

**MONO COUNTY SERVICE AREA NO. 1
BOARD OF DIRECTORS REGULAR MEETING
1/26/16**

Board Members Present: Kim McCarthy, Deb Preschutti, Denise Perpall, Rick LaBorde
Board Members Absent: John Connolly
Staff: Marianne O'Connor
Guests: Fred Stump, Isabel Connolly, Mike Bodine (The Sheet), Jane Lester, Judy Estridge, Pam Bold, Brock Thoman, Nancy Fiddler, Haslip Hayes, Lori Michelon

MINUTES

Kim McCarthy called the meeting to order at 5:35 p.m.

PUBLIC COMMENT - None

12/1/15 MINUTES – Rick LaBorde made a motion to approve the 12/1/15 minutes as written. Denise Perpall seconded the motion and all Board members present voted in favor.

COMMUNITY PROGRAMS – Isabel Connolly talked about the winter classes and that there have been complaints about maintenance issues at the community center. Kim suggested Isabel contact Joe Blanchard at Public Works regarding issues on cleanliness, heat, burned out lights, snow removal, etc. Fred Stump commented the County is very short-staffed so some things do not get taken care of as we would all hope for or that “should be”. Isabel advised that Spring classes would start in March.

COMMUNITY CENTER, LIBRARY, COMMUNITY GARDEN, SKATE PARK – Kim McCarthy spoke to the attending public regarding the library and skate park. CSA1 offered to work with the Office of Education and Friends of the Library on the proposed new library at the community center site. The two organizations cannot agree on the size of the library and the Office of Education will only agree to a new library that they can financially support to maintain. At this point they can only commit to a 1300 sq. ft. building. CSA1 can't do anything about this as we have only agreed to finance part of the construction. We have left a footprint in the master site plan for the library. We have had a workshop, we have done two surveys in the community and we have submitted a 10-year plan to the Board of Supervisors for approval (which was approved). We have the use permit approved by the Board of Supervisors for the site, which includes a footprint for the library and the skate park. The CSA1 Board will take the skate park forward for now until a project manager is hired by the County. We are trying to do more community outreach activities and awareness of what CSA1 is and what we do and the projects we are trying to accomplish, including the community garden, the new pergola and landscape improvements at the community center, the skate park workshop

and the ball field improvements, among others. Nancy Fiddler asked what the projected cost is for the skate park? Kim responded the estimate is \$360,000 for the park plus \$200,000 for the infrastructure improvements to the parcel required by the County (paving, ADA bathrooms, move the bust stop, curbs). Nancy asked if the reserve funds for the library go to the skate park will that leave zero for the library? Deb Preschutti discussed the funds CSA1 has in reserves. Fred Stump commented the geothermal plant is the major contributor of property taxes in the district and there will be a reduction if the appeal is lost in the case the County has with Ormat. The reduction will last for several years, however CSA1 will continue to receive property tax revenue, as adjusted. Deb Preschutti commented that CSA1 does have a 10-year plan and we work toward projects because if we don't show a budget of our reserves to be used in our community, the CSA1 funds could potentially be taken away to be used for other County projects, not in this community. Pam Bold asked what the annual tax revenue is for CSA1? Marianne responded the approximately tax revenue budget this fiscal year is \$145,000. Pam asked if CSA1 has looked into replacing the library on the site where it currently is located? Brock Thoman responded that the Friends of the Library have looked at a modular building. They really don't help with energy costs. They are also trying to do something that architecturally fits with the community center. Brock continued that the Friends of the Library went to the County Office of Education and they gave the approval to go ahead with the design process. The proposed plan is only 50% larger than the current library (which includes restrooms, etc.) Unfortunately the Office of Education did not include this resolution in their minutes so the Friends of the Library have to go back to them for a letter or something so the Friends of the Library can go the CSA1 Board to request they obtain approval from the Board of Supervisors for funds for design and planning of the library. Because there are some differences of opinions about the size of the library, they want to be able to get CSA1 to obtain the approval for the funds for the design. Fred Stump commented the improvement of this parcel would be in phases. The skate park triggers Phase 1 and the Library triggers Phase II. Not just the facilities, but also all of the infrastructure improvements that will be required. So the cost of the library will also balloon, just like the skate park. Jane Lester commented she is attempting to gain an understanding of the finances. Fred Stump commented that the County is not in the position of taking CSA1 funds, if they are not budgeted for ongoing projects. The County defers to the CSAs and their Boards to plan for community services, etc. according to their charters, while continuing to provide the service they were established to provide (TV service in the case of CSA1). Rick LaBorde commented we plan to continue moving forward on a library for the future. Fred Stump commented the skate park was not planned at the ball field location because the property is owned by the school district and with notice they could demand that all improvements be removed. All projects are prevailing wage jobs so the skate park will go out to competitive bidding, as will the library when the time comes. Kim explained that CSA1 has had interest from people who want to donate services, time and materials for the skate park and the County has a form, which will allow this to happen. Lori Michelson inquired about insurance for the skate park? Fred responded that it will be County liability and he will be checking with Leslie Chapman on this issue. Kim advised the skate park in Mammoth (Volcom) is approximately 50,000 sq. ft. The Crowley Skate Park will be approximately 10,000 sq. ft., similar to the Little Brothers Skate Park next to Volcom. Fred Stump commented the

design, maintenance and monitoring issues will all be reviewed and approved by the Board of Supervisors. Nancy Fiddler inquired about the tennis court maintenance and other spots in the community? Kim responded that any person in the community could research costs, ideas, etc. and come to our Board with proposed projects. Some items are supposed to be maintained by the County but their budget has not been able to cover the costs. Haslip Hayes commented he has a lot of experience in building skate parks and he is happy to provide direction and advice for a design/build of the Crowley Skate Park project. He will work with John Connolly to get us through the process. Fred Stump commented there is no public works staff support available because of the short staffing and budget constraints. Fred, Leslie Chapman (the new County CAO) and Kim met last week on this project. If Haslip wants to join in and go over budget estimates with the new project manager, this would be beneficial. Haslip inquired what the nature of the contract and the nature of the encroachment is with ESTA. What instrument was used to place their bus stop on County property? He will look into this further because it may have a bearing on whose financial liability it is to move it.

The CSA1 Board will agendize an action item to request approval from the Board of Supervisors for CSA1 funds for design, engineering and construction funds, along with any funds necessary for the CEQA process, of approximately \$300,000.

LIBRARY – APPROVE REVISED BUDGET AND RESERVES BETWEEN LIBRARY AND SKATE PARK – Rick LaBorde made a motion to approve moving all existing Library Reserves to the Skate Park Reserves in the amount of \$248,245.00. Denise Perpall seconded the motion and all Board members present voted in favor.

Regarding the community garden, Kim commented she would be asking Christy Milovich to get the contracts ready for the plot renters.

FINANCIAL REPORT – Marianne reviewed the account balance and actual to budget reports with the Board for the period ending 12/31/15. Denise Perpall made a motion to accept the financial report for 12/31/15 as presented. Rick LaBorde seconded the motion and all Board members present voted in favor.

COMMUNITY CENTER LANDSCAPE PROJECT – Deb Preschutti commented she gave the pergola design to Claude Fiddler. Fred Stump commented if CSA1 wants this done this summer, then CSA1 needs to be the project manager and get the design and engineering done and then get final Board of Supervisor approval for the funds. Denise Perpall will help Deb get this project moving forward.

BALLFIELD – to be revisited in February/March.

BILLS TO BE PAID – Denise Perpall made a motion to pay the bills as presented and to sign the warrants for them. Rick LaBorde seconded the motion and all Board members present voted in favor.

SITE MAINTENANCE – KUNR contacted Marianne because there were some complaints received that KUNR was out at Tom’s Place/Sunny Slopes. Marianne will email KUNR to see where the complaints are coming from because several people are getting reception just fine.

BUSINESS INITIATED BY BOARD MEMBERS OR SECRETARY OF THE BOARD – Protocol for Communication with Other Agencies and Groups – Rick LaBorde commented when any Board member goes to have a discussion with another agency or organization, the member needs to first bring it to the attention of the rest of the Board as an agenda item so the Board can discuss the issue and come to a consensus on the items so opinions expressed are those of the entire Board and not just of one member. The Board members present all agreed.

NEW BUSINESS FOR NEXT MEETING AGENDA – None

NEXT REGULAR MEETING DATE – February 23, 2016

Deb Preschutti made a motion to adjourn the meeting. Rick LaBorde seconded the motion and all Board members present voted in favor. The meeting was adjourned at 7:38 p.m.