

MINUTES

County of Inyo Board of Supervisors

Special Meeting

August 12, 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 12, 2013, at Statham Hall, 138 Jackson Street, in Lone Pine, with the following Supervisors present: Chairperson Linda Arcularius presiding, Jeff Griffiths, Mark Tillemans and Matt Kingsley. Supervisor Pucci was absent.

- 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 introduced Mr. Clint Quilter the new Public Works Director to the audience. Mr. Carunchio also introduced the new Sr. Deputy County Administrator, Ms. Pam Hennarty, to the audience.
- 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. Ms. Kathleen New, Executive Director of the Lone Pine Chamber of Commerce, asked for further clarification on the reasons why the County is not utilizing its own property in Bishop rather than exchanging it for other property in the area. The County Administrator reiterated that the County's parcel next to the Jack in the Box is not construction ready. The amount of work that would have to be done by the County's estimate to bring the infrastructure to the property is approximately \$2-million. He explained that the respondent to the RFP that proposed utilizing the County property would not give the County a cost estimate for the work. Additionally he reiterated that the proposal using the County owned property was a standard build to purchase option which would require the County to find funding to purchase the building up front as opposed the lease option to own proposed by the other respondent, the Josephs. Mr. Tatum also explained that another benefit of the lease option to own proposal is that the County's property will now be in private ownership and thus placed on the County's tax roles and while the County is leasing the new building property taxes will continue to be paid on that property. Ms. New, the Board and staff continued to discuss the proposed project including that the County is not proposing to relocate staff from Independence to Bishop, that the use of alternate sites in Bishop were not as cost effective as the option being considered, that the South Street Building will most likely be relegated for paper records storage and that the facility is being built to house programs that provide services in the Bishop area. When responding to a question from Ms. New regarding the condition of disrepair the South Street facility is in, the County Administrator explained that the building is over 50 years old, and as such was not built to meet current standards and needs. He explained that the decision had been made early in the process, nearly twenty years ago, to not spend significant funds to improve a facility that was determined to be inadequate for the County's needs, but that the building has been maintained throughout the years. Supervisor Arcularius explained that the Jail and the Juvenile Center in Independence are both 20 years old and in great condition.

Mr. Leroy Kritz of Lone Pine recommended that the County move forward with building the new facility in Bishop. Another gentlemen who identified himself as a Lone Pine Resident and later in the discussion identified himself as Mr. Al Carrasco, asked about the types of services provided in the satellite offices currently in Bishop. The County Administrator noted the Health and Human Services, i.e., Public Health, Behavioral Health, Children's and Families, Social Services, Mental Health, Agricultural Commissioner, Sheriff's, District Attorney, Child Support Services, Veterans

Services, Personnel, County Counsel, Risk Management, the Public Administrator/Public Guardian. Mr. Carrasco then asked why a modular building was not being considered. Mr. Tatum explained that because of the size of the building being proposed it would have to be two stories and once you take a modular to two stories the costs increase astronomically, so there is no huge cost savings. Additionally, bringing a two story modular facility into ADA compliance is another costly endeavor. Supervisor Kingsley assured the audience that the building is being proposed to house employees providing services to the people in the area. Mr. Carrasco went on to express his concern that the building would trigger a growth in County government, with Mr. Carunchio explaining that the size of Inyo County government has been reduced over the past several years and the population of Inyo County has not changed with any significance in over four decades, so he is not anticipating any large increase in the government in the future. Supervisor Griffiths noted that the County is currently paying a great deal of money in lease rents to house the County forces and the ability to own the building that houses the workforce is a way, in the long term, to provide cost savings to the taxpayers.

Ms. Tamara Cohen, Bishop Area Resident and Director of Inyo County Health Services, identified and reiterated comments she made at the Independence Meeting last week, explaining the many concerns she has for the option identified to reduce the square footage of the new building, which would possibility 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 to move the Health Clinic to the new building.

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 7:50 p.m.

Chairperson, Inyo County Board of Supervisor

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

by: _____
Patricia Gunsolley, Assistant