



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

Walker Community
Center, Walker, CA

Special Meeting

April 12, 2011

5:19 PM Meeting Called to Order by Supervisor Hazard, Chair

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

- Bruce Woodward: A lot of progress has been made on the Camp Antelope project.

REGULAR AGENDA

BOARD OF SUPERVISORS

1a) Tour of Camp Antelope - The Board of Supervisors will convene at 5:00 p.m. with a tour of Camp Antelope in Walker, CA to see all the recent improvements.

Action: None.

The Board met at the Camp Antelope community center and Robert Zuccho, director of the rehabilitation project, reviewed improvements and planned projects:

- Photographs showed the improvements made to the water system, which has been inspected and is in compliance.
- Regarding housing, they are planning to construct "stick built" homes rather than pre-fabricated homes, and are hoping to complete all 36 units within 3 to 4 years. There is already a waiting list, and residents will either be new or returning families.
- The clinic is currently operating three days a week.
- They are working to establish FEMA status in order to operate an emergency shelter, which will benefit the community and infuse money into the area.

5:45 p.m. The Board adjourned this portion of the meeting and reconvened at the Walker Community Center.

- 1b) Walker Community Center - Reconvene Special Meeting at the Walker
6:13 p.m. Community Center in Walker, CA.

Pledge of Allegiance led by Supervisor Hansen

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

- Mary Booher, County Administrative Office: Introduced the candidates who will be appointed by the Board of Supervisors to the IMAAA Board.
- Carla (Walker Country Store): Thanked the Board for contacting state representatives about an issue regarding local gas service. Ted Gaines and Kristen Olsen jointly sent a letter to CalTrans asking for an explanation about why CalTrans is purchasing fuel in Nevada, which negatively impacts local business.

PUBLIC WORKS

- 2a) Walker Community Center Area Master Plan Presentation of
Alternatives (Larry Young, Ward-Young Architects) - Presentation by Larry
Young of Ward Young Architects regarding alternatives for the Walker
Community Center Area Master Plan.

M11-74 **Action:** As presented, receive alternatives as planning documents; direct staff to formally vet the master plan and alternatives through LDTAC and Planning Commission, and come back to the Board of Supervisors with a recommendation; exempt the Walker Community Center expansion and upgrade of restrooms from this process.

Johnston moved and Hunt seconded

Vote: 5 Yes; 0 No

Kelly Garcia, Public Works:

- Mono County was awarded \$70,000 in CDBG funding for technical assistance.
- In November, the County contracted with Ward-Young Architects to complete an analysis of services and facilities, and provide recommendations.
- The process included a physical analysis and input from stakeholders.
- The architect will present three variations to the Board for consideration.

Larry Young, Ward-Young Architects, outlined the master plan process:

- Process included stakeholder input, analysis of services and facilities needs, preliminary design of facilities, and identification of funding sources.
- Stakeholder input was obtained through questionnaires, community meetings, meetings with representatives of community organizations, and outreach to potential stakeholders.
- Listed current County services and potential emerging services.
- Listed existing facilities and emerging needs.
- Outlined services and facilities that are needed now and in the future (i.e. expansion of the community center, upgrade of restrooms, new paramedic quarters, new road shop, and social services/career center, health services, a sheriff's substation, and medical services):

- Auchoberry/Shwake parcels could be developed for industrial use, and the Antelope Valley Fire Protection District site on Larson Lane could be established as a public safety center.
- Reviewed a series of alternatives starting with the existing Walker Community Center Campus; other options include:
 - Expanding the current community center.
 - Incorporating medic quarters with Antelope Valley Fire Protection District.
 - Developing unused space as a Sheriff's substation.
 - Demolishing and rebuilding the road shop.
 - Incorporating an outdoor event area.
 - Replacing the restrooms.
 - Relocating the road shop and using that parcel for a new community center.
 - Using the existing community center as a senior center; using the existing senior center as a social services career center.
 - Incorporating a day-care center.
- The community has a strong preference for creating a public safety center at the Larson Lane site, relocating the road shop to the Auchoberry/Shwake parcel, and expanding the community center immediately.
- Decision points: relocation of Medic One; relocation of the road shop; expansion of current community center or construction of a new community center; and disposition of current Medic One site.
- Projects can be phased.

Supervisor Johnston: The Planning Commission and LDTAC should review these proposals.

- Kelly Garcia: These groups were included as part of the stakeholder group.

Mike Curti, Fire Chief: Supports the Larson Lane site for the Medic One building. The goal for Antelope Valley is to have all emergency services in one building. This site is more centrally located so response times would be better.

Supervisor Bauer: By accepting these documents, the Board is not suggesting that these projects will move forward any time soon. However, \$100,000 was set aside for the community center and she intends to honor that commitment.

- 2b) Proposed Expansion to Walker Community Center (Kelly Garcia) - Consider request by the Antelope Valley Lions Club to allocate funds from the Capital Improvement Program for purchase of materials to expand the Walker Community Center.

M11-75 **Action:** Authorize up to \$100,000 for expansion of the Walker Community Center.

Johnston moved and Bauer seconded

Vote: 4 Yes; 1 No (Hazard)

Kelly Garcia, Public Works, outlined proposed expansion:

- The Board previously set aside \$100,000 for this project.
- In January, the community consensus was to move forward with the expansion.
- Proposal: 1) hire an engineer, 2) secure a general contractor, 3) secure

volunteers, 4) County pay material costs and possibly provide County staff to assist with some of the work.

- The project could potentially be completed with available funding, but until plans are drawn, this is uncertain.
- Asking the Board to approve completion of the design and then consider cost estimates at a later time.

Public Comments

- John Peters, Lions Club president: The community proposes adding 1,500 square feet to the current community center, which will enhance the ability to meet community needs. The community needs this expansion now, and is asking the Board for \$4,000 tonight for the initial design work. Peters provided a letter from the RPAC recommending release of the \$4,000. This expansion can be conducted independently of the other recommendations proposed by Ward-Young Architects. The community would like to work with the County by using volunteers in order to keep the costs down.
- Orville Moseby, Lions Club: The current community center is inadequate for disaster relief efforts. The expansion will help solve this problem.
- Don Morris, RPAC Chair and Fire Commissioner: Asked the Board to join in a partnership with the community by recognizing the needs of the community.
- Dave Murray, Lions Club: The need for expansion has been identified through numerous surveys, and the project needs to move forward now. The County needs a licensed contractor to ensure design compliance, and the Board/County needs to identify in writing contractor liability.
- Pam Hamic, President of the Chamber of Commerce: The Chamber fully supports the expansion, and the idea of having the safety services located in one area. The community needs to proceed with the expansion now.

Board Comments

- Supervisor Bauer: Supports the community's request to expand the center up to the limit set aside for the project; the community may have to hold fundraisers if the project costs are above the amount allocated.
- Supervisor Johnston: Supports expansion of the facility and encouraged staff to streamline the process as much as possible. Also supports the long-term projects. Asked County planners to review the project for consistency with community plans.
- Supervisor Hunt: Asked the Board to consider expansion of the community center apart from the other projects outlined in the master plan. The County process should be followed, i.e. review by LDTAC and the Planning Commission. Supports moving forward with the expansion. Expressed concern about underfunding of the project, but believes it can happen with community support. Supported locating the new Medic One facility with the fire district.
- Supervisor Hazard: Supports the master plan for the community. Pointed out that this community is well provided for with county services, which is not the same for several of his communities. It is significant that Walker has a community center and paramedic service; many of his communities do not. Hazard wants to ensure that the safety net and services are equitable throughout the County; State funding problems will have an impact on the County. The survey showed that many respondents felt the current community center is satisfactory to good, so expansion is a luxury. Hazard suggested the Walker community form a Community Service Area in order to fund projects such as these—this is how the Crowley Lake Community Center was built. Because of

uncertainty about the actual cost of the project, Hazard could not commit to spending \$100,000 at this time.

- Supervisor Hansen: The planning grant has helped solidify community perspective about needs. This community has a good sense of volunteerism, and is willing to get the work done. The Board has set aside money for this project, but the community will also have to pull together to complete it.

ADJOURN: 7:45 p.m.

ATTEST:

DUANE "HAP" HAZARD
CHAIR

LYNDA ROBERTS
CLERK OF THE BOARD

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