



AGENDA
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA

Meeting Location: June Lake Community Center, 90 W Granite Ave, June Lake, CA 93529

Adjourned Meeting
May 12, 2026 at 6:00 PM

TRIBAL LAND ACKNOWLEDGMENT

In respect to the Indigenous People and Tribal Elders, past, and present, the Bridgeport Indian Colony, Mono Lake Kootzaduka'a Tribe, and Utu Utu Gwaitu Tribe are the Indigenous People who live within this, their ancestral homeland from time immemorial to the present and have been the caretakers of these lands, waters, and all natural resources for the benefit of the environment and of all living things. We who live in Mono County offer this land acknowledgment with a spirit of mutual respect and collaboration.

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5530 or bos@mono.ca.gov. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the Office of the Clerk of the Board (Annex I - 74 North School Street, Bridgeport, CA 93517) and online at <http://monocounty.ca.gov/bos>. Any writing distributed less than 72 hours prior to the meeting will be available for public inspection in the Office of the Clerk of the Board and online.

UNLESS OTHERWISE SPECIFIED BY TIME, ITEMS SCHEDULED FOR EITHER THE MORNING OR AFTERNOON SESSIONS WILL BE HEARD ACCORDING TO AVAILABLE TIME AND PRESENCE OF INTERESTED PERSONS. PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.

6:00 PM Call Meeting to Order

Pledge of Allegiance

1. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Opportunity for the public to address the Board on items of public interest that are within the subject matter jurisdiction of the Board. (Speakers may be limited in speaking time dependent upon the press of business and number of persons wishing to address the Board.)

2. ADJOURNED AGENDA

- A. June Lake Women's Club Update**
Departments: Board of Supervisors
Persons Appearing Before the Board: June Lake Women's Club
10 minutes

Update from June Lake Women's Club.

Recommended Action: None, informational only.

Fiscal Impact: None.

- B. Special District Updates - June Lake Fire Protection District and June Lake Public Utility District**
Departments: Board of Supervisors
Persons Appearing Before the Board: June Lake Fire Protection District and June Lake Public Utility District
10 minutes

Update from June Lake Fire Protection District and June Lake Public Utility District.

Recommended Action: None, informational only.

Fiscal Impact: None.

- C. June Lake Little Loopers Update**
Departments: Board of Supervisors
Persons Appearing Before the Board: June Lake Little Loopers
10 minutes

Update from June Lake Little Loopers.

Recommended Action: None, informational only.

Fiscal Impact: None.

- D. June Lake Chamber of Commerce Update**
Departments: Board of Supervisors
Persons Appearing Before the Board: June Lake Chamber of Commerce
10 minutes

Update from June Lake Chamber of Commerce.

Recommended Action: None, informational only.

Fiscal Impact: None.

- E. June Lake Arts Update**
Departments: Board of Supervisors
Persons Appearing Before the Board: Janet Hunt, June Lake Arts
10 minutes

Update from June Lake Arts.

Recommended Action: None, informational only.

Fiscal Impact: None.

F. Emergency Management Information Update

Departments: Emergency Management

Persons Appearing Before the Board: Christine Bouchard, Assistant County Administrative Officer

10 minutes

Update from Emergency Management staff on emergency readiness, response, and recovery resources, before, during, and after an emergency or natural disaster.

Recommended Action: None, informational only.

Fiscal Impact: None.

G. Public Works Update

Departments: Public Works

Persons Appearing Before the Board: Paul Roten, Public Works Director; Karyn Spears, Assistant Public Works Director

10 minutes

Update from Public Works staff on Roads, Facilities, Solid Waste, and Sustainable Outdoors, including, but not limited to: roads, bridges, community center campus, park, tennis court, and jail.

Recommended Action: None, informational only.

Fiscal Impact: None.

H. Behavioral Health Services Update

Departments: Behavioral Health

Persons Appearing Before the Board: Behavioral Health Staff

10 minutes

Update from Behavioral Health staff on services offered including, but not limited to, the following: mental health services, community events, Substance Use Disorder (SUD) treatment program.

Recommended Action: None, informational only.

Fiscal Impact: None.

I. Health and Human Services Update

Departments: Health And Human Services

Persons Appearing Before the Board: Health and Human Services Staff

10 minutes

Update on Health and Human Services programs.

Recommended Action: None, informational only.

Fiscal Impact: None.

J. County Administrative Office Update on Housing and Budget

Departments: County Administrative Office

Persons Appearing Before the Board: Sandra Moberly, County Administrative Officer

10 minutes

Update from County Administrative Office on housing, special districts, and the Mono County budget.

Recommended Action: None, informational only.

Fiscal Impact: None.

3. ADJOURN



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE May 12, 2026
DEPARTMENT Board of Supervisors
TIME REQUIRED 10 minutes
SUBJECT June Lake Women's Club Update
PERSONS APPEARING BEFORE THE BOARD June Lake Women's Club

AGENDA DESCRIPTION

Update from June Lake Women's Club.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME:

PHONE/EMAIL: /

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE	May 12, 2026
DEPARTMENT	Board of Supervisors
TIME REQUIRED	10 minutes
SUBJECT	Special District Updates - June Lake Fire Protection District and June Lake Public Utility District
PERSONS APPEARING BEFORE THE BOARD	June Lake Fire Protection District and June Lake Public Utility District

AGENDA DESCRIPTION

Update from June Lake Fire Protection District and June Lake Public Utility District.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME:

PHONE/EMAIL: /

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE May 12, 2026
DEPARTMENT Board of Supervisors
TIME REQUIRED 10 minutes
SUBJECT June Lake Little Loopers Update
PERSONS APPEARING BEFORE THE BOARD June Lake Little Loopers

AGENDA DESCRIPTION

Update from June Lake Little Loopers.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME:

PHONE/EMAIL: /

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE	May 12, 2026
DEPARTMENT	Board of Supervisors
TIME REQUIRED	10 minutes
SUBJECT	June Lake Chamber of Commerce Update
PERSONS APPEARING BEFORE THE BOARD	June Lake Chamber of Commerce

AGENDA DESCRIPTION

Update from June Lake Chamber of Commerce.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME:

PHONE/EMAIL: /

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE	May 12, 2026
DEPARTMENT	Board of Supervisors
TIME REQUIRED	10 minutes
SUBJECT	June Lake Arts Update
PERSONS APPEARING BEFORE THE BOARD	Janet Hunt, June Lake Arts

AGENDA DESCRIPTION
Update from June Lake Arts.

RECOMMENDED ACTION:
None, informational only.

FISCAL IMPACT:
None.

CONTACT NAME:
PHONE/EMAIL: /

ATTACHMENTS:
None

HISTORY:
Clerk-Recorder-Registrar-Clerk of the Board of Supervisors Created/Initiated - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE	May 12, 2026
DEPARTMENT	Emergency Management
TIME REQUIRED	10 minutes
SUBJECT	Emergency Management Information Update
PERSONS APPEARING BEFORE THE BOARD	Christine Bouchard, Assistant County Administrative Officer

AGENDA DESCRIPTION

Update from Emergency Management staff on emergency readiness, response, and recovery resources, before, during, and after an emergency or natural disaster.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Christine Bouchard, Assistant County Administrative Officer

PHONE/EMAIL: / cbouchard@mono.ca.gov

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors
Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 04/27/2026
Final Approval - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE	May 12, 2026
DEPARTMENT	Public Works
TIME REQUIRED	10 minutes
SUBJECT	Public Works Update
PERSONS APPEARING BEFORE THE BOARD	Paul Roten, Public Works Director; Karyn Spears, Assistant Public Works Director

AGENDA DESCRIPTION

Update from Public Works staff on Roads, Facilities, Solid Waste, and Sustainable Outdoors, including, but not limited to: roads, bridges, community center campus, park, tennis court, and jail.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Paul Roten, Public Works Director, Karyn Spears, Assistant Public Works Director

PHONE/EMAIL: , / proten@mono.ca.gov, kspears@mono.ca.gov

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors
Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 04/27/2026
Final Approval - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE	May 12, 2026
DEPARTMENT	Behavioral Health
TIME REQUIRED	10 minutes
SUBJECT	Behavioral Health Services Update
PERSONS APPEARING BEFORE THE BOARD	Behavioral Health Staff

AGENDA DESCRIPTION

Update from Behavioral Health staff on services offered including, but not limited to, the following: mental health services, community events, Substance Use Disorder (SUD) treatment program.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Robin Roberts, Behavioral Health Director

PHONE/EMAIL: / rroberts@mono.ca.gov

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors
Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 04/27/2026
Final Approval - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE	May 12, 2026
DEPARTMENT	Health And Human Services
TIME REQUIRED	10 minutes
SUBJECT	Health and Human Services Update
PERSONS APPEARING BEFORE THE BOARD	Health and Human Services Staff

AGENDA DESCRIPTION

Update on Health and Human Services programs.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Kathy Peterson, Health And Human Services Director

PHONE/EMAIL: / kpeterson@mono.ca.gov

ATTACHMENTS:

None

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 04/27/2026

Final Approval - 05/07/2026



**OFFICE OF THE CLERK
OF THE BOARD OF SUPERVISORS**

AGENDA REQUEST

MEETING DATE May 12, 2026
DEPARTMENT County Administrative Office
TIME REQUIRED 10 minutes
SUBJECT County Administrative Office Update on Housing and Budget
PERSONS APPEARING BEFORE THE BOARD Sandra Moberly, County Administrative Officer

AGENDA DESCRIPTION

Update from County Administrative Office on housing, special districts, and the Mono County budget.

RECOMMENDED ACTION:

None, informational only.

FISCAL IMPACT:

None.

CONTACT NAME: Sandra Moberly, County Administrative Officer

PHONE/EMAIL: / smoberly@mono.ca.gov

ATTACHMENTS:

1. Housing Update_Adjourned Meeting_5-12
2. FY 2025-26 Budget Presentation for adjourned meeting

HISTORY:

Clerk-Recorder-Registrar-Clerk of the Board of Supervisors
County Administrative Office
Finance
Clerk-Recorder-Registrar-Clerk of the Board of Supervisors
Clerk-Recorder-Registrar-Clerk of the Board of Supervisors

Created/Initiated - 04/27/2026
Approved - 05/05/2026
Approved - 05/06/2026
Approved - 05/07/2026
Final Approval - 05/07/2026

Housing Update

**Board of Supervisors
May 12, 2026**



Why We're Talking About Housing

Housing continues to be one of the biggest challenges across Mono County

Impacts workforce, local businesses, and long-term community stability

We've been working on several programs and tools to respond



Housing in Mono County

Nearly 60% of housing units are vacant

Majority are seasonal or second homes
(~85%)

Typical rents are high

- 1-bedroom ~ \$2,750
- 2-bedroom ~ \$3,400



Largest unmet need is workforce housing (80–150% AMI)



Moderate-income households struggle to afford market housing
Not eligible for traditional affordable housing
“Missing Middle”

Figure 48: Unmet Housing Needs by Income Group, ≤ 350% of AMI, 2025



Source: BAE, 2025.

What We're Seeing Across the Region



Rents have increased ~160% since 2011

Most common issue is cost burden
(people paying too much of their income
on housing)

Greatest unmet need is middle-income
housing

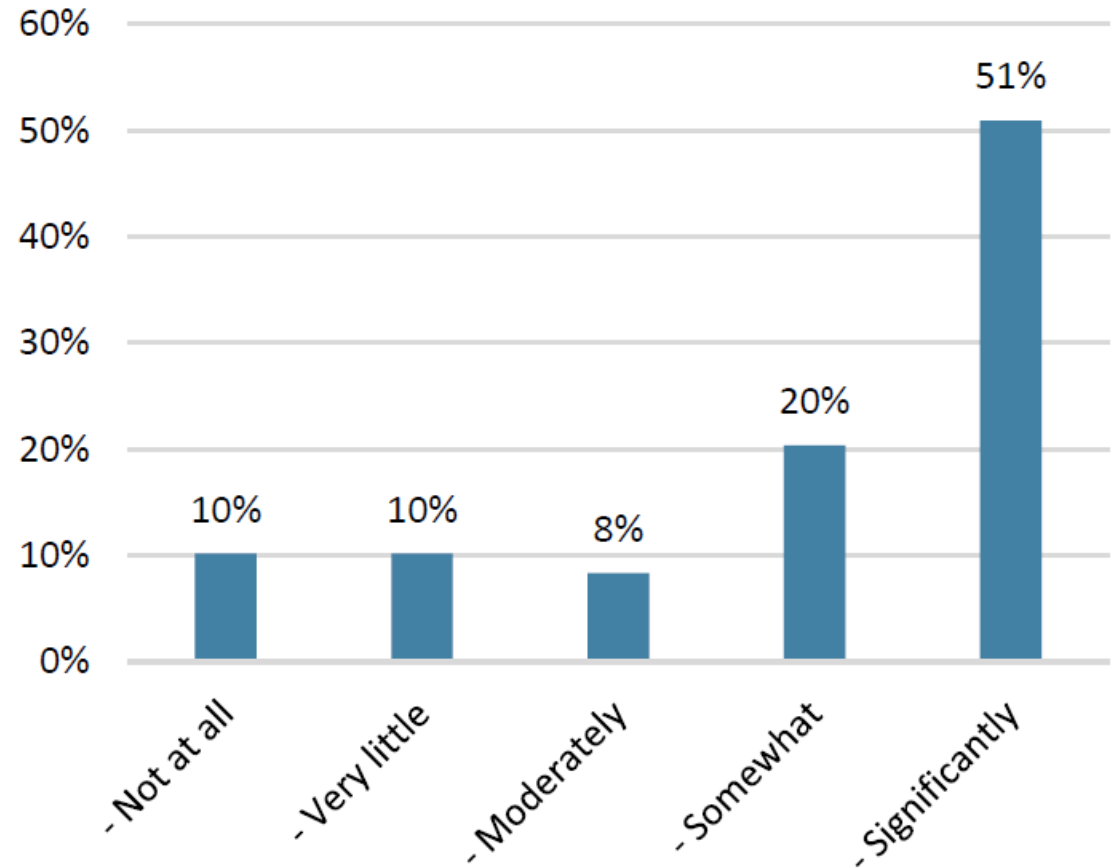
Housing is Constraining Local Economy

Approx 2/3 of employers say housing limits hiring

Businesses estimate ~23% growth potential if housing available

Heavy reliance on local workforce

Figure 44: How much does housing impact your ability to recruit and retain workers?



Sources: BAE, 2025.

What Does this Mean for June Lake?

- High share of seasonal and second homes
- Limited inventory for local workforce
- Smaller community with limited development opportunities
- Distance from Mammoth makes commuting less practical

In June Lake, housing isn't just limited; it's largely unavailable to the local workforce.

Housing Work Program



- Regional Housing Needs Study
- Downpayment Assistance
- Bridge Pilot Program
- Rental Housing Acquisition
- Upcoming/Future Projects

Regional Housing Needs Study

- Partnership with Inyo County, Mammoth Lakes, and Bishop
- Survey, data analysis, and stakeholder interviews
- Identifies housing needs by income, unit type, and geography
- Helps us understand needs in smaller communities
- Supports funding and future project development

Downpayment Assistance

- Provides financial support to help income-qualified buyers purchase homes
- Designed to support workforce households
- Can be layered with other programs
- Could help local workers compete in a high-cost market
- Still limited by availability of homes

Bridge Pilot Program

- County purchases homes and resells to income-qualified buyers
- Deed-restricted to remain affordable
- Board allocated \$500,000
- First property purchased in Bridgeport

June Lake:

- Could apply if properties become available
- Limited inventory and higher price points are challenges

Rental Housing Acquisition

Bridgeport Apartments

- 4 units, fully occupied
- Rents at \$1,000/month

Approach:

- Acquire or facilitate rental housing where feasible

June Lake:

- More difficult due to cost and availability
- Still something we monitor as opportunities arise



Constraints

- Limited developable land
- Infrastructure considerations
- High construction costs
- Smaller-scale projects are more feasible than large developments



The County can support and facilitate housing, but we don't directly control most housing development

What We're Exploring

Small-scale workforce housing opportunities

Partnerships with employers and local organizations

Monitoring acquisition opportunities

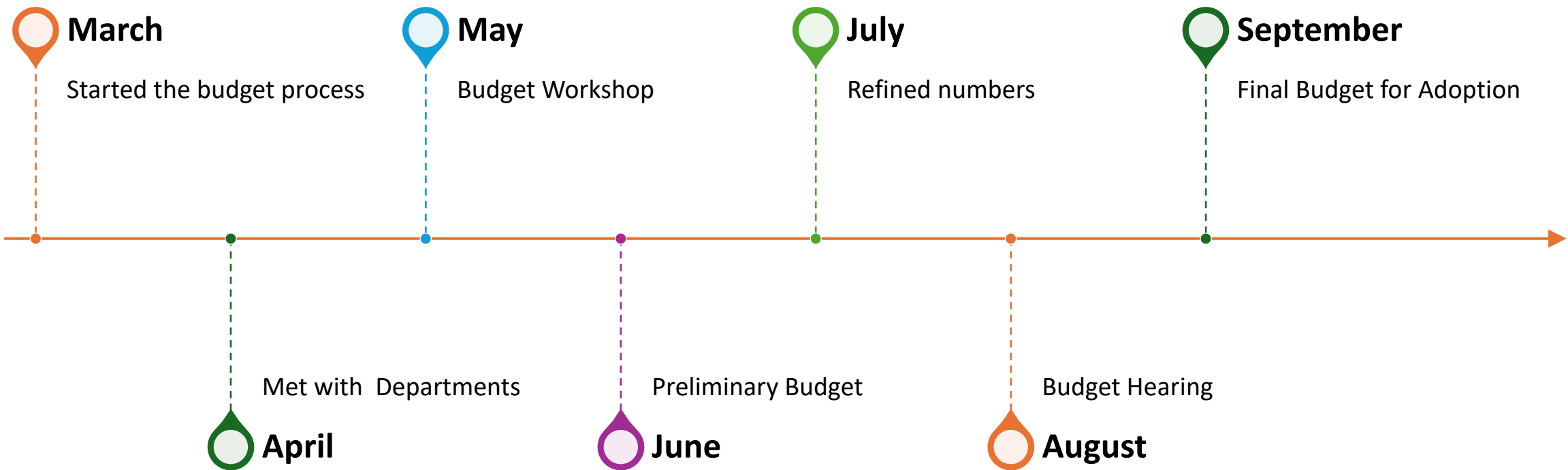
Housing Toolkit to guide next steps



Thank you!



FY 2025-26 Budget



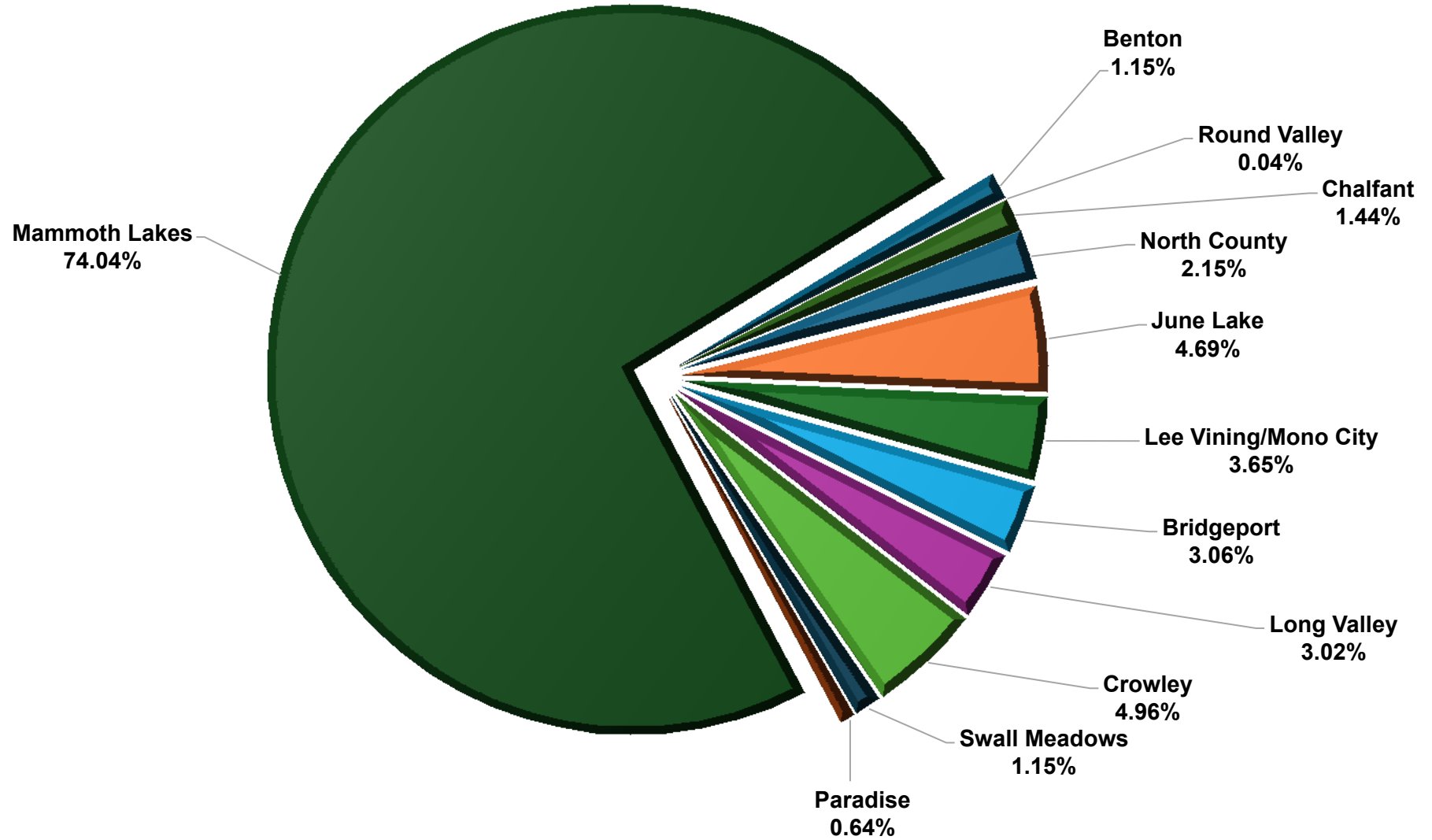
Mono County Budget - All Funds
Total Appropriations

	FY 2024-25 Budget	FY 2025-26 Budget	Difference
General Fund	\$ 55,825,907	\$ 65,820,849	\$ 9,994,942
Road Fund	\$ 5,067,183	\$ 6,413,812	\$ 1,346,629
Health and Human Services Funds	\$ 25,077,906	\$ 24,184,293	\$ (893,613)
Behavioral Health Funds	\$ 11,957,175	\$ 11,935,837	\$ (21,338)
All Other Funds	\$ 71,904,933	\$ 66,265,936	\$ (5,638,997)
Total Appropriations	\$ 169,833,104	\$ 174,620,727	\$ 4,787,623
Total Revenue	\$ 135,692,520	\$ 143,248,214	\$ 7,555,694
Use of Fund balance	\$ 34,140,584	\$ 31,372,513	\$ (2,768,071)

General Fund Summary

	FY 2024-25 Budget		FY 2025-26 Budget		Difference
Financing Sources					
Prior year carryover fund balance	\$ 4,550,000		\$ 11,881,836		\$ 7,331,836
Revenues					
Taxes	\$ 35,804,282		\$ 39,157,646		\$ 3,353,364
Other	\$ 15,471,625		\$ 14,781,367		\$ (690,258)
Total Financing Sources	\$ 55,825,907		\$ 65,820,849		\$ 9,994,942
Financing Uses					
Appropriations					
For Operations	\$ 55,210,620		\$ 64,736,042		\$ 9,525,422
For Contingency	\$ 615,287		\$ 1,084,807		\$ 469,520
Total Financing Uses	\$ 55,825,907		\$ 65,820,849		\$ 9,994,942
NET	\$ -		\$ -		

FY2025-26 TOTAL ASSESSED VALUE BY GEOGRAPHIC AREA (\$9,408,643,772)



VISUALIZING YOUR PROPERTY TAX DOLLAR

Think of your property tax dollar as a single dollar bill:

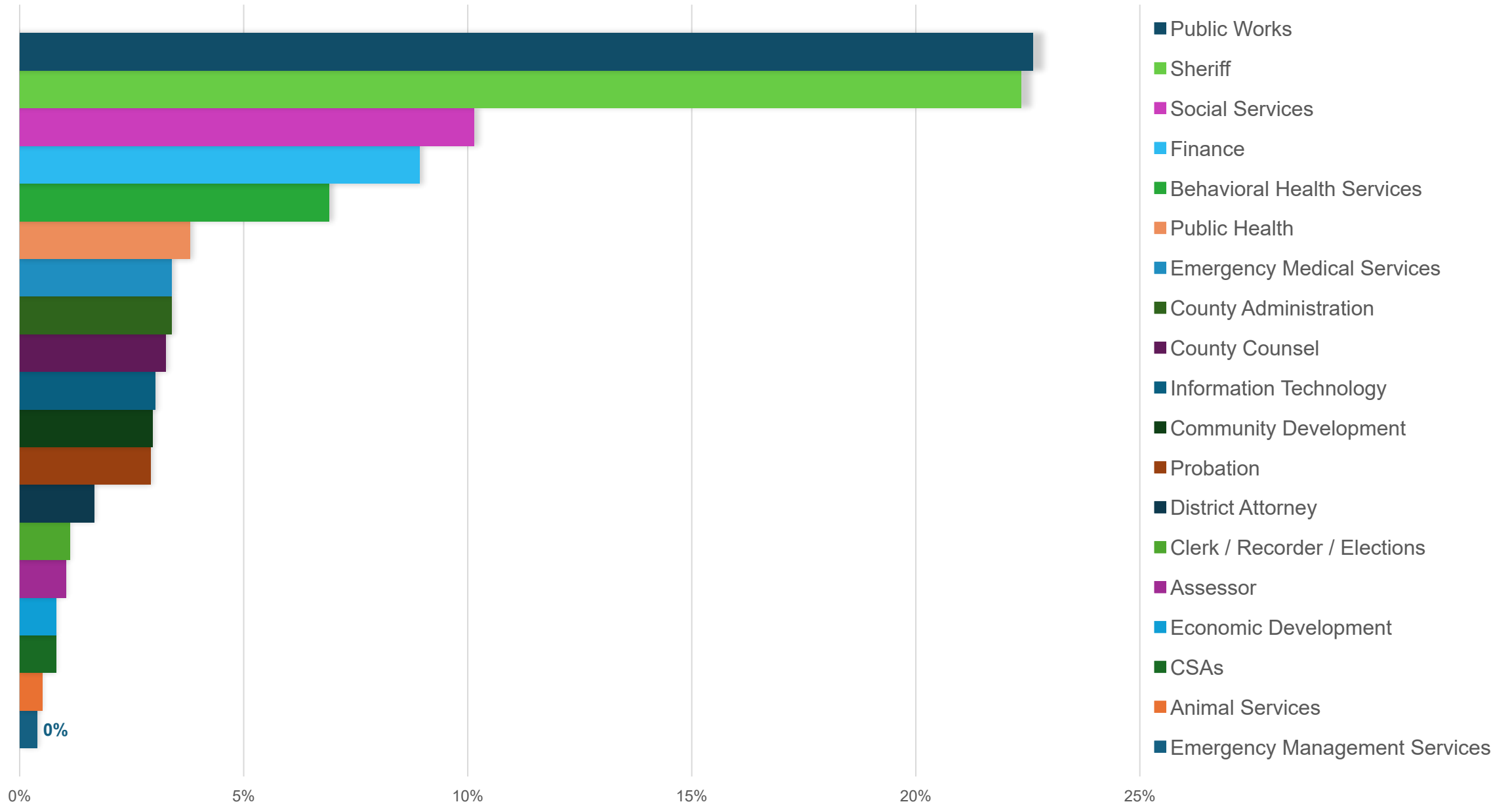
- **Mono County Services:** 37 cents
- **County Schools & Library:** 33 cents
- **Town of Mammoth Lakes:** 5 cents
- **All Other Special Districts:** 25 cents

Each penny strengthens the community, enhancing our schools, maintaining infrastructure, and ensuring essential services for every resident. Together, we build a more prosperous Mono County, one budget at a time.



Mono County Budget

DEPARTMENT EXPENSES (\$174,620,727)



Budget Highlights FY2025-26

- Starting Construction on the Bridgeport Jail
- Completing the FY 2024-25 Annual Report
- Completing the 2026-2028 Strategic Plan
- Continuing to move forward on our housing program
- Complete the North County office safety and operational improvements.
- Conway Ranch improvements for Recreation
- Highway Safety Improvement Program (HSIP)-funded signs, edge lines and guardrails
- Improvements to the Medic 7 building in Bridgeport
- CSA 1 tennis court surface replacement in Crowley



Questions?