



County of Inyo Board of Supervisors

Special Meeting

August 6, 2013

The Board of Supervisors of the County of Inyo, State of California, met in special session at the hour of 6:00 p.m., on Monday, August 6, 2013, at the County Administrative Center in Independence, with the following Supervisors present: Chairperson Linda Arcularius presiding, Jeff Griffiths, Rick Pucci, Mark Tillemans and Matt Kingsley.

Public Comment The Chairperson announced the public comment period and there was no one from the public wishing to address the Board.

County Dept. Reports The Chairperson announced the County Department Report period. The County Administrator presented the Board with copies of the Photo Shootout Magazine explaining that is a compilation of past Shootout Photographs which is privately produced.

P.W.-CAO/Bishop Consolidated Building The Board received a power point presentation by the County Administrator and the Deputy Public Works Director, Mr. Jim Tatum, on the proposed Bishop Consolidated Office Building, which provided a retrospect of a project that has been considered for nearly 20 years, reviewed the historic context and chronology of events that have transpired on the project since 1998, provided the statistical financial data regarding the currently proposed project; conservative comparison statistics on the amount of money the County currently spends on office space rental in the Bishop area; described the square footage requirements for the building; presented a preliminary space plan design; and that identified alternatives to the size of the building.

The Board heard from the following people regarding the project. Mr. Rich White, Independence Resident and retired Inyo County Assessor, remarked that while he was the Assessor he had conducted brief office hours out of office he was assigned at the South Street Building. He said the building was not sufficient and in disrepair back then and has only gotten worse in the ensuing years. He went on to comment further on the condition of the Building, recommending the County demolish the building and use the site for parking. He supported Consolidated Office Building Project.

Mr. Charles James, expressed concern with the idea of a consolidated building. He said he was concerned with having children’s services in the same location as probation services; protecting confidentiality; of locating the Health Clinic in the same building that has so much public access because of the possibility of spreading of illnesses; the possibility of growth of government because you have a larger square foot building; and the need to ensure the building is green compliant. He talked about storage capacity of the building, with the County Administrator explaining that one of the options for utilizing the South Street facility would be to use if for paper records storage since the building has a new roof and it is not prudent to pay new construction costs to pay for storage.

Ms. Mary Roper, asked for clarification of use of the Criminal Justice Trust funds and how that impacts the new Courthouse being proposed. The County Administrator explained the difference between the Criminal Justice Trust Fund, which provides funds for local law enforcement needs; and Courthouse Construction Fund which belongs to the State of California under the jurisdiction of the Administrative Office of the Courts that are responsible for all Court facilities. Ms. Roper asked about the footprint for the HHS services and why the building is not being located on the County owned property near Jack in the Box. The County Administrator explained that when comparing the only two RFP’s for the project the respondent that was proposing to utilize the County’s property would not provide the cost information associated with bringing the property up

to buildable standards and the County's estimate of that work exceeded \$2-million. He clarified that in addition to the additional infrastructure needs of the parcel, utilizing that property would require the County obtain financing for the upfront purchase of the building, as opposed the Lease Option to Buy project proposed by the Josephs. He explained how the Josephs' proposal was more beneficial because there was much less up front money required, and it put more public lands into private ownership thus increasing the County's property tax base.

Ms. Tamara Cohen, Bishop Area Resident and Director of Inyo County Health Services, identified many concerns she has for the option identified to reduce the square footage of the new building, which would leave the location of the Health Clinic at the South Street Building. She noted the extremely poor conditions under which the Clinic has to provide services to the public as a result of this location and implored the Board move the Health Clinic to the new building.

Ms. Nancy Masters, Independence Resident, asked about the financing, including how the County proposes to pay the five balloon payments. The County Administrator explained that the County's debt obligation is the first item budgeted each year. Ms. Masters went on to ask what the appraised value of the two parcels of land that are being exchanged is. Mr. Carunchio explained that the last appraisal on the County property was around \$750,000 and the Josephs' property \$2-million in 2006 and \$1-million in 2009.

Ms. Judy Palmer of Shoshone addressed the Board to complement the presentation and to remind the Board that the people of the southeastern County need services also. Mr. Ronald Higgins, Olancha Resident supported the building project.

The Board Members made concluding remarks thanking those who had attended the meeting and noting that the Board is accumulating public input on the project before making on decision on how to proceed.

Adjournment

The Chairperson adjourned the Special Meeting at 8:10 p.m.

Chairperson, Inyo County Board of Supervisor

*Attest: KEVIN D. CARUNCHIO
Clerk of the Board*

by: _____
Patricia Gunsolley, Assistant