
    - Development Phase
    - Construction Phase
    - Operational Phase
    - Bed Commitment
  - Obtain seismic plans from City
  - Anticipate a new build
  - Present a comprehensive packet to CalMHSA Board on April 11, 2018
  - Present a second comprehensive packet and seek commitment at CalMHSA Board Meeting on June 13, 2018
  - Kern County – CCS is currently working on a jail project in Kern County. Requested information from Bill Walker at ARC meeting on 3-2-2018.