



**MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

Regular Meetings: The First, Second, and Third Tuesday of each month. Location of meeting is specified just below.

MEETING LOCATION Suite Z, 2nd Floor Minaret Mall, 437 Old Mammoth Rd., Suite Z, Mammoth Lakes, CA 93546

**Regular Meeting
May 16, 2017**

Pledge of Allegiance led by Carolyn Balliet.

1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Jiselle Kenny, Wild Iris

- Gave some updates on what has been going on with Wild Iris.

Joel Rathje (TOML Trail Coordinator):

- Update on various trails that are going to be worked on this year, and several new trails to be constructed.
- Extended invite to upcoming Trail Workshop – July 8th (9-5) at the Fire Hall and July 9th will be outside all day working.

Rich Boccia (Mammoth Lakes Recreation):

- Gave overview of proposed Mammoth and Arts Cultural Center – trying to move things forward.

Supervisor Corless:

- Gave a few reminders from the Board Rules of Procedure, things to keep in mind during meeting.
- Also important to keep on track and stick to time limits; there is a lot on the agenda today.

2. APPROVAL OF MINUTES

A. Board Minutes

Departments: Clerk of the Board

Action: Approve the minutes of the Regular Meeting on April 11, 2017, as amended.

Johnston moved; Gardner seconded

Vote: 5 yes; 0 no

M17-94

Supervisor Stump:

- On page 2 of draft minutes, under "Opportunity for Public to Address Board", change 'member of the public in Mammoth' to Kay Ogden, Director of Eastern Sierra Land Trust.
- On page 4 of draft minutes, under his comments, first bullet point, it should say "a special election *cannot* be held this year.

Supervisor Johnston:

- On page 8 of draft minutes, under item #9b, Public Hearing for Establishing a Cemetery Fee Schedule, Peter Chapman's first bullet point: should say ".....this is going from a *fee* structure...." not *free* structure.

B. Board Minutes

Departments: Clerk of the Board

Action: Approve the minutes of the Regular Meeting on April 18, 2017.

Stump moved; Gardner seconded

Vote: 5 yes; 0 no

M17-95

C. Board Minutes

Departments: Clerk of the Board

Action: Approve the minutes of the Special Meeting on April 18, 2017.

Peters moved; Gardner seconded

Vote: 5 yes; 0 no

M17-96

D. Board Minutes

Departments: Clerk of the Board

Action: Approve the minutes of the Regular Meeting on May 2, 2017, as amended.

Peters moved; Gardner seconded

Vote: 5 yes; 0 no

M17-97

Supervisor Stump:

- On page 4 of draft minutes, under his comments, fourth bullet point: Last sentence should read, "He *isn't sure* if Mono City also received this treatment" – not that they did receive it.

3. RECOGNITIONS

A. Resolution for Mental Health Month

Departments: BOS

May is national Mental Health Month; the attached proclamation raises awareness of the importance of mental health and the availability of treatment, highlighting Mono County's Behavioral Health Department.

Action: Adopt proposed Proclamation declaring May 2017 Mental Health Month.

Stump moved; Johnston seconded

Vote: 5 yes; 0 no

M17-98

Supervisor Corless:

- Introduced item; read proclamation.

Supervisor Stump:

- Gave gratitude to Behavior Health and their work in his district.

Amanda Greenberg (Behavioral Health Coordinator):

- Gave overview of what Behavioral Health does, what the mission is. Thanked Board for Resolution.

4. BOARD MEMBER REPORTS

Supervisor Corless:

- Wednesday, May 31st at eatery at Mammoth Brewery – Informal unofficial county event, all invited to attend. More details to follow.

Supervisor Gardner:

- Report deferred.

Supervisor Johnston:

- CSAC Leg conference tomorrow; many issues to be discussed; Several Board members headed there after the meeting.
- June 7th – ribbon cutting ceremony for Biomass in Bridgeport, CA at 1:30 p.m.

Supervisor Peters:

- Wanted to recognize Caltrans – able to attend on the 11th their fallen worker memorial. Very moving. We take for granted what happens with our roads; we have one of the best road systems in the world. Recognized the 187 fallen workers. Reiterated “slow for the cone” zone.

Supervisor Stump:

- Report deferred.

5. COUNTY ADMINISTRATIVE OFFICE

Leslie Chapman:

- Report deferred.

6. DEPARTMENT/COMMISSION REPORTS

Kathy Peterson:

- Gave positive update on “In Home Supportive Services/Maintenance” effort.
- If we don’t have estimate by the time we do budget, we’ll inflate it.
- Asked if Board wants a workshop or maybe do a presentation during budget time?
- Governor saying it’s not set in stone; in a couple years willing to see where we are with alignment.
- Our realignment growth would pay for the county’s share.

Jeff Walters:

- Update on discussion regarding water runoff, etc:
- Recently, he has heard concern from Walker Residents about Topaz, bridge, runoff.
- Bridge looks great, currently Public Works has no concerns.
- As of this morning, running about 1000 CSFs. Could get up to 2000 CSFs by Sunday.
- If anything changes, they’ll let board know.
- As of right now, feels bridges are safe and ok.
- Supervisor Stump: Thanked mechanics – especially the heavy equipment mechanics – asked Jeff to pass this along to shop crew, he recognizes their contribution.
- Public Works just lost a mechanic, trying to fill.
- Supervisor Peters: thanked crew that worked Virginia Lakes Road.

Janet Dutcher:

- Yesterday, disaster team had a conference call with FEMA, they are in town this Friday to get

- us started on producing all records we need for reimbursement.
- Meeting with Bridgeport PUD in the morning (PUD very appreciative).
- Supervisor Stump: Asked about June Lake Issue.

Sheriff Braun:

- She will be at the FEMA meeting on Friday.

7. **CONSENT AGENDA**

(All matters on the consent agenda are to be approved on one motion unless a board member requests separate action on a specific item.)

A. **Contract for Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP)**

Departments: CDD

Contract award based on an evaluation of Requests for Proposals for the County/Town of Mammoth Lakes Local Hazard Mitigation Plan update.

Action: 1. Approve contract with Michael Baker International for the provision of hazard mitigation planning services. 2. Authorize Community Development Director or designee to approve amendments or additions to the contract scope of work which are approved as to form by County Counsel, not to exceed \$47,103.

Peters moved; Gardner seconded

Vote: 5 yes; 0 no

M17-99

B. **MOU with Deputy Sheriffs' Association**

Departments: Human Resources

Proposed resolution adopting and approving a revised Memorandum of Understanding and side letters between the County and the Deputy Sheriffs' Association.

Action: Adopt proposed resolution #R17-43, Adopting and approving a revised Memorandum of Understanding and side letters between the County and the Deputy Sheriffs' Association.

Peters moved; Gardner seconded

Vote: 5 yes; 0 no

R17-43

Stacey Simon:

- A head's up – we are trying to sort out another minor tweak with MOU, will maybe have yet another issue before the board.

C. **Support Letter for AB 668**

Departments: Clerk of the Board

Letter in support of AB 668, The Voting Modernization Bond Act of 2018.

Action: In line with our recently revised Mono County Legislative Platform, authorize the Chair's signature on a letter of support for AB 668 – The Voting Modernization Bond Act of 2018.

Peters moved; Gardner seconded

Vote: 5 yes; 0 no

M17-100

D. Adoption of Proposed Ordinance Amending Mono County Code 2.60.080 Re Timing of Review of Declaration of Local Emergency

Departments: CAO

Adoption of proposed ordinance amending Mono County Code Section 2.60.080 to conform timing of review of local declarations of emergency with State law requirements.

Action: Adopt proposed ordinance #ORD17-08, amending Mono County Code Section 2.60.080.

Peters moved; Gardner seconded

Vote: 5 yes; 0 no

ORD17-07

8. CORRESPONDENCE RECEIVED

All items listed are located in the Office of the Clerk of the Board, and are available for review. Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

A. Application for ABC License - Bridgeport Mo Mart Mobil

Departments: Clerk of the Board

Application for Alcoholic Beverage License from the Bridgeport Mo Mart Mobil.

Supervisor Peters:

- Only a name change.

B. Application for ABC License - Chalfant Mercantile

Departments: Clerk of the Board

Application for Alcoholic Beverage License by the Chalfant Mercantile, LLC.

Supervisor Stump:

- Chalfant Mercantile has been closed for couple years, glad to see it opening.

The Board acknowledged receipt of the correspondence.

9. REGULAR AGENDA - MORNING

A. Appointment to Behavioral Health Advisory Board

Departments: BOS

(Stacy Corless) - On May 2, the Behavioral Health Advisory Board unanimously voted to recommend that Carolyn Balliet be appointed to the Advisory Board.

Action: Appoint Carolyn Balliet to the Mono County Behavioral Health Advisory Board – term expires 1/2019.

Stump moved; Johnston seconded

Vote: 5 yes; 0 no

M17-101

Supervisor Corless:

- Introduced item and individual up for appointment – Carolyn Balliet

Supervisor Stump:

- There isn't anyone as committed as Carolyn.
- He's very grateful that she hasn't really "retired".
- He's happy to support this.

B. Behavioral Health Advisory Board Annual Report

Departments: BOS

(Stacy Corless) - The Advisory Board is required to present an annual report to the Board of Supervisors. The attached report serves as an introduction to the Advisory Board's work, and to the program areas funded through the Mental Health Services Act (MHSA).

Action: None.

Supervisor Corless:

- Introduced item.
- Graph in packet gives a lot of detail about the board.
- Explained what the board does.
- Gave various introductions of individuals serving on the board.
- One of the requirements of this board is to present an annual report to the Board of Supervisors.

Amanda Greenberg (Behavioral Health Coordinator):

- Gave some various statistics and information.

Supervisor Peters:

- Asked for elaboration on program at Walker Senior Center.

Supervisor Stump:

- Asked about strength based interventions?

Supervisor Gardner:

- Looking forward to future and additional information on how the program is doing, what the needs are? Measuring performance, etc.

Ingrid Braun:

- As Sheriff, they are often the de facto Mental Health provider – should not be the case. Grateful for the Behavioral Department in place and proud to be a member of this board.
- Thanked Supervisor Corless for her involvement and bringing board together and into compliance.

C. Review of Need for Continuation of Local Emergency - Severe Winter Storms

Departments: CAO, Sheriff

(Leslie Chapman, Ingrid Braun) - On January 31, 2017 the Mono County Sheriff declared a state of local emergency as a result of extreme winter weather. The Board of Supervisors ratified this declaration on February 7, 2017, and further declared a continuing state of emergency. Mono County Code Section 2.60.080 requires that the Board of Supervisors review the need for continuing the local emergency every 14 days, and Government Code section 8630 requires that the Board review the need at least every 30 days until it is terminated. This item is provided for that purpose.

Action: None. Emergency continues.

Sheriff Braun:

- Still need to continue emergencies.
- Melting water overflow; issues with keeping Bridgeport reservoir balanced with water.
- It is her recommendation that we continue these emergencies.

Stacey Simon:

- Reminder that recently approved ordinance (moving out the review for emergencies to 30 days) won't go into effect for thirty days. The Sheriff will probably have to come one more time (in two weeks), then every month.

D. Review of Need for Continuation of Local Emergency - Snowmelt and Runoff

Departments: CAO, Sheriff

(Leslie Chapman, Ingrid Braun) - On March 20, 2017 the Mono County Sheriff declared a state of local emergency as a result of continuing snowmelt and runoff from severe winter storms beginning in January 2017. The Board of Supervisors ratified this declaration on March 21, 2017, and further declared a continuing state of emergency. Mono County Code Section 2.60.080 requires that the Board of Supervisors review the need for continuing the local emergency every 14 days, and Government Code section 8630 requires that the Board review the need at least every 30 days until it is terminated. This item is provided for that purpose.

Action: None. Emergency continues.

See information in 9c above, applies to this item as well.

E. Agricultural Commissioner's Bee Registry

Departments: Clerk of the Board

(Nathan Reade) - California Food and Agriculture Code Section 29044 require beekeepers to register with the County Agricultural Commissioner in the county where bee colonies are kept. This requirement exists, for the most part, to protect bee populations from inadvertent harm due to pesticide drift. In the interest of encouraging pollinator protection the Agricultural Commissioner's Office requests that your board consider waiving the \$10 fee for registration of bee colonies for hobbyist beekeepers as outlined in FAC Section 29044.

Action: Waive bee colony registration fees for hobbyist beekeepers maintaining fewer than 10 colonies as outlined in California Food and Agriculture Code (FAC) section 29044.

Gardner moved; Johnston seconded

Vote: 5 yes; 0 no

M17-102

Nathan Reade:

- Has had members of public coming in lately; bee keeping is taking off in both Mono and Inyo Counties for hobbyists.
- His office is required to register Bee Keepers; but they have to come to him so he *knows* they need to be registered.
- There has been a fee required, Inyo waives it. He's here asking if Mono would also like to waive the bee colony registration fees.

Supervisor Stump:

- He is in favor of waiving the fee.

Supervisor Corless:

- She's interested in waiving fee.
- Asked about Agricultural Commissioner's location on website.

F. Agricultural Commissioner's Mosquito Workshop

Departments: Clerk of the Board

(Nathan Reade) - Runoff in our region is projected to be very high this year. The Owens Valley Mosquito Abatement Program, which has provided mosquito abatement activities in the Mammoth Lakes Mosquito Abatement District through a contract for several years, has put together some strategies to combat potentially high mosquito populations. This presentation will outline some of these strategies. June Lake PUD, who also conducts mosquito control activities in Mono County may also participate in this discussion.

Action: None.

Nathan Reade (Agricultural Commissioner):

Power Point:

- Background
 - Previous high runoff years
- Panic sets in
- 2017 Planning
 - Looking back to see ahead
 - Mosquito Manager Summit
 - Ensuring resources are available
 - Identifying priorities
 - Outreach
 - Coordination with Health Department staff
- Prioritization
 - Protection of human health in towns
 - Nuisance mosquito control in towns
 - Special events
 - Recreation/other areas where people congregate
 - Other outlying areas
- Outreach/Communication
 - Reaching out to public and others
- Questions?

Additional Discussion:

- Starting trapping efforts.
- Anything with Deet is going to be most effective.
- He feels the budget is going to be ok, need to wait to see what happens.
- JL PUD does some abatement work, aside from that (and outside of Mammoth), he doesn't know of any other abatement going on.
- A press release will go out shortly: no standing water left out, keep irrigations short, don't overwater, citronella candles, deet repellent.
- As far as expanding district: if this is something residents of the board wants explored he's happy to address that.

Supervisor Gardner:

- Do bats eat mosquitos?
- Are bat houses effective?
- Belts as personal repellent? Effective?

Supervisor Johnston:

- Does Nate have enough budget for what needs to be done?

Supervisor Peters:

- Is there any abatement balance for rest of Mono County? Like Bridgeport, etc?
- Is there a recommended course of action for residents and their yards?

Supervisor Stump:

- Thanked Steve Ganong.
- Sits on LAFCO board.
- If some of hurdles Steve mentioned remain, go outside boundary of Mammoth.

Supervisor Johnston:

- What is his opinion on expanding the district boundaries to include more of Mammoth?

Dr. Rick Johnson (Health Officer):

- Bat houses: not a good idea because they potentially have rabies.
- Boundaries: Old Mammoth area is only area that does mosquito abatement, mosquitos don't have boundaries.
- Pleads for integrated pest management – there are ticks, plague, hanta virus – this type of management deals with all these issues, including mosquitos.

Steve Ganong (retired manager of ML Mosquito Abatement District):

- Abatement work being done in Old Mammoth is benefitting whole town.
- He left district because the district couldn't afford him anymore.
- Grateful to Inyo for doing the continued work when they didn't have to.
- Town grew up outside of original district boundaries.
- Do we need to increase boundaries and do an assessment? Expensive. Whole town needs to get under the protection of abatement control.

Supervisor Corless:

- There are no members currently on the Mosquito Abatement District.
- Work needs to be done.
- Thanked Steve for all his work.

G. Status of Mammoth Lakes Mosquito Abatement District

Departments: Board of Supervisors

(Stacey Simon) - Presentation regarding the status of the Mammoth Lakes Mosquito Abatement District and the process for filling vacancies on its board of trustees.

Action: 1. Direct the Clerk to post a special vacancy notice in the Clerk's office, in one or more public libraries, the website and the newspapers within the County describing the vacancies on the District Board, the requirements to serve, and the process for applying for consideration. 2. Direct staff to agendize an item for appointment of interested persons to serve on the District Board at the next Board of Supervisors' meeting which takes place at least ten days following the posting of the notice, provided there are persons willing and able to serve.

Stump moved; Peters seconded

Vote: 5 yes; 0 no

M17-103

Stacey Simon:

- We have the shell of the Mammoth Lakes Mosquito Abatement district but no members.
- Her office did some research.
- This is a dependent special district – its members are appointed by the Board of Supervisors. It makes it easy to appoint.

- Staff report went over what the district is, how to seek interested individuals to be on this district; went over some requirements.
- This item lays out direction to get process going.
- Notice/Posting of Notice – to be posted by clerk in office and two public libraries. For ten days.
- Then brought back by appointment.
- Prop 218 Process, benefit assessment: Public Hearing process, consulting firm could assist with and likely increase chance of success, but also can be done in-house.
- Gave explanation of why the County and not the Town is responsible based on statutes.

Supervisor Corless:

- Changing boundaries would require LAFCO involvement?
- Recognized Marianne O'Connor for her involvement as we as Steven Ganong.
- Asked that ad be placed in paper as well! And on website!
- Agrees that Stacey should come back with additional information regarding boundaries.

Supervisor Johnston:

- Why is County responsible and not town?

H. Highmark Advisors Updated Proposal for Sierra Center Mall Lease

Departments: Clerk of the Board

(Drew Hild) - Presentation by Drew Hild of Highmark Advisors, outlining updated proposal to the County of Mono for the future lease of Sierra Center Mall. This item is being sponsored by Supervisor Larry Johnston.

Action: 1. Pursuant to Rule 30 of the Board Rules of Procedure, reconsider April 18, 2017 Board decision to conclude negotiations with Sierra Center Mall and, if so, whether to reopen said negotiations

Johnston moved; 0 seconded

MOTION FAILS

Supervisor Corless:

- Asked that speakers put their names on cards.
- A time limit of three minutes per speaker will be imposed.

Leslie Chapman:

- Introduced item; explained recommended actions.

Drew Hild:

- Apologized for recent press and behavior of outside sources.
- Here to discuss issues that involves a lot of money.
- Is asking Board to take proposal seriously.

Power Point Sierra Center Mall Lease (copy to be posted to the web):

- Today's presentation
- Overview of Sierra Center
 - Brief history of Sierra Center
- Location – Sierra Center Mall vs. McFlex
 - Sierra Center in center of town and businesses
 - South Old Mammoth Road
 - McFlex Parcel – not really close to anything
 - Center vs. isolate spot
- Building and Improvements of Sierra Center
- Overview of Improvements done
- Planned Improvements 2017
- Exterior Concepts
- Leasing Activity
- New Tenant Occupancy

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- New Tenant Activity
- New Management
Leo Prats, Prats, Inc.
- Examples of design concepts
- Sierra Center Overview
- Test Fit and Construction Issues
- Feels job has tremendous potential

Drew Hild:

- Review of new building proposal
- Review of Letter of Intent
 - Stop over market rates
 - Immediate cash savings
 - Construction time now included
 - Use rent savings to fund improvements
 - Provide long term planning flexibility
 - Provide the county an option to purchase
 - Cost of new lease as Sierra Center Mall
 - Lowest possible budget impact
 - Full Transparency

Bob Sargent, Sargent Consulting:

- Option to Purchase
- Review of Lease
- Room for Town of Mammoth

Drew Hild:

- Impact on Community of Board Decision
- Next Steps

Additional Comments:

- Feels you can't compare Santa Cruz to Mammoth Lakes

Supervisor Johnston:

- Santa Cruz resident's negative comments – any response to that?

PUBLIC COMMENT:

Shira Dubrovner

Dawn Vereuck

Robert Calvert

Tom Cage

Tony Dublino

BOARD DISCUSSION:

Supervisor Johnston:

- Doesn't feel that what happened on April 18th is accurate.
- Did we conclude negotiations? He's asking board.
- What was Supervisor Peter's thinking the Staff was going to analyze?

Supervisor Peters:

- It was his understanding that negotiations were concluded to allow staff to do a thorough financial analysis.
- He's fine with looking at future negotiations but he feels that the negotiations were concluded on the 18th.

Supervisor Stump:

- He agrees with Supervisor Peters.
- There are different interpretations as to what happened at the meeting.
- After reviewing Granicus, he feels that negotiations were concluded.
- He'd like to put further negotiations on hold, needs to hear rest of presentation later today.

Supervisor Gardner:

- Concurs with Supervisors Stump and Peters.

Supervisor Corless:

- Agrees with Peters, Stump, and Gardner.

Leslie Chapman:

- The closed session scheduled for today was put on as a courtesy to Supervisor Johnston was gone las week. Can be cancelled depending on Board's decision now.

10. **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

No one spoke.

11. **CLOSED SESSION**

CLOSED SESSION WAS NOT NEEDED AT THIS MEETING.

A. Closed Session--Human Resources

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Stacey Simon, Leslie Chapman, Dave Butters, Janet Dutcher, and Anne Larsen. Employee Organization(s): Mono County Sheriff's Officers Association (aka Deputy Sheriff's Association), Local 39--majority representative of Mono County Public Employees (MCPE) and Deputy Probation Officers Unit (DPOU), Mono County Paramedic Rescue Association (PARA), Mono County Public Safety Officers Association (PSO), and Mono County Sheriff Department's Management Association (SO Mgmt). Unrepresented employees: All.

B. Closed Session - Real Property Negotiations

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Government Code section 54956.8. Property: Sierra Center Mall, Mammoth Lakes. Agency negotiators: Leslie Chapman, Janet Dutcher, Tony Dublino, Stacey Simon. Negotiating parties: Mono County and Highmark Mammoth Investments, LLC. Under negotiation: Price and terms of payment.

THE AFTERNOON SESSION WILL RECONVENE NO EARLIER THAN 1:30 P.M.

12. **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

No one spoke.

13. **REGULAR AGENDA - AFTERNOON**

A. South County Facility Workshop

Departments: CAO

(Tony Dublino) - Presentation by Tony Dublino providing updated analysis on South

County Facility options.

Action: Direct staff to prepare information on project delivery and financing options including Certificates of Participation, Public Private Partnership and Design Build for a County Facility as part of a Mammoth Lakes Civic Center for discussion at next available Board meeting.

Roll call vote taken by clerk:

Gardner moved; Peters seconded

Vote: 4 yes; 1 no: Johnston

M17-104

Tony Dublino:

- Here again to discuss south county facility and provide updates.
- Goal is a safe, comfortable and modest facility for the county to provide services.
- This is the biggest facility decision that will be made, deserves time.
- There is widespread agreement as to what makes most sense amongst staff and constituents.

POWER POINT (to be posted on the web):

- South County Facility Progress Report
- SCM Condition

Joe Blanchard:

- SCM Condition in detail; miscellaneous problems reported over time

Tony Dublino:

- What kind of space *do* government employees deserve?
- Negative value of aging structures
- 4/18/17 Verbal Proposal (different than what was presented today).
- There is a price where the county would consider staying with SCM lease; we haven't seen that proposal yet.
- Alternative to Leasing Aging Structures
- Cost Estimates

Garrett Higerd:

- Project Delivery Options
- Next Steps

Tony Dublino:

- Financial Comparisons
- Looking at taking out money and going with Design Build option but can look more closely at P3 option with board direction.

Janet Dutcher:

- The One-Pager Summary Results

Tony Dublino:

- 40 Years of Accumulated Cost Chart
- Cash Flow Analysis Years 1-15
- Cash Flow Analysis Years 28-40
- Risks, and other unquantifiable factors

Stacey Simon:

- She could answer specific questions on Delivery Option P3:
 - Shifting of up-front costs to a third party: the third party would then lease the facility back to the county.
 - County defers costs; concessionaire is putting up front costs.
 - You get early agreement on a maximum purchase price. But you pay a premium for that certainty.
 - This is a popular solution across the nation.
- Asked by board about leaky roofs that have not been repaired. The landlord has said they are "working on it" but it has never been completed. But, they could arguably still be in

compliance with the lease because “work” is “happening”, there just hasn’t been any outcome.

Joe Blanchard:

- Believes roof is fixable.

Supervisor Stump:

- Asked for negativity to be kept out of this.
- Asked about delivery options.
- At what point do you own the structure?
- Is Supervisor Johnston’s complaint with staff or colleagues?
- With financing that’s proposed, he’d like to confirm a few things. Needs to make sure Economic Development funds will not be touched. Wants to make sure A87 funds can be used for reimbursement.

Supervisor Johnston:

- Why is our square footage going down?
- Why hasn’t the leaky roofs been repaired?
- We want to do the most prudent thing, why hasn’t the purchase option been vetted out?
- According to Board rules, we are to be fiscally responsible. Without vetting out purchase price, we are not being responsible.
- Frustration is with the Board, not the staff.

Supervisor Gardner:

- The Board rules do not say we go on forever.
- It wasn’t so long ago that we didn’t have a purchase option.
- We need to move on.
- Asked Mr. Hild why there have been no improvements?

Supervisor Peters:

- The purchase option has magically returned.
- If the county decides to pursue an option to purchase that’s beneficial to county and employees (and not presented by Sierra Center Mall), he’s all for that.
- It’s not just money; this is a partnership with employees, county and SCM.

Janet Dutcher

- After spending 80 hours of work before receiving an option to purchase, we finally received one. There hasn’t been time to do further analyzing.
- Doesn’t anticipate EDD funds being used.
- Addressed A87 cost questions.

Dr. Rick Johnson:

- Who is customer that’s going to be using this facility?
- Where does this fit in your Strategic Plan? Not as landlord.
- Who is your most important asset? It’s the employees.

PUBLIC COMMENT

Michael O’Sullivan

Liz O’Sullivan

Ron Day

Ted Carleton (The Sheet)

Yvonne (Social Services)

Drew Hild

- He believes that the improvements will be done.
- There’s a potentially a \$15 million benefit to the county.
- He hopes there can be a reset.
- He will personally see to the improvements.

Leslie Chapman:

- SCM has continually stonewalled the county and negotiated in bad faith.
- There is also a financial presentation that’s ready to be brought to the board.

BOARD CONSIDERATION

Supervisor Corless:

- Thanked county staff for all their work.
- Reminded Board of recommended action being proposed.
- Consider directing staff to investigate the Option to Purchase that's on the table – no negotiations.
- She supports recommended action. She understands Supervisor Johnston's request to review the Option to Purchase but she can't agree with it.
- Discussed perceived negative impact to building a civic center.

Supervisor Stump:

- Theoretical Purchase Option mentioned in February.
- The maintenance issues are not the tenant's problem.
- Financing: he's not interesting in a co-financing scheme with the Town, they need their own financing. We need to proceed ahead as a single entity.
- A prior sales analysis has already been done.
- He's interested in the P3 approach and he'd like analysis on that.
- He wants a pause on SCM negotiations.

Supervisor Johnston:

- He agrees that the conditions in SCM have been deplorable; if we don't do anything with this lease, then it's going to continue for the next 30 months.
- We need improvements to be made.
- He wants purchase option to be analyzed in a very detailed way.
- He's not ready to say we should go build a building right now; doesn't feel enough analysis has been done.

Supervisor Gardner:

- He would usually wish to consider the lease, but in this case, all things are not equal.
- He believes it's the best choice to go with a new building.
- He feels that the customer should be paid attention to; he's been disappointed by the SCM landlords and their lack of response.

Supervisor Peters:

- Removing the holdover provision would also be act of good faith.
- He's ready to move on with recommended action.

ADJOURN 4:10 p.m.

ATTEST

STACY CORLESS
CHAIR OF THE BOARD

SHANNON KENDALL
CLERK OF THE BOARD