

August 15, 2023

Regular

Meeting

Item #7i -

Public

Comment

To: Mono County Supervisor

August 14, 2023

From: Alan & Patti Heinrich

Subject: Clark Tract Roads

Dear Honorable Supervisors,

We vote "NO" for the fifth major road repair study (1980's,1997,2008 and 2009) probably leading to major property tax increases. The third county formal survey (forth study) was 46% "YES" and 54% "NO". Then 11 people (6%) changed from "YES" to "NO" which changed the results to"33% "YES" and 66% "NO". There were 123 surveys returned out of 182 (67%) reported February 17, 2009, by Mono County Dept. of Public Works. The analysis indicated a potential property tax increase of over \$1,000/year. However, that was over 15 years ago and for today's market according to the Bureau of Labor Statistics, this figure is now \$1,419.98. I believe, when you add recurring costs of more personnel, snow removal, road repairs and Consumer Price Index, the annual cost increase will be over \$3,000.00 per parcel for 20 or more years.

The February 17, 2009 County report, also states that "In addition, a consulting firm would need to be hired to prepare the engineer's report, ballot, and other documents necessary to support the ballot measure and bond issuance. If a sufficient percentage of votes support formation of an assessment district, expenses related to bond council and underwriter could be included in, and paid through the bond. If the measure fails, however, the County would be responsible to pay for those services, which could be negotiated not-to-exceed budget." All of this could cost tax payers millions of dollars.

We have owned our property in June Lake for over 39 years and experienced several severe winters every 3 to 6 years. Each time we have obtained single season donations of \$100 to \$200 per property owner and had roads repaired.

We do not see a need to spend thousands of dollars on repairs and millions on administrative costs on roads that will return to former conditions in a season or two. In fact, \$45,000.00 was spent a few years ago and within a short time a lot of road repairs were wiped out.

The Clark tract is an urban area where some roads are black topped and some are dirt, whichever is mostly appropriate in those areas. If blacktop is laid over wetlands or springs it will probably collapse.

Since four prior road assessments have resulted in disapproval, wouldn't it make more sense to use new survey and analysis needed funds to make significant road improvements?

Following is my cost estimate for a Clark Track Road improvement Project; these services were identified as necessary by Mono County Dept of Public Works Ltr Feb 17, 2009:

Preliminary Review	\$10,000.
Survey	\$200,000.
Ballot Measure	\$500,000.
Consulting Firm	\$500,000.
Engineering Report	\$300,000.

Other Documents	\$100,000.
Bond Related Costs (Triad/Holms 5/2/97 estimated 21% of \$2.8 Million Repair)	\$588,000.
Road Repair (\$2 Million in 2008 escalated 15 years to \$2.8)	\$2,800,000.
Interest on Bond at 6%	\$168,000.
Underwriter	\$200,000.
Technical Assistant Consultant	\$200,000.
Additional County Personnel (4)	\$700,000.
Sub Total	\$6,266,000.
Reserve 10%	\$626,620.
Sub Total	\$6,892,600.
Cost per 232 Parcels	\$29,709.

Recurring Costs (per parcel):

Snow Removal	\$500.
Road Repair	\$300.
5% CPI yearly increase	\$190.

If new Property tax increases will be approximately \$3,000./year add \$990. For a total of about \$3,990. Per year per parcel.

After talking to several property owners, considering extremely high inflation, propane, gas, food, etc. no one. especially elderly and fixed income owners, supports a major property tax increase.

After reviewing prior surveys, it appears that the majority of property owners that support increased taxes to cover road repairs are located on the west side of Clark Track. Maybe these property owners should pay for repairs/improvements and not other Clark Track owners.

In closing, I understand that today's agenda is referring to the Peterson Track and, if acceptable, the Clark Track is next.

Thank you for the opportunity to submit comments to Mono County Board of Supervisors.

Al & Patti Heinrich

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