



BOARD OF SUPERVISORS

Dwight Ceresola, Vice Chair 1st District
Kevin Goss, Chair 2nd District
Sharon Thrall, 3rd District
Greg Hagwood, 4th District
Jeff Engel, 5th District

MEETING MINUTES

**ADJOURNED REGULAR MEETING OF
COUNTY F PLUMAS, STATE OF CALIFORNIA
HELD IN QUINCY, ON SEPTEMBER 6, 2022**

STANDING ORDERS

Due to the Coronavirus disease (COVID-19) Public Health Emergency, dated March 16, 2020, the County of Plumas is making several changes related to Board of Supervisors meetings to protect the public's health and prevent the disease from spreading locally.

The Plumas County Health Officer Recommendation Regarding Teleconferencing, issued on September 30, 2021, recommends local legislative bodies, such as commissions, committees, boards, and councils, hold public meetings with teleconferencing as authorized by Government Code section 54953 (e).

Pursuant to Government Code section 54953 (e) and to maintain the orderly conduct of the meeting, the County of Plumas members of the Board of Supervisors may attend the meeting via teleconference or phone conference and participate in the meeting to the same extent as if they were physically present. Due to Government Code section 54953(e), the Boardroom will be open to the public but subject to state or federal social distancing or masking requirements, if applicable. It is strongly recommended that individuals attending meetings wear masks. The public may participate as follows:

Live Stream of Meeting

Members of the public who wish to watch the meeting, are encouraged to view it [LIVE ONLINE](#)

ZOOM Participation

The Plumas County Board of Supervisors meeting is accessible for public comment via live streaming at: <https://zoom.us/j/94875867850?pwd=SGlSeGpLVG9wQWtRSnNUM25mczlvZz09> or by phone at: Phone Number 1-669-900-9128; Meeting ID: 948 7586 7850. Passcode: 261352

Public Comment Opportunity/Written Comment

Members of the public may submit written comments on any matter within the Board's subject matter jurisdiction, regardless of whether the matter is on the agenda for Board consideration or action. Comments will be entered into the administrative record of the meeting.

Members of the public are strongly encouraged to submit their comments on agenda and non-agenda items using e-mail address Public@countyofplumas.com

10:00 A.M. CALL TO ORDER/ROLL CALL

Roll Call.

Present: Supervisor Ceresola, Supervisor Engel, Supervisor Hagwood, Supervisor Thrall, Supervisor Goss

PLEDGE OF ALLEGIANCE

Jennifer Langston led the Pledge of Allegiance.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

Supervisor Engel requested that Item 3B2 be removed from the agenda.

PUBLIC COMMENT OPPORTUNITY

Phil Sih spoke regarding concerns he has with the terms of updated Beckwourth Airport land lease agreements. [View Item](#)

Sean Moran spoke regarding concerns he has with the terms of updated Beckwourth Airport land lease agreements. [View Item](#)

DEPARTMENT HEAD ANNOUNCEMENTS/REPORTS

Brief announcements by, or brief reports on their activities by County Department Heads

Director of Facility Services, JD Moore, thanked Joe Wilson, Joe Powel, PG&E for helping to set the power pole at Gansner Airport. He also thanked Joe, Bill and the crew at Canyon Dam and the Building Department staff for their help with the process.

He also presented Herb Bishop with a plaque in recognition of his service to the County. Herb retired at the end of August from his service as the Beckwourth Nervino Airport Manager.

Planning Director Tracey Ferguson also thanked Herb Bishop for over 20 years of service on the Airport Land Use Commission and presented him with a certificate of appreciation and gratitude.

Dr. Dana Loomis updated the board regarding the status of the Monkey Pox within the State as well as within the County. He also reported on the challenges regarding recruitment and retention of Public Health staff.

ACTION AGENDA

1. UPDATES AND REPORTS

A. DIXIE FIRE COLLABORATIVE

Report, update, and discussion on Dixie Fire Collaborative effort. [View Item](#)

2. CONSENT AGENDA

These items are expected to be routine and non-controversial. The Board of Supervisors will act upon them at one time without discussion. Any Board members, staff member or interested party may request that an item be removed from the consent agenda for discussion. Additional budget appropriations and/or allocations from reserves will require a **four/fifths roll call vote**.

Motion: Approve the following consent matters, as submitted; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Supervisor Ceresola, Supervisor Thrall, Supervisor Hagwood, Supervisor Engel, Supervisor Goss.

A. AGRICULTURE/ WEIGHTS & MEASURE

Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Department of Agriculture and the California Department of Food and Agriculture (CDFA); the County to receive \$2,563.22 to provide the industrial Hemp application for registration; effective July 1, 2022; approved as to form by County Counsel.

B. BEHAVIORAL HEALTH

- 1) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Department of Behavioral Health and Butte County Department of Behavioral Health to provide acute inpatient psychiatric rehabilitation services in a non-hospital setting; effective July 1, 2022; not to exceed \$50,000.00; approved as to form by County Counsel.
- 2) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County department of Behavioral Health and Martin Security Systems Inc., for monthly alarm monitoring for wellness centers; effective July 1, 2021; not to exceed \$5,000.00; approved as to form by County Counsel.
- 3) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Behavioral Health and Aegis Treatment Centers, LLC; to provide outpatient narcotic therapy treatment services; effective July 1, 2020; not to exceed \$40,000.00 per fiscal year; approved as to form by County Counsel.

C. BUILDING DEPARTMENT

- 1) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Building Department and Michael Laszar, dba Axels Boneyard LLC, for dismantling services under the Abandoned Vehicle Abatement program; effective August 1, 2022; approved as to form by County Counsel.
- 2) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Building Department and Michael Laszar, dba Axels Boneyard LLC, for towing services under the Abandoned Vehicle Abatement program; effective August 1, 2022; not to exceed \$10,000.00 approved as to form by County Counsel.

D. CLERK OF THE BOARD

Approve Board Minutes for August 2022.

E. FACILITY SERVICES

- 1) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Facility Services and BL Griffin, Inc. for fuel pump terminal repairs at the three County Airports; effective July 1, 2022; not to exceed \$9,000.00; approved as to form by County Counsel.
- 2) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Facility Services and Dig It Construction Inc., to repair the Taylorsville Campground tennis court and build a pickleball court; effective June 1, 2022; not to exceed \$27,437.00; approved as to form by County Counsel.
- 3) Authorize Facility Services to ratify and waive Quincy Memorial Hall rental fee for one hour every Tuesday, for use by Averil Kimble on behalf of the High Sierra Dancing Witches; from August 23 through October 25, 2022.
- 4) Approve and authorize the Chair to sign an Agreement between Plumas County Facility Services and David Frasure, dba Frasure & Son Carpet Cleaning to provide custodial services for County – owned facilities in Portola as well as rental management of the Portola Memorial Hall; not to exceed \$26,600.00; approved as to form by County Counsel.

- 5) Approve and authorize the Chair to sign an Agreement between Plumas County Facility Services and Kim Lund dba KJ's Cleaning Service to provide custodial services for County owned facilities in the Chester Area as well as rental management services of the Chester Memorial Hall, Almanor Rec Center, and Chester Park; not to exceed \$39,140.00; approved as to form by County Counsel.

F. **FAIR**

Authorize no contract payments of the following invoices incurred for time sensitive services in preparation of the Plumas Sierra County Fair; \$3,000.00 to Bob's Janitorial & Carpet Cleaning, \$2,005.58 to Plumas Sanitation, and \$800.00 to High Desert Surface Prep., Inc.; and ratify all Fair & Event preparation work performed to date.

G. **PROBATION**

Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Probation Department and DeMartile Automotive, to provide general mechanic services for all Probation Departments vehicles; effective July 1, 2022; not to exceed \$12,000.00; approved as to form by County Counsel.

H. **PUBLIC HEALTH**

Approve and authorize the Chair to sign and ratify an Agreement between Plumas County and Northern California EMS, Inc., to administer local medical emergency services; effective July 1, 2022; not to exceed \$11,225.40; approved as to form by County Counsel.

I. **SHERIFF**

- 1) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Sheriff's Office and Redwood Toxicology Laboratory Inc., to provide toxicology and drug screening services; effective June 1, 2022; not to exceed \$9,999.00; approved as to form by County Counsel.
- 2) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Sheriff's Office and William J. Spradling dba Downtown Barber Shop; effective June 1, 2022; not to exceed \$9,999.00; approved as to form by County Counsel.

J. **SOCIAL SERVICES**

- 1) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Department of Social Services and Plumas Rural Services for CalWORKs childcare services for FY 2022-2023; effective July 1, 2022; not to exceed \$233,129.00; approved as to form by County Counsel.
- 2) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Department of Social Services and Plumas Crisis Intervention and Resource Center, for housing support for the homeless CalWORKs recipients; effective July 1, 2022; not to exceed \$15,000.00; approved as to form by County Counsel.
- 3) Approve and authorize the Chair to sign and ratify an Agreement between Plumas County Department of Social Services and Plumas Crisis Intervention and Resource Center, for a Child Welfare Services System Improvement Project; effective July 1, 2022; not to exceed \$15,000.00; approved as to form by County Counsel.

K. **PLUMAS COUNTY FISH AND GAME COMMISSION**

Approve and authorize no contract payment of \$30,000.00 to Almanor Anchor Service for AFA fish cages from the PG&E Settlement Funds Account 2050046-46612.

3. DEPARTMENTAL MATTERS

A. BEHAVIORAL HEALTH – Sharon Sousa

- 1) Authorize Behavioral Health to recruit and fill; funded and allocated 1.0 FTE Behavioral Health and Administrator Services Officer position; vacancy due to retirement; discussion and possible action.
- 2) Authorize Behavioral Health to recruit and fill; funded and allocated 1.0 FTE Behavioral Health Alcohol and Other Drug Program Administrator position; vacancy due to resignation; discussion and possible action.

Motion: Approve both items 3A1 and 3A2 and Authorize Behavioral Health to recruit and fill; funded and allocated 1.0 FTE Behavioral Health and Administrator Services Officer position; and 1.0 FTE Behavioral Health Alcohol and Other Drug Program Administrator position; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion passed unanimously (**summary:** Yes = 5).

B. COUNTY COUNSEL – Gretchen Stuhr

- 1) Approve and authorize the Chair to sign Settlement Funding Agreement to Implement Tax Neutrality Requirement Lake Almanor Planning Unit (Maidu Cemetery) and allow the County to accept payment amount of \$268,814.00; approved as to form by County Counsel; discussion and possible action.

Motion: Approve and authorize the Chair to sign Settlement Funding Agreement to Implement Tax Neutrality Requirement Lake Almanor Planning Unit (Maidu Cemetery) and allow the County to accept payment amount of \$268,814.00; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion passed unanimously (**summary:** Yes = 5).

- 2) Approve and authorize County Counsel to move forward with minor remodel and carpet cleaning of 1446 E. Main Street Building; discussion and possible action.

Supervisor Engel requested that Item 3B2 be removed from the agenda to be revisited at a later time.

C. FACILITY SERVICES – JD Moore

Adopt **RESOLUTION** approving the application for grant funds from the Recreational Trails Program and appoints the Director of Facility Services & Airports as agent to conduct all negotiations, execute and submit all documents necessary for the completion of the project; approved as to form by County Counsel; discussion and possible action. **Roll call vote**

Motion: Adopt **RESOLUTION No. 22-8729** approving the application for grant funds from the Recreational Trails Program and appoints the Director of Facility Services & Airports as agent to conduct all negotiations, execute and submit all documents necessary for the completion of the project, **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Supervisor Ceresola, Supervisor Thrall, Supervisor Hagwood, Supervisor Engel, Supervisor Goss.

D. LIBRARY – Lindsay Fuchs

- 1) Approve and authorize the Chair to sign and ratify Memorandum of Understanding between the Plumas County Library and Plumas Unified School District, to operate the Plumas County Library out of the Greenville High School with new hours; effective June 1, 2022; not to exceed \$4,500.00; approved as to form by County Counsel.

- 2) Adopt **RESOLUTION** updating the established County Office hours for the Plumas County Library, Greenville Branch; discussion and possible action. **Roll call vote**

Motion: Approve items 3 D1 and 3D2 to Approve and authorize the Chair to sign and ratify Memorandum of Understanding between the Plumas County Library and Plumas Unified School District, to operate the Plumas County Library out of the Greenville High School with new hours; effective June 1, 2022; not to exceed \$4,500.00; and Adopt **RESOLUTION NO. 22-8730** updating the established County Office hours for the Plumas County Library, Greenville Branch; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Supervisor Ceresola, Supervisor Thrall, Supervisor Hagwood, Supervisor Engel, Supervisor Goss.

E. **PUBLIC HEALTH** – Dr. Dana Loomis

- 1) Authorize the Public Health Department to recruit and fill; funded and allocated 1.0 FTE Administrative Assistant I/II or Office Assistant I/II/III; vacancy due to promotion; discussion and possible action.
- 2) Authorize the Public Health Department to recruit and fill; funded and allocated 1.0 FTE Administrative Services Officer of Public Health position; vacancy due to resignation; discussion and possible action.
- 3) Authorize the Public Health Department to recruit and fill Extra Help Office Assistant I/II/III position, to assist the Admin/ Fiscal team with certain tasks during the short term; discussion and possible action.
- 4) Authorize the Public Health Department to recruit and fill; funded and allocated 1.0 FTE Public Health, Program Division Chief position; vacancy due to resignation; discussion and possible action.

Motion: Approve Items 3E1 through 3E4 and Authorize the Public Health Department to recruit and fill the following funded and allocated positions; 1.0 FTE Administrative Assistant I/II or Office Assistant I/II/III, 1.0 FTE Administrative Services Officer of Public Health position, 1.0 FTE Public Health, Program Division Chief position, and recruit and fill Extra Help Office Assistant I/II/III position; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion passed unanimously (**summary:** Yes = 5).

F. **PUBLIC WORKS** – John Mannle

- 1) Authorize Public Works Road Department to recruit and fill; funded and allocated 1.0 FTE Public Works Maintenance Lead Worker position in the LaPorte Maintenance District; discussion and possible action.

Motion: Authorize Public Works Road Department to recruit and fill; funded and allocated 1.0 FTE Public Works Maintenance Lead Worker position in the LaPorte Maintenance District; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion passed unanimously (**summary:** Yes = 5).

- 2) Approve and authorize the Public Works Department to remit \$10,000.00 of unspent grant funds from the Used Oil Payment Program back to Cal Recycle; discussion and possible action.

Motion: Approve and authorize the Public Works Department to remit \$10,000.00 of unspent grant funds from the Used Oil Payment Program back to Cal Recycle; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion passed unanimously (**summary:** Yes = 5).

G. **SHERIFF** – Todd Johns

Approve and authorize (grant reimbursable) fixed asset purchases not to exceed \$189,791.00, for purchase of a generator and transfer switch system for the new jail project; discussion and possible action. **Four/ fifths roll call vote**

Motion: Approve and authorize (grant reimbursable) fixed asset purchases not to exceed \$189,791.00, for purchase of a generator and transfer switch system for the new jail project; **Action:** Approve, **Moved by** Supervisor Engel, **Seconded by** Supervisor Hagwood.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Supervisor Ceresola, Supervisor Thrall, Supervisor Hagwood, Supervisor Engel, Supervisor Goss.

4. **BOARD OF SUPERVISORS**

- A. **PUBLIC HEARING:** The Board of Supervisors will open the public hearing on the FY 2022-2023 County Budget. Any member of the general public may appear at the hearing or submit their comments using e-mail address Public@countyofplumas.com

Chairman Goss opened the public hearing to public comment:

- B. Report and update by Interim Auditor/ Budget Committee on the FY 2022-2023 Budget; discussion, direction, and possible action regarding various county departments and programs.
- C. Determine allocation of funding for re-authorized 2022 Title I/ II/ III (Secure Rural Schools and Community Self Determination Act); direct the Clerk of the Board to prepare Election Form as allocated and authorize the Chair to sign allocation letter to the USDA Forest Service; discussion, direction, and possible action.
- D. Discussion of surplus or donation of trailers located at 240 Wolf Creek/ Greenville Rd. pursuant to statute; discussion, direction, and possible action.

E. **APPOINTMENTS**

- 1) Appoint Debra Lucero as the County Administrative Officer; and approve and authorize the Chair to sign Employment Agreement, approved as to form by County Counsel; discussion and possible action.

Motion: Appoint Debra Lucero as the County Administrative Officer; and approve and authorize the Chair to sign Employment Agreement; **Action:** Approve, **Moved by** Supervisor Hagwood, **Seconded by** Supervisor Ceresola

Vote: Motion passed (**summary:** Yes = 4; No= 1).

- 2) Appoint Nikki Hammerich to the Indian Valley Park and Recreation District; discussion and possible action.

Motion: Appoint Nikki Hammerich to the Indian Valley Park and Recreation District; **Action:** Approve, **Moved by** Supervisor Goss, **Seconded by** Supervisor Hagwood.

Vote: Motion passed unanimously (**summary:** Yes = 5).

F. **CORRESPONDENCE**

Supervisor Hagwood received correspondence regarding

Supervisor Engel received correspondence regarding

Supervisor Thrall received correspondence regarding

Supervisor Ceresola received correspondence regarding

Supervisor Goss received correspondence regarding

G. **INFORMATIONAL ANNOUNCEMENTS**

Weekly report by Board members of meetings attended, key topics, project updates, standing committees and appointed Boards and Associations

Reported by Supervisor Hagwood regarding matters related to County Government and include

Reported by Supervisor Thrall regarding matters related to County Government and include

Reported by Supervisor Engel regarding matters related to County Government and include

Reported by Supervisor Ceresola regarding matters related to County Government and include

Reported by Supervisor Goss regarding matters related to County Government and include

5. **CLOSED SESSION**

ANNOUNCE ITEMS TO BE DISCUSSED IN CLOSED SESSION

A. Personnel: Public employee performance evaluation – Building Director (Board Only)

B. Personnel: Public employment or appointment – Auditor/ Controller

C. Personnel: Public employment or appointment – Director of Behavioral Health

- D. Conference with real property negotiator, regarding facilities: Dame Shirley Plaza, 570 Main St, Downtown, Quincy, CA APN 115-053-001
- E. Conference with Labor Negotiator regarding employee negotiations: Sheriff's Administrative Unit; Sheriff's Department Employees Association; Operating Engineers Local #3; Confidential Employees Unit; Probation; Unrepresented Employees and Appointed Department Heads
- F. Conference with Legal Counsel: Initiating litigation pursuant to Subdivision (c) of Government Code Section 54956.9
- G. Conference with Legal Counsel: Significant exposure to litigation pursuant to Subdivision (d)(2) of Government Code Section 54956.9 (2 case)
- H. Conference with Legal Counsel: Existing litigation pursuant to Subdivision (d)(1) of Government Code §54956.9 – In re PG&E Corporation et al, United States Bankruptcy Court Northern District of California, Case Nos. 19-30088 and 19-30089
- I. Conference with Legal Counsel: Claim against the County filed by Stephanie Edwards on August 18, 2022

REPORT OF ACTION IN CLOSED SESSION (IF APPLICABLE)

Chairman Goss reported out of closed session, Item 5I Claim against the County filed by Stephanie Edwards on August 18, 2022, was approved; there was no further action taken in closed session.

ADJOURNMENT

Adjourned meeting to Tuesday, September 13, 2022, Board of Supervisors Room 308, Courthouse, Quincy, California

Chair Goss, Vice Chair Ceresola, Supervisor Thrall, Supervisor Hagwood and Supervisor Engel, thank you for letting me speak today.

Plumas county leases land at Beckwourth airport on which lessees can put hangars.

In the past the county had a simple two page lease, which every tenant willingly signed. It was simple enough for any reasonable person to understand and agree to, and this is what happened.

Today's lease, is far more complex, and burdensome than anything I have seen at any other airport.

Here are three of the most obvious and unworkable problems with the lease:

The lease requires tenants get types of insurance which either do not exist, do not apply or do not indemnify any activity which would involve any tenant.

The lease also has the county in violation of their FAA airport improvement grant assurances because the text of the lease I have been asked to sign specifically states in section 3C that lease rates will be dependent on the receipt of such funds and will rise if such funds are not received. Signing this lease makes the tenant a party to this unauthorized subsidy from

an FAA grant not intended for such use and therefore exposes the tenant to this violation.

Some of these leases have already been signed, hence county is in violation of its FAA grant assurance requirement.

Section 3C also makes the cost and liability of the lease open ended as it gives the county the ability to raise costs without limit or immediately terminate the lease.

Section 7G includes the right of inspection of unlimited frequency, the cost of which must be paid by tenant. Such clauses provide an avenue for abuse, either accidentally or by design.

In essence the lease is unworkable because it creates too many conditions which cannot be complied with, creates completely open ended cost, and provides for too many cases in which the lease could be terminated without cause.

Unfortunately, county counsel has taken the position that they will not discuss or negotiate the lease terms.

I have attempted correspondence with them on many occasions and was met with repeated demands to comply.

Counsel has sent me a letter demanding that I pay up and sign the lease or get evicted, and they are in the process of doing so even though I have tendered every payment they have demanded and paid every tax.

I cannot sign a lease with which I cannot comply, and where the terms of such lease provide for unpredictable termination by the county and subsequent forfeiture of my buildings for any violation, no matter how minor or administrative.

I know of at least four others who will not or have not signed this lease, yet I am the only party that I know of who is being evicted.

I have a proposed lease which I am confident will be signed by every tenant. Counsel has refused so far to consider it.

For the agenda next week I am going to request the clerk add an item for Supervisors to consider. I will request the board to review the lease I offer for possible adoption, to consider stopping the eviction, and to encourage counsel to meet with airport tenants and the FAA Airport District Office to go over any terms as needed to achieve agreement on a lease.

Thank you for letting me speak. I can provide a

transcript to each of you if you wish.

BOS Meeting 9/6/22

Chair Goss, Vice Chair Ceresola, Supervisor Thrall, Supervisor Hagwood and Supervisor Engel, I appreciate the opportunity to speak to you today. *IN REGARDS TO THE LAND LEASES @ THE BECKWORTH/NEVINS AIRPORT*

My background:

Born and raised in the Sierra Valley, this is home, 5th generation to graduate from Loyalton High School, Aunt and Uncle ran the school buses for the Sierra-Plumas Joint Unified School District, Grandfather mayor, dad council member, and if your family has been around for over 100 years, we are probably related.

Retired Police Officer, not wealthy, bought airplane and hangar with my 457 retirement plan. Working as an airplane mechanic to reduce the expenses related to flying.

Definitions:

Definition of a Lease: A **contract** by which one party conveys land, property, services, etc. to another for a specified time, usually in return for a periodic payment.

Definition of a contract: A contract is an agreement between private parties creating **mutual obligations** enforceable by law. The basic elements required for the agreement to be a legally enforceable contract are: **mutual assent**, expressed by a valid offer and acceptance; adequate consideration; capacity; and legality.

Am I being coerced into signing?

Definition of coercion:

If a party enters into a contract under duress (generally, under threats of harm or retaliation), then that contract may be considered illegal and thus unenforceable.

When I'm told that Plumas County will not accept my lease payment, without a signed lease, then threatens to evict me if I don't sign, is that coercion?

The lease agreement and why I won't sign it in it's current form:

Section 3, point A.

"The terms of any new lease, or extension of this lease, and the rent to be paid thereunder, are subject to negotiation between the Lessor and Lessee."

The current County Council is not negotiating with anyone.

Section 7, point G.

"County and County's agents shall have the right, with prior notice, to inspect the premises for the purposes of ascertaining Tenant's compliance with this section (Use and/or storage of Hazardous Materials). The cost of such inspection shall be reimbursed to County by Tenant.

Why do I have to pay for your inspection? and there is no spelled out time for "with prior notice". Is that two weeks notice, 30 days notice, and hours notice.....???

Section 16 Inspection of Premises and Improvements.

Once again, there is no time set for "advance notice" nor is "reasonable times" defined.

Section 20 Rights upon termination:

"At the end of the term of this Lease (5 years), or upon termination for any reason allowed by this Lease, the Tenant **shall vacate the Premises.**

Why do I have to leave after five years?

Section 21 point G Subletting/Assignment

"County shall have the right at time of proposed assignment to terminate this Lease and renegotiate a new lease with the proposed assignee(s) at County's option."

In section 20 it says that at the termination of this lease, I have to vacate. In section 21, it says the County can terminate the lease anytime they want.

Exhibit 'A'

Shows my hangar facing the wrong direction. Small point, but I believe I could argue that this lease is inaccurate.

I appreciate your time

Thank you!

Dixie Fire Collaborative, Report to the Plumas County Board of Supervisors
September 6, 2022

It may seem like a small start, but four houses are being framed up in Greenville. That is pretty exciting for us.

Our big push right now is to be ready for Phase 1 planning on September 15, 16 and 17. Numerous sessions are being arranged to get input from a wide range of community members in Indian Falls, Greenville, Canyon Dam, and Warner Valley.

The Air Fiber project to bring free WiFi to the Indian Valley Medical Clinic and the Pop-Up Business District was completed on Friday, August 19th. Some adjustments will strengthen the current signal. There's also a free hot spot for the public at The Spot. The free WiFi will last until fiber optics cable is brought into Greenville, then it will serve as emergency backup internet.

The Indian Valley Innovation Hub is working with four innovators on business ideas. Three more will be presenting their ideas at the end of next week.

The Pop Up Business District, now referred to as The Spot, is still working on temporary buildings for the thrift store, fitness center, pet supply store, and hardware store.

Finally, here are five things you could do that displaced residents would appreciate:

1. Establish a variance for sprinklers soon, though it doesn't look like that can happen in town. If people wait too long for the sprinklers, they will lose out on solar exemption.
2. Create a blanket setback exclusion for small lots. We have many lots that are far too narrow for a thirty-foot setback, so many people will have to go through the process of getting a variance. Having the County remove this hurdle would be appreciated.
3. There appears to be a problem with building if hazard trees are standing on the next lot. Requiring land owners to clear dead trees that threaten neighbors would help eliminate another hurdle for those who want to rebuild.
4. Two Innovators are running into problems with rendering disposal for their slaughter business. Clint Koble would appreciate a conversation with a supervisor who deals with Waste Management.
5. CA Statue requires anyone wanting to buy or operate a well-drilling business to have 4 years of experience just to get the license. If there is anything the County can do about making that regulation more flexible or workable, please contact Clint Koble.

Thank you for your time and consideration.

Kest Porter, County Liaison, Dixie Fire Collaborative,
Greenville
530-616-0226
kestporter@gmail.com