



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

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

Meeting Location: Board Chambers, 2nd Fl., County Courthouse, 278 Main St., Bridgeport, CA 93517

**Regular Meeting  
October 10, 2023**

9:01 AM Meeting called to order by Chair Duggan.

*Supervisors Present: Duggan, Gardner, Kreitz, Salcido, and Peters. (All members were present in-person or participated via teleconference in compliance with rules established by the Ralph M. Brown Act).*

*Supervisors Absent: None.*

The Mono County Board of Supervisors stream most of their meetings live on the internet and archives them afterward. To search for a meeting from June 2, 2015, forward, please go to the following link: <http://www.monocounty.ca.gov/meetings>

Pledge of Allegiance led by Supervisor Salcido.

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

**Kristy Coughlin, SiteLogiq:**

- Introduced herself to the Board as a rural County partner.
- Provided background for SiteLogiq.

**2. RECOGNITIONS - NONE**

**3. COUNTY ADMINISTRATIVE OFFICER**

**Sandra Moberly, County Administrative Officer:**

- Reminder of the Joint Town/County meeting next Tuesday, October 17, 2023, in the Mono Lake Room.

**4. DEPARTMENT/COMMISSION REPORTS**

**Paul Roten, Public Works Director:**

- Update on the Bridgeport sign project.

**5. 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. Fiscal Year 2022-23 County Audit Engagement Letter**

Departments: Finance

This audit engagement letter between the County of Mono and the audit firm of Price Paige & Company, and subject to an existing contract for services entered into on June 6, 2023, establishes an understanding about the audit services to be performed and the responsibilities of each party.

**Action:** Approved and authorized the Chair of the Board of Supervisors to sign, the Fiscal Year (FY) 2022-23 audit engagement letter between the County of Mono and the audit firm of Price Paige & Company.

**Peters moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**M23-235**

**B. Fiscal Year 2023-24 Budget Adjustments - Capital Expenditures**

Departments: County Administrative Office

Two budget adjustments have come forward requiring board approval since the FY 2023-24 Budget was adopted September 12, 2023. The Fleet has two Capital Purchases that were budgeted and ordered in Fiscal Year FY 2022-23 but received after July 1, 2023. Additionally, the Office of Emergency Management moved forward with a grant agreement for a joint project with Eastern Sierra Council of Governments for the predevelopment of a Biomass facility, requiring both a revenue and expenditure adjustment in the Mono County Capital Improvements Project budget.

**Action:** Approved the attached two appropriation transfer requests for capital expenditures in FY 2023-24, one for the Fleet budget for capital purchases in FY 2022-23 received after July 1, 2023, and one for the Office of Emergency Management Capital Project for Biomass project execution. (4/5 vote is required.)

**Peters moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**M23-236**

**C. Stipends For Special Travel by Employees during Winter Closure of Highway 395**

Departments: County Administrative Office

Side letters to Memoranda of Understanding (MOUs) between the County of Mono and the Mono County Paramedic Fire Rescue Association and the Mono County Correctional Deputy Sheriffs' Association authorizing special travel stipends for certain employees who experienced extended commutes during the

Highway 395 closure this winter and superseding and replacing the side letter adopted by R23-053.

**Action:** Adopted Resolution R23-086, Approving side letters to the MOUs to authorize special travel stipends for extended commutes during the Highway 395 closure this winter.

**Peters moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**R23-086**

#### **D. Comprehensive Economic Development Strategy (CEDS) Eastern Sierra Region**

Departments: Economic Development

Proposed resolution approving the Eastern Sierra Comprehensive Economic Development Strategy for Alpine, Inyo and Mono Counties as prepared and authorizing the Eastern Sierra Council of Governments to submit to the U.S. Economic Development Administration.

**Action:** Adopted Resolution R23-087, Approving the Eastern Sierra Comprehensive Economic Development Strategy for Alpine, Inyo and Mono Counties as prepared and authorizing the Eastern Sierra Council of Governments to submit to the U.S. Economic Development Administration.

**Peters moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**R23-087**

**Supervisor Gardner:**

- Requested to have the report agendized.

#### **E. Resolution Authorizing the Amendment to the Mono County Allocation List for the Behavioral Health Department**

Departments: Human Resources

Proposed resolution of the Mono County Board of Supervisors authorizing the CAO to amend the Mono County allocation list to remove one Director of Clinical Services position and replace it with one Clinical Services Manager in the Department of Behavioral Health.

**Action:** Adopted Resolution R23-088, Authorizing the CAO to amend the Mono County allocation list to remove one Director of Clinical Services position and replace it with one Clinical Services Manager in the Department of Behavioral Health.

**Peters moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**R23-088**

#### **F. Resolution Adopting Amended Access Control Policy (Administrative Policies and Procedures Manual H-2)**

Departments: County Administrative Office

Proposed resolution adopting amended policy regarding electronic access to county offices and buildings for county staff and directing codification of the amended policy as H-2 - ACCESS CONTROL POLICY in the Mono County Policies and Procedures Manual to replace the existing policy.

**Action:** Adopted Resolution R23-089, Adopting amended Access Control Policy (H-2) and directing codification of the amended policy in the Mono County Policies and Procedures Manual.

**Peters moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**R23-089**

### **G. Stryker Gurney/Load System Purchase**

Departments: Emergency Medical Services

Two Stryker gurneys & load systems were included in the Emergency Medical Services (EMS) budget for FY 23-24. The amount of \$127,286 is the total cost of these items but is above the threshold of CAO signing authority. This item is to request the Board approve and authorize the CAO to sign, a purchase agreement and accompanying purchase orders (POs) with Stryker to purchase these items on behalf of Mono County.

**Action:** Approved, and authorized CAO to sign, agreement and accompanying POs to purchase two Stryker gurneys & load systems on behalf of the County in an amount not to exceed \$127,286.

**Peters moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**M23-237**

### **6. CORRESPONDENCE RECEIVED - NONE**

Direction may be given to staff regarding, and/or the Board may discuss, any item of correspondence listed on the agenda.

### **7. REGULAR AGENDA - MORNING**

#### **A. PUBLIC HEARING: Potential Moratorium on Overnight Rentals in Multi-Family Residential Units**

Departments: Community Development

(Wendy Sugimura, Community Development Director) - Consider imposing a moratorium on all new short-term and transient overnight rentals in multi-family residential units regardless of land use designation for 45 days, with the potential for an extension.

**Action:** To **NOT** adopt an emergency Ordinance ORD23-007, Temporarily suspending approval of new short-term and transient overnight rentals in multi-family residential units in all land use designations and direct staff to return with

a potential extension before the 45-day expiration.

**Peters moved**

*Motion did not carry*

**Action:** Held Public Hearing. Adopted the emergency Ordinance ORD23-007, Temporarily suspending approval of new short-term and transient overnight rentals in multi-family residential units in all land use designations and direct staff to return with a potential extension before the 45-day expiration. The following shall be exempt from the moratorium established by this Resolution:

The moratorium shall not apply to properties within the Commercial Lodging-Medium (CL-M) and Commercial Lodging-High (CL-H) land use designations, because the intent of these designations is to provide for nightly rental uses. Applications received for approval of short-term rental uses on properties designated as CL-M or CL-H shall be processed in accordance with existing regulations;

In the case of new construction, one newly constructed nightly rental unit may be permitted for every three newly constructed long-term only rental units, provided that the certificates of occupancy for the long-term rental units are issued prior to the approval of the business license for the short-term rental.

In duplex units, one unit may be rented on a nightly basis subject to existing regulations and standards, provided the other unit is occupied by the owner and such occupancy is verified to the satisfaction of the County.

**Kreitz moved; Gardner seconded**

**Vote: 3 Yes, 2 No**

**M23-238**

**Kreitz moved; Gardner seconded**

**Vote: 3 Yes, 2 No**

**ORD23-007**

*Motion failed 4/5<sup>th</sup> vote required*

**Vote:**

Duggan – Y

Gardner – Y

Kreitz - Y

Peters -N

Salcido – N

**Wendy Sugimura, Community Development Director:**

- Presented item.
- Clarified the new emergency moratorium vs the current moratorium.

*Open Public Hearing: 9:33 AM*

**Public Comment:**

**Don Morton, June Lake Resident:**

- Discussed how the proposed ordinance affects his community in June Lake.

*Closed Public Hearing: 9:52 AM*

**Consensus:**

Kreitz – Supports

Peters – Does not support

Gardner - Supports

Salcido – Does not support

Duggan – Does not support

*Break: 10:24 AM*

*Reconvened: 10:37 AM*

**B. Mono County Jail Facility - Update**

Departments: Public Works

(Paul Roten, Public Works Director) - Presentation by Public Works Director, Paul Roten regarding the progress in constructing a new Mono County Jail on Twin Lakes Road in Bridgeport.

**Action:** None.

**Paul Roten, Public Works Director:**

- Presented item.

**C. Contract with MIG, Inc. for a Short-Term Rental Housing Study**

Departments: Community Development

(Wendy Sugimura, Community Development Director) - Proposed contract with MIG, Inc. pertaining to a study of the impacts of short-term rentals on the housing situation in Mono County.

**Action:** Approved, and authorized the CAO to sign, contract with MIG, Inc. for a Short-Term Rental Housing Study for the period September 12, 2023, through December 31, 2024, and a not-to-exceed amount of \$70,870 and to exclude optional task #4.

**Gardner moved; Salcido seconded**

**Vote: 5 Yes, 0 No**

**M23-239**

**Wendy Sugimura, Community Development Director:**

- Presented item.

**Supervisor Peters:**

- Requested to see results for each community.

**Supervisor Kreitz:**

- Requested the most current 2020 Census data.
- To exclude the optional task, task #4.

**D. Update on Broadband in Mono County and Initiation of a Mono County Broadband Strategic Plan**

Departments: Board of Supervisors

(Scott Armstrong, Regional Broadband Coordinator) - Presentation by Scott Armstrong regarding updates on the Inyo-Mono Broadband Consortium (IMBC) work and California Broadband Cooperative (CBC) digital.

**Recommended Action:** None.

**Fiscal Impact:** None.

**Scott Armstrong, Regional Broadband Coordinator:**

- Presented item.

Moved to Board Reports.

**8. CLOSED SESSION**

*Closed Session: 12:05 PM*

*Reconvened 12:55 PM*

No action to report out of Closed Session.

Moved to Adjournment.

**A. Closed Session - Labor Negotiations**

CONFERENCE WITH LABOR NEGOTIATORS. Government Code Section 54957.6. Agency designated representative(s): Sandra Moberly, Mary Booher, Stacey Simon, Janet Dutcher, Jay Sloane, and Oliver Yee. 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 Correctional Deputy Sheriffs' Association. Unrepresented employees: All.

**B. Closed Session - Initiation of Litigation**

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION.

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9. Number of potential cases: three.

**C. Closed Session – Real Property Negotiation**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Government Code section 54956.8. Property Address: 264 Highway 182, Bridgeport, CA. County Negotiator: Mary Booher and Sandra Moberly. Negotiating Parties: Garth Moore and County of Mono. Under Negotiation: Price, terms, and conditions.

**D. Closed Session – Real Property Negotiation**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Government Code section 54956.8. Property Address: 15 White Mountain Drive, Chalfant CA 93512. County Negotiator: Mono County by: Sandra Moberly, Mary Booher. Negotiating Parties: Mono County Tax Collector. Under Negotiation: Price, terms and conditions.

**E. Closed Session – Real Property Negotiation**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Government Code section 54956.8. Property Address: 350 Mule Deer Road, Coleville, CA 96107. County Negotiator: Mono County by: Sandra Moberly, Mary Booher. Negotiating Parties: Mono County Tax Collector. Under Negotiation: Price, terms and conditions.

**F. Closed Session – Real Property Negotiation**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Government Code section 54956.8. Property Address: 34 Kirkwood Street, Bridgeport, CA. County Negotiator: Mary Booher and Sandra Moberly. Negotiating Parties: Garth Moore and County of Mono. Under Negotiation: Price, terms, and conditions.

**G. Closed Session - Public Employee Evaluation**

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code section 54957. Title: County Administrative Officer.

**9. BOARD MEMBER REPORTS**

**Chair Duggan:**

- No report.

**Supervisor Gardner:**

- Last Wednesday Oct. 4 I chaired the quarterly meeting of the Mono County First 5 Commission. Topics at that meeting included approval of several contracts, updates about several First 5 programs, and a review of the budget.
- On Thursday Oct. 5 I participated in a meeting with Kutzadika Tribal Chair Charlotte Lange and others about state assistance for a Homekey housing project in Lee Vining. More information is being developed about this opportunity.
- On Friday Oct. 6 I joined the Kutzadika Tribal Council meeting. My primary task was to provide an update to the Tribe about progress on their effort to receive Federal recognition. I have reached out to Rep. Kiley and his staff in response to his pledge in September to provide a progress report on the legislation but have not heard anything to date.
- Yesterday I participated in the monthly meeting of the Mono Basin Housing Committee. We reviewed the results of the two Housing Community meetings in September and discussed moving ahead with planning for a Community Housing Trust.

**Supervisor Kreitz:**

- No report.

**Supervisor Peters:**

- Attended the two annual fundraising events:
  1. Antelope Valley Deer Hunters Dinner



2. Bridgeport Fish Enhancement Tournament

- 9/28 – Attended the IMACA meeting.
- Met with the Forest Service and County Road Department to discuss signage.
- 10/5 – Attended the Antelope Valley RPAC.
- 10/2 – 10/3 Attended the WIR Board meeting in Wyoming.

**Supervisor Salcido:**

- Attended the Mammoth Voices meeting.
- Attended the opening of the new tennis courts and pickle ball courts in the Town of Mammoth Lakes Community Center.

Moved to Closed Session.

**ADJOURNED at 12:56 PM**

**ATTEST**

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**RHONDA DUGGAN**  
**CHAIR OF THE BOARD**

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**DANIELLE PATRICK**  
**SENIOR DEPUTY CLERK OF THE BOARD**