



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

Special Meeting
April 20, 2010

Walker Community Center,
Walker, CA 96107

6:10 PM Meeting Called to Order by Chairman Hunt
Pledge of Allegiance led by Supervisor Farnetti

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Tim Fesko, resident: Thanked the Board for holding this meeting in Walker.

Break: 7:15 p.m.
Reconvened: 7:25 p.m.
Adjourned: 8:50 p.m.

REGULAR AGENDA

BOARD OF SUPERVISORS

- 1a) Supervisor District 4 (Board Members) - Welcome Robert Peters, who was appointed by the Governor on March 19, 2010, to the Mono County Board of Supervisors to represent District 4. Mr. Peters will serve until a new supervisor is elected at either the June 2010 Primary Election, or in the case of a run-off election, the November 2010 General Election.**

Action: None.

Chairman Hunt: Introduced Bob Peters. The audience acknowledged Supervisor Peters. The Board then considered item 2a since Supervisor Hazard needed to leave in order to attend a conference the next day.

- 1b) Marine Corps Mountain Warfare Training Center Representatives Commissary Project at Coleville Military Housing (Col. Cooling, MWTC Base Commanding Officer; Lt. Leinweber, MWTC Base PWO/ROICC; Rian Gamble, MWTC Base CPLO) - Representatives from the Naval Facilities Engineering command will deliver a PowerPoint presentation regarding the proposed commissary project, and take questions and comments on the Draft Environmental Assessment for the project.**

Action: None (informational only).

Representatives gave a presentation about the proposed Coleville Military Family Housing Area Commissary.

- Overview of the National Environmental Quality Act (NEPA), which ensures projects are developed in ways to mitigate environmental impacts.
- Outlined the purpose and need for the commissary. Currently personnel travel more than 20 miles at considerable cost to do their shopping.
- Showed a draft rendering of the proposed project.
- Outlined alternative actions considered but not carried forward.
- Part of this process includes public participation. All comments will be addressed and considered in the on-going environmental analysis. Currently working to address concerns.
- The commissary will impact grocery stores in Carson City and Gardnerville, since this is where the base residents shop.
- The Marine Corps is striving for visual unity throughout the development, and will plant vegetation to improve the visual aesthetics.
- A notice of availability of the final EA will be provided.
- People need to provide their comments in writing via mail, email, or website. Comment forms available at this meeting. The public review period ends on May 3rd.
- The environmental assessment includes a traffic study.
- Everyone on base does their best to give back to the community.

Col. Cooling, MWTC Base Commanding Officer provided information and answered questions.

- Outlined the history of how the project was funded.
- Development projects have to go through an environmental review process.
- Described where on the parcel the structures would be located.
- The commissary will be comparable to a small grocery store; it won't be a large store like Costco or Walmart.
- The commissary will provide jobs.
- The product line at the commissary won't compete with the Walker Country Store. It is likely that people will still shop at the Walker Country Store for the convenience, since the commissary will have limited hours.
- The facility is operated by the Defense Commissary Agency.

COUNTY COUNSEL

Additional Departments: CAO; Finance

2a)

MOU with Bridgeport Tribe (Marshall Rudolph, Dave Wilbrecht, and Brian Muir) - Proposed Memorandum of Understanding (MOU) with the Bridgeport Indian Colony, a federally recognized Indian Tribe, pertaining to the Tribe's acquisition through Congressional legislation of a 31.86 acre parcel of land adjacent to the Bridgeport Reservation and a 7.5 acre parcel of land in the Walker area of the County that is the current site of the Camp Antelope Indian Health Care Clinic.

M10-91

Action: Approve County entry into the proposed MOU, and authorize the Board Chair to sign said MOU on behalf of the County.

Hazard/Peters, 5-0

David Wilbrecht, CAO: Described the proposed project which may include an RV park and would provide economic benefit to the Tribe and the Bridgeport area. As a sovereign nation, the Tribe has rights over which the County has no control. Negotiations included services to be

provided by the County for a fee, including EMS and safety. Recommended approval of the MOU.

The Board heard comments from community members and answered questions.

Supervisor Hazard (member of the negotiation team): Supports the MOU. 1) The agreement includes assurances about issues that have caused concern in the past. 2) There was no discussion of a casino being built on the property. 3) The Tribe has access to funding not available to the County. 4) Both sides can garner support for success in this venture that will help bring additional revenue into the area. 5) The Tribe had two routes: negotiate with the County and work with BLM (preferable since the County can have input); or they can petition to have the land put into a trust without involving the County. The County prefers working with the Tribe. 6) As negotiated, the MOU encourages the Tribe to develop the RV Park and promote winter recreation, which would benefit the economy year-round. 7) The County has the resources to market this type of project. 8) The MOU has the flexibility to work now and in the future.

Supervisor Hunt: This contract has been in the making for many years. The County and Tribe have established a good working relationship. This MOU provides many potential benefits to both the North County and the Tribe, including an economic stream for the Tribe. All the plans will have to be economically viable before anything is developed.

Art Sam, representing the Bridgeport Indian Tribe: The Tribe will work with the federal government to put the parcels into trust status. Development proposals include a community recreation facility to serve the entire Bridgeport area, a gas station and RV park, and 10 homes. The gas station will be small, 1-2 pumps, with a mini-mart for the purpose of providing service to the local community. Regarding the health clinic in Walker, they are currently rehabilitating the property and are planning to open the clinic for dental use in the summer. Currently working with the Washoe Tribe to partner for medical services. The Bridgeport community has known about this process.

Mark Levitan, Bridgeport Tribe's legal counsel: The idea for the negotiation is to mitigate impacts on the County. Tribes are a government without a tax base, so the only source of funding for the Bridgeport Tribe is monies from the Bureau of Indian Affairs. As a policy, the federal government has supported economic development on tribal lands. The Tribe wants to build a reasonable economic tax base so they don't operate on grant-to-grant funding. Having a source of funding allows the Tribe to provide services to their community. Projects around the country show that development on tribal lands brings money into the local communities. The Tribe needs to perform cost analyses on various projects to determine what will be viable. Compromises have been made by both parties. The County is getting things in the agreement that they may not otherwise get. This will form the basis for the Tribe and County to work together for the benefit of both entities. The MOU will automatically renew every five years; either party can raise issues, but cannot unilaterally change it.

Supervisor Farnetti: Having another gas station in the area would help create competition. The Indian gas station in Bishop has not put other stations out of business. This will be positive for Bridgeport.

Supervisor Peters: Supports the MOU. Over the last 11 years, has seen many road blocks to prevent the Tribe from developing. The Tribe has the right to have their own land and Tribal organization and they have the right to an economic base. The Bridgeport community has previously seen plans in RPAC meetings and meetings of the Chamber of Commerce.. The Tribe needs an economic base and this MOU fits with the needs of Bridgeport valley.

Supervisor Bauer: Encouraged the Tribe to communicate with the community.

Marshall Rudolph, County Counsel: This is an evergreen-type agreement, which can be modified by both parties. Also provides for creation of an Advisory Council, where issues can be raised.

2b) Walker River Basin (Stacey Simon) - Update on Walker River Basin lease and acquisition programs.

Action: None.

Stacey Simon, Assistant County Counsel, provided an update.

- Outlined the history of the Walker River Basin Program. This is a pilot program that would divert water to Walker Lake.
- The leasing program is voluntary and will be in place by March of 2011.
- Supervisor Peters is interested in establishing a working group in order to take a proactive approach and work with the County on this issue.
- The Walker River Irrigation District wants to minimize impacts of a leasing program through such measures as short-term leases and caps.

Supervisor Peters: The County needs to be ready to address this program and participation by community members will be valuable.

COUNTY ADMINISTRATIVE OFFICE

3a) Community Development Block Grant Funds (Mary Booher) - Update about \$70,000 received from the State CDBG Program for the Walker Community Center Area Master Plan.

Action: None.

Mary Booher, CAO's Office: The County was awarded a \$70,000 block grant to develop a master plan for the Walker Community Center. A consultant will assess various facilities studies, consolidate the information, work with planning staff, and begin the development process for new facilities in Walker; the process will include a financial analysis to determine funding possibilities. Once there is a plan in place, the County can pursue grant funds. In the past, the community discussed building an addition (using volunteer labor) to the current community center. Booher will ask the consultant to include this idea as part of the study.

BOARD OF SUPERVISORS

4a) State Budget (Board Members) - The Board of Supervisors may discuss issues pertaining to the California State budget.

Action: None.

Supervisor Farnetti: Revenues for the state are higher than projected, but the state was \$20 billion in the whole. There seems to be no political will in Sacramento to address the structural problems with the budget. There may be 29 measures on the November ballot telling the state how to spend money. This is not a good way to address policy. The state usually passes its problems on to counties.

Supervisor Peters: Rural counties with a population of 50,000 or less will get some deferrals, which may benefit Mono County.

Prior to adjourning, Supervisor Peters thanked the Board Members for covering District 4 issues during the absence of a supervisor.

ADJOURN: 8:50 p.m.

Byng Hunt
Chairman

ATTEST:

LYNDA ROBERTS
Clerk of the Board

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