Town Council Special Meeting Agenda

Wednesday, April 27, 2022, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, Councilmember Kirk Stapp

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)
NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.
NOTE: All comments will be limited to a speaking time of five minutes.

NOTE: This meeting will be conducted pursuant to the provisions of Assembly Bill 361 which amends certain requirements of the Ralph M. Brown Act. While Suite *Z* is still open to the public, it is strongly encouraged that you watch the Town Council meetings on the Town of Mammoth Lakes' website atwww.townofmammothlakes.ca.gov, on the local government cable channel 18, or via Zoom. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov. before and during the meeting.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please type in or cut and paste in this URL to join. https://monocounty.zoom.us/s/92958002088
Or join by phone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923
Webinar ID: 929 5800 2088
International numbers available: https://monocounty.zoom.us/u/acobwlnMsm

Public comments can also be given through Zoom by logging in or dialing in and raising your hand.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Town Council on matters not otherwise listed on the agenda. Under California law the Town Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the Town Council may briefly respond to comments or questions from members of the public. Therefore, the Town Council will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Mayor for the opportunity to be heard when the item comes up for Council consideration.

4. POLICY MATTERS

4.1. Fiscal Year 22-23 Preliminary Budget (Department Requested).

4.2. Preliminary Capital Improvement Program Projects and Budget for Fiscal Year 22-23.

5. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, May 4, 2022 at 4:00 p.m.

TOWN COUNCIL STAFF REPORT

Title: Fiscal Year 22-23 Preliminary Budget (Department Requested).

Meeting Date: April 27, 2022

Prepared by: Rob Patterson, Administrative Services / Finance Director

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RECOMMENDATION:

Staff is requesting Town Council comment and direction on the preliminary budget (Department Requested) that will assist staff in preparing the next phase of our FY22-23 budget. Staff will use direction and additional research to bring a balanced tentative (Manager Recommended) FY22-23 budget to Town Council in May for consideration.

BACKGROUND:

This report provides preliminary information related to the FY22-23 budget. The report primarily focuses on the General Fund but includes other key funds utilized by Town operations. The preliminary budget builds off of the revenue information presented to Town Council on March 16. There will be some additional changes to the budget based on requested Council direction and final budget balancing adjustments. This report provides a basis to set expectations for the budget and to allow Town Council to provide any comments or direction to assist in preparing a tentative budget in May.

This year we are focused on revenue forecasting to start our budget cycle. The methodology and background used for each revenue forecast is consistent with prior years. We remain conservative in our estimates to prevent over reliance on high revenues, unduly growing our annual budget. These revenue estimates were presented to Council on March 16 and confirmation was received as to our recommendations. Staff has been working hard on the expenditure side to provide an accurate picture of department needs for the new fiscal year. Staff's goal is to provide the Council with a balanced operating budget, with only planned use of any reserves. This means the Town's operating revenues will equal or exceed operating expenditures. The preliminary budget is still a work in progress and therefore has a minor, $10,183 deficit to address. This deficit will be addressed, along with other adjustments as additional information is received and analysis is completed. Based on Council direction and priorities this deficit will be addressed in the tentative budget presented to Town Council on May 18th.

The preliminary budget includes General Fund revenues of $27,595,890 and expenditures (including transfers out) of $27,606,073.

FY20-21 General Fund Revenue Projections

In preparing for the FY22-23 budget, several key revenue projections are made to set the stage for the expenditure side of the budget. The primary focus is on the General Fund, which supports the majority of the Town's operations. The following highlights our projection of revenues for the preliminary budget work. The following discussion uses the adopted FY21-22 Budget as a point of comparison as well as trends over the past several years. These projections have been increased by $254,410 through various updates since the March 16th presentation and are subject to change

as more information is obtained through the budget process. The preliminary revenue projection for FY22-23 is $27,595,890 and is broken down by major category as follows:

Major Revenue Components

Item	FY2019-20 Actual	FY20-21 Actual	FY21-22 Adopted Budget	FY22-23 Proposed Budget	Variance to FY21-22	% of Total Revenue
Transient Occupancy Tax (TOT)	$ 15,911,859	$ 16,599,247	$ 14,500,000	$ 16,000,000	$ 1,500,000	58.0%
TOT Revenue Violations	$ 94,039	$ 148,977	$ 60,000	$ 100,000	$ 40,000	0.4%
TOT Penalty and Interest	$ 267,207	$ 167,766	$ 130,000	$ 150,000	$ 20,000	0.5%
Total TOT Revenue	$ 16,273,104	$ 16,915,990	$ 14,690,000	$ 16,250,000	$ 1,560,000	58.9%
Property Tax	$ 4,054,115	$ 4,572,245	$ 4,214,850	$ 4,650,000	$ 435,150	16.9%
Sales Tax	$ 2,372,657	$ 2,513,299	$ 2,600,000	$ 2,700,000	$ 100,000	9.8%
Franchise Fees	$ 851,036	$ 858,936	$ 812,000	$ 900,000	$ 88,000	3.3%
Other Revenue						
Building Permits	$ 623,387	$ 934,970	$ 700,000	$ 760,000	$ 60,000	2.8%
Business Tax (New, Renewal, and Penalties)	$ 360,535	$ 336,897	$ 338,000	$ 326,000	$ (12,000)	1.2%
Cannabis Tax	$ 160,539	$ 161,553	$ 130,000	$ 130,000	$ -	0.5%
Interest	$ 353,569	$ 150,389	$ 49,670	$ 60,000	$ 10,330	0.2%
Grant Revenue	$ 481,925	$ 380,379	$ 125,000	$ 228,800	$ 103,800	0.8%
Transfer In	$ 1,326,724	$ 623,000	$ 150,000	$ 375,000	$ 225,000	1.4%
Misc Revenue	$ 183,164	$ 1,770,424	$ 1,065,229	$ 1,216,090	$ 150,861	4.4%
Total Budgeted Revenue (General Func	$ 27,040,754	$ 29,218,082	$ 24,874,749	$ 27,595,890	$ 2,721,141	100.0%

Transient Occupancy Tax

The base Transient Occupancy Tax (TOT) is recommended at $16.0 million this year, which is $1,500,000 or 10.3% higher than last year and represents 58.5% of the General Fund budgeted revenue for FY22-23. We believe this base TOT is sustainable based on summer / winter diversification and TBID marketing efforts. Staff does believe this revenue item will exceed the budget within the next year allowing for the implementation of the CIP and other priority investments to support the community (e.g., housing and childcare). This approach allows us to allocate revenue in excess of the operating budget to special projects and one time spending that will further critical community programs. The Town is unique in that we depend so heavily on visitation and this revenue stream, but we are also unique in the fact we have generated additional financial capital to further our projects.

The lodging community has enjoyed a strong demand for visitation and has appropriately adjusted the average daily rental rate on most units. This adjustment has increased the overall revenue for both the operators and Town while still meeting the current visitor demand. Staff does anticipate this practice will continue provided the economy continues to support leisure travel. The current global issues may have an impact on our visitation as the cost of fuel continues to rise and uncertainty of potential escalation of current conflicts weigh on consumers. We do anticipate an increase in foreign travel that was significantly reduced during the pandemic. This return of foreign travel combined with new summer visitors introduced to Mammoth during the pandemic should make for a strong summer season.

Property Tax
All Combined Property Tax revenue streams represent approximately 17.0% of the General Fund revenue or $4,650,000. This projected revenue is 10.3% higher than prior year adopted budget with the most of this increase coming from secured property tax and property tax-in lieu VLF. While this increase looks like a lot when compared to prior year budget, the increase is just 1.7% higher than last year actual revenue. ($4,572,245). These estimates will be reviewed in the coming weeks as we anticipate receiving more detailed projections from Mono County. This initial projection assumes approximately 2% increase over last year as base property tax rates are poised to increase by 2% as provided for under Prop 13, plus growth from new development and changes related to property sales. Staff also used trends in individual property tax line items to determine the distribution and those items listed above have seen the most increase in the last two years.

Sales Tax
Sales Tax represents 9.9% of the General Fund or $2,700,000 for FY22-23. This amount is 3.8% higher than prior year adopted budget. ($2,600,000) The Town did see an impact to Sales Tax in prior years as visitation was reduced during the pandemic. The amounts recommended for FY22-23 represent a return to pre-pandemic expectation on visitation. In April 2019, AB147 was signed into law requiring every retailer engaged in business in the State to collect the tax from the purchaser, file a return, and remit the tax to the State. This bill also identified "Marketplace facilitator" as one who contracts with marketplace sellers to facilitate the sale of products (a.k.a Online Sales). This required online sales platforms to collect and remit taxes. The return of normal visitation coupled with collection of online sales tax should result in a strong year for this revenue stream.

Franchise Fees
Franchise Fees revenue estimate of $900,000 represents 3.3% of the General Fund revenue budget for FY22-23. The Town receives franchise fees for Solid Waste, Electricity, Gas, and Cable. The budgeted revenue is 10.8% higher than prior year adopted budget. In the prior year, the Town completed a new Solid Waste franchise agreement with Waste Connections, Inc. (DBA Mammoth Disposal) which included a 2% increase in the franchise fee. The Town has also seen an increase in solid waste collections. Staff has forecasted a 25% increase in the solid waste franchise fees, a 9.5% increase in electricity franchise fees, flat or no increase for Gas franchise fees, and a 2.2% increase for cable franchise fees. Combined these expectations make up the increase of $88,000 represented in the number forecast for this revenue stream.

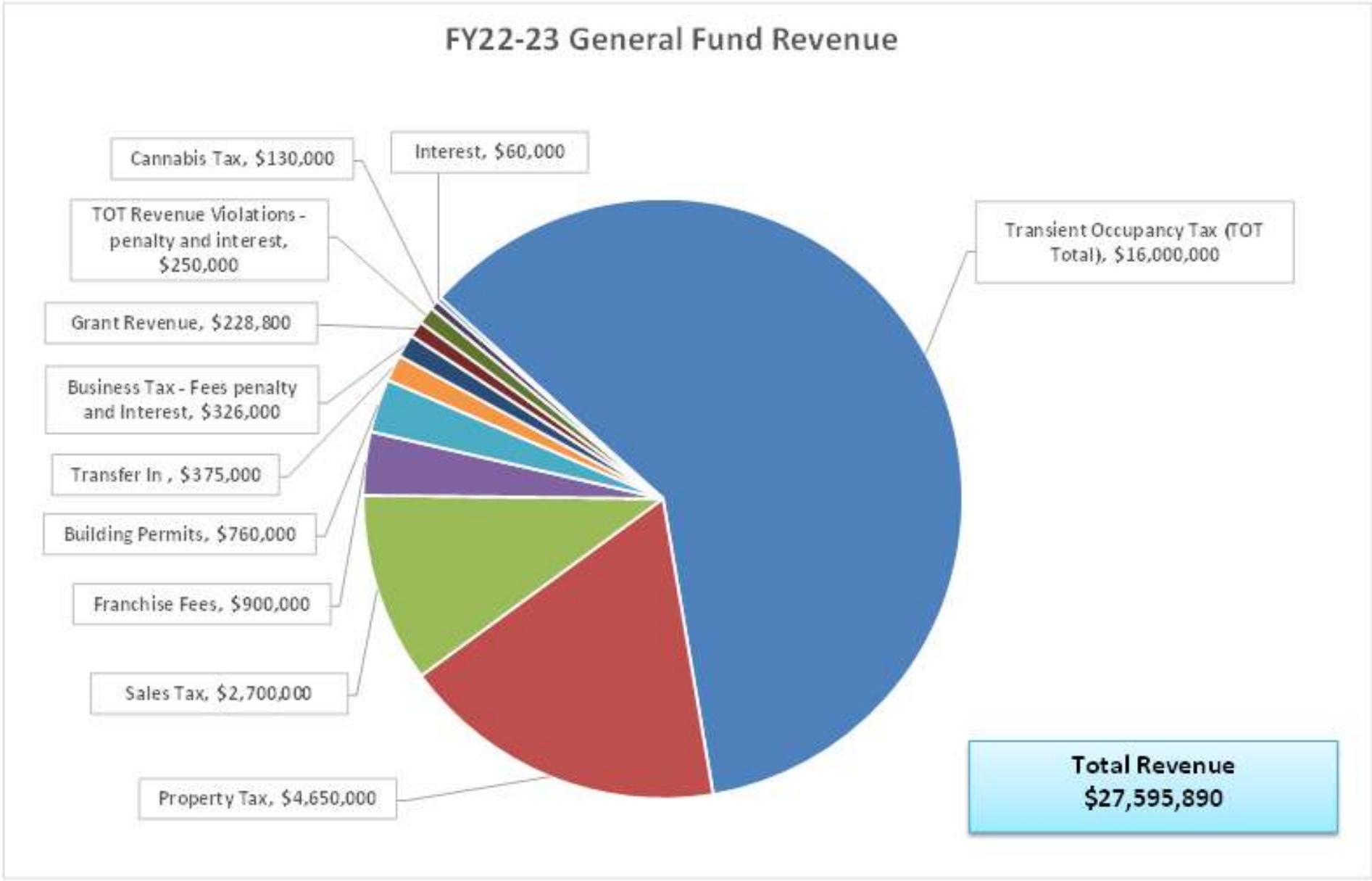
Other Revenues
Other Revenues represent 10.4% of the General Fund revenue and include a variety of fees and charges for service, interest, grants, etc. Some of the larger elements include the annual COPs grant ($100,000) and tobacco grant ($103,800); cannabis tax ($130,000); business licenses ($300,000); building permit fees ($760,000); planning and zoning applications ($160,000); TBID Administrative fee ($128,990); and facility rentals; ($165,000); recreation program fees ($160,000); transit fee ($125,000), and transfer in ($375,000). In addition to the specific items listed above, other revenues include charges for programs; licenses and permits; interest, and miscellaneous administrative fees.

Transfer in, noted above, represents monies allocated from other funds to cover expenditures in the General Fund. The major elements included here are Tourism Reserve support for host program and fish stocking as well as Measure R and U support for the Office of Outdoor Recreation. The allocation of tourism dollars is not a true transfer in, but the Town accounts for all, politically assigned, TOT allocations (Tourism, Housing, and Transit) in one fund and department for each element. To facilitate accurate tracking of expenditures from these departments, we have established a transfer out of each department. In this case, it is a transfer out of the Tourism department to fund our host program and fish stocking expenses which are now located in the Office of Outdoor Recreation. The projected revenue is approximately $3,095,890.

The minor adjustments made so far are the result of refined planning and application fees and the increase in transfer in. This was the result of additional analysis performed by the departments during their budget preparation and decisions on expenditure placement within the General Fund. It is not uncommon for minor adjustments in revenue as the budget process continues. As more of the fiscal year goes on, we get a clearer picture of current trends and fine tune the budget based on this additional information. Below is a summary of General Fund revenue:

Major Revenue Components - General Fund

Item		FY22-23 Proposed Budget	% of Total Revenue
Transient Occupancy Tax (TOT Total)	$	16,000,000	58.0%
Property Tax	$	4,650,000	16.9%
Sales Tax	$	2,700,000	9.8%
Franchise Fees	$	900,000	3.3%
Building Permits	$	760,000	2.8%
Transfer In	$	375,000	1.4%
Business Tax - Fees penalty and Interest	$	326,000	1.2%
Grant Revenue	$	228,800	0.8%
TOT Revenue Violations - penalty and interest	$	250,000	0.9%
Cannabis Tax	$	130,000	0.5%
Interest	$	60,000	0.2%
Other Revenue	$	1,216,090	4.4%
Total Budgeted Revenue	$	27,595,890	100.0%


FY22-23 General Fund Revenue
Cannabis Tax, $130,000
Interest, $60,000
TOT Revenue Violations - penalty and interest, $250,000
Transient Occupancy Tax (TOT Total), $16,000,000
Grant Revenue, $228,800
Business Tax - Fees penalty and Interest, $326,000
Transfer In , $375,000
Building Permits, $760,000
Franchise Fees, $900,000
Sales Tax, $2,700,000
Property Tax, $4,650,000
Total Revenue
$27,595,890

FY22-23 General Fund Expenditures

The focus on the General Fund is to prepare a balanced operating budget. This simply means that operating revenues will be equal to or greater than annual operating expenditures. The focus on the General Fund is important as it has the greatest level of flexibility in meeting local government expenditures. A number of other funds that are restricted by law (i.e., revenues may only be expended for certain purposes like Measure R and U, Assessment Districts, or Gas tax or some funds restricted by Council action) will include the planned use of reserves or encumbered funds. This is often the case for capital projects or larger planning items that span multiple fiscal years.

Our approach with General Fund expenditures was to review each department performance to date to identify trends we see emerging that will affect our future needs. There is a focus to develop excess capacity, through efficiency and process improvement, within all Town operations. Staff costs are the largest combined cost to the Town and therefore require good oversite and strategic planning. Departments are focused on adding employees only for critical needs and increased capacities above and beyond what can be achieved through efficiency. Department Heads and the Town Manager begin the annual position review by determining what service level impacts are expected and how proper administration of positions will address those needs. This year the Town is continuing to focus on sustainable recreation through marketing and local messaging; promoting stewardship; engaging residents and visitors; investing in basic services to improve experiences and working with partners to improve local amenities supporting our recreational offerings. These and other efforts are focused on improving the community and creating a positive experience for our community and our guests. This approach aligns with the marketing focus the Town Council asked Mammoth Lakes Tourism to address in its marketing campaigns. The Town will address the logistical needs that support those initiatives along with other major community needs. Below is a list of initiatives for FY22-23 focused on building our community and our visitation-based economy:

Town – Focus – Responsible for on the ground improvements to support marketing focus and sustainable visitation / sustained workforce / Quality of Life for the community.

- Role - Stand up new Office of Outdoor Recreation
- Role - Shift $350k from MLT funding to Housing Now! initiative
- Role - Continue to focus on housing for the workforce – all levels – Major Investments
- Role - Education/Information Support through Host Program
- Role - Invest in Quality of Life for residents and visitor – community amenities (CRC, MACC, Ballfields/Soccer, family recreation, Childcare, STR Management, etc. – what matters to families)
- Role - Invest in core Town infrastructure & services - Roads, MUPs, Sidewalks, snow removal, beautification, lighting, facilities, parking, transit, connections to public lands
- Role – Winter / Summer transitions for users – ongoing update and repair of signage

- Role - Invest in Federal Partnership: Planning for new amenities and ongoing support (Multi Year Effort) – engage in the following
    - Trails
    - Trail Heads
    - Basic Facilities – trash, restrooms,
    - Road Maintenance/Opening (Lakes Basin/Upper OMR)

- New Efforts:
    - Dog Waste Management
    - Trail Nodes – Plans for type of Node amenities (unfunded projects – planning via Office of Outdoor Recreation
    - Support volunteer efforts for trash clean-up
    - Invest in the new concept of "ongoing Trail Days"
    - Arts & Culture – Mammoth Lakes Foundation Property Improvements

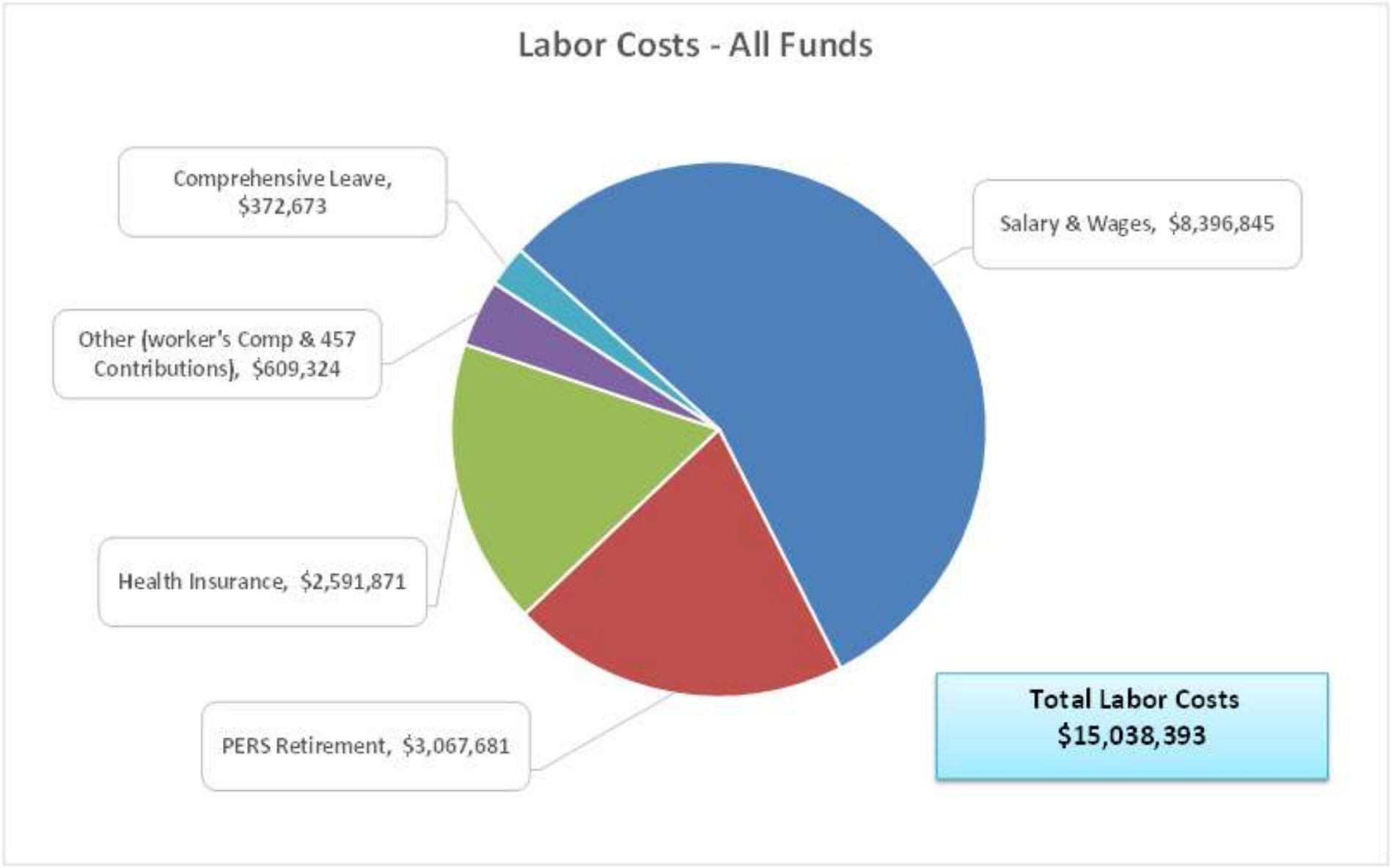
The budget for FY22-23 includes additional staff to support opening of the Community Recreation Center (CRC) for both administration and programs. We have also added a coordinator position within the Office of Outdoor Recreation, this will be a backfill for the work programs that were previously completed by the Sustainable Recreation Coordinator position that was vacated last year. Town is adding staff to enhance services in Public Works and Recreation maintenance departments. A Public Works Maintenance Worker is recommended for full-time employment to cover both summer and winter (snow removal) needs. The Town will reduce the part-time winter staff by one position to offset a portion of the cost for this new position. The Parks and Recreation department expects to expand capacity with a Recreation Supervisor – Facilities. This position will assist in managing the arts and cultural department in support of the theater operations as well as recreation facilities as we bring on the CRC. The theater will also require two part-time recreation facility staff to provide counter coverage and cleaning during the time when the theater will be in operation, including nights and weekends. There are also a number of part-time positions included in the recreation programs. These positions will provide for additional camps and capacity for our summer program. The Community and Economic Development department is expanding customer service with increased counter help, including a part-time counter technician for FY22-23. This strategic expansion of employees has added three full-time positions and 3.8 FTE part-time employees for FY22-23.

In addition to the staff adjustments noted above, incremental cost for salary adjustments, Health Care increases, and other updates have been made to the budget for FY22-23. Health Care costs reflect 3-5%, depending on region and plan selections, and new positions added are all estimated at the highest cost increments. Actual cost will not be determined until positions are hired.

Labor Costs - All Funds

Item		FY22-23 Budget Total		FY21-22 Budget Total	Variance by Item
Salary & Wages	$	8,396,845	$	7,649,643	9.77%
PERS Retirement	$	3,067,681	$	2,863,462	7.13%
Health Insurance	$	2,591,871	$	2,305,296	12.43%
Other (worker's Comp)	$	609,324	$	583,426	4.44%
Comprehensive Leave	$	372,673	$	282,336	32.00%
	$	15,038,393	$	13,684,163	9.90%
		Variance	$	1,354,230	
		%		9.90%	

Employee Statistics	FY22-23 Budget Count	FY21-22 Budget Count
Full Time Employees	88.0	84.3
Part Time Employees - Measured in Full Time Equivalents (FTE)		
Police	0.3	0.3
Recreation Programs	8.4	6.6
Parks Maintenance	1.7	1.6
Finance	0.5	0.5
Arts & Culture	1.4	0.0
Planning & Building	0.5	0.0
Capital Projects	0.8	0.4
Airport Operations	0.9	0.9
Measure R - Trails	1.5	1.7
Roads & Snow Removal	1.4	1.5
Facilities Maintenance	0.3	0.3
Total Part Time Employees (FTE)	17.7	13.9
Total Employee (FTE)	105.7	98.2


Labor Costs - All Funds
Comprehensive Leave, $372,673
Salary & Wages, $8,396,845
Other (worker's Comp & 457 Contributions), $609,324
Health Insurance, $2,591,871
PERS Retirement, $3,067,681
Total Labor Costs
$15,038,393

Full-Time Staff

Account	Department	FTE	Salary	Comp Leave	Health Insurance	457 Contribution	Total Health Ins	Worker's Comp	PERS	Total
100-413	Town Manager	2.0	$ 328,949	$ 18,999	$ 66,419	$ 2,940	$ 69,359	$ 22,396	$ 129,682	$ 569,386
100-414	Town Clerk	2.0	$ 168,153	$ 3,311	$ 68,320	$ 2,400	$ 70,720	$ 11,093	$ 60,797	$ 314,074
100-415	Finance	6.9	$ 600,714	$ 26,682	$ 242,506	$ 8,894	$ 251,400	$ 40,590	$ 203,060	$ 1,122,446
100-417	Personnel	2.0	$ 169,612	$ 12,597	$ 55,433	$ 3,000	$ 58,433	$ 11,788	$ 57,698	$ 310,129
100-420	Police	19.0	$ 2,075,472	$ 90,520	$ 457,890	$ 7,800	$ 465,690	$ 140,108	$ 1,086,721	$ 3,858,511
100-432	Parks & Recreation Programs	3.5	$ 312,587	$ 26,677	$ 86,204	$ 4,800	$ 91,004	$ 21,949	$ 117,725	$ 569,943
100-434	Whitmore Recreation	1.1	$ 78,021	$ 5,051	$ 29,215	$ 1,368	$ 30,583	$ 5,374	$ 27,237	$ 146,267
100-436	Arts & Culture	0.0	$ -	$ -	$ -	$ -		$ -	$ -	$ -
100-438	Parks Maintenance	3.3	$ 225,098	$ 16,388	$ 73,430	$ 3,924	$ 77,354	$ 15,623	$ 84,775	$ 419,238
100-440	Planning	4.6	$ 440,344	$ 25,133	$ 143,523	$ 6,102	$ 149,625	$ 30,114	$ 158,365	$ 803,581
100-442	Building	4.0	$ 310,254	$ 15,026	$ 132,883	$ 4,776	$ 137,659	$ 21,057	$ 115,175	$ 599,170
100-444	Code Compliance	1.0	$ 64,309	$ 1,403	$ 30,298	$ 1,200	$ 31,498	$ 4,251	$ 20,808	$ 122,269
100-445	Housing	1.2	$ 106,083	$ 3,473	$ 40,692	$ 1,482	$ 42,174	$ 7,088	$ 40,449	$ 199,268
100-460	Engineering	5.3	$ 468,072	$ 29,462	$ 131,168	$ 6,862	$ 138,030	$ 32,188	$ 166,384	$ 834,137
100-464	Facilities Maintenance	0.8	$ 48,659	$ 275	$ 13,058	$ 900	$ 13,958	$ 3,166	$ 15,495	$ 81,553
100-467	Office of Outdoor Recreation	3.0	$ 256,497	$ 11,882	$ 114,068	$ 3,600	$ 117,668	$ 17,363	$ 91,294	$ 494,705
100-475	Transit	0.3	$ 21,017	$ 1,535	$ 8,964	$ 312	$ 9,276	$ 1,459	$ 7,834	$ 41,121
General Fund Total		59.9	$ 5,673,842	$ 288,415	$ 1,694,070	$ 60,360	$ 1,754,430	$ 385,609	$ 2,383,501	$ 10,485,797

Full-Time Staff - Continued

Account	Department	FTE	Salary	Comp Leave	Health Insurance	457 Contribution	Total Health Ins	Worker's Comp	PERS	Total
205-490	Solid Waste	0.1	$ 6,073	$ 210	$ 1,901	$ 60	$ 1,961	$ 407	$ 2,354	$ 11,005
Solid Waste		0.1	$ 6,073	$ 210	$ 1,901	$ 60	$ 1,961	$ 407	$ 2,354	$ 11,005
210-450	Maintenance Streets (May-Sept)	5.7	$ 354,578	$ 15,191	$ 158,933	$ 6,852	$ 165,785	$ 23,923	$ 123,213	$ 682,689
210-452	Snow Removal (Oct-	7.5	$ 463,621	$ 20,135	$ 199,771	$ 8,976	$ 208,747	$ 31,297	$ 161,140	$ 884,940
210-456	Facilities Maintenance	0.1	$ 6,488	$ 37	$ 1,741	$ 120	$ 1,861	$ 422	$ 2,066	$ 10,874
Gas Tax		13.3	$ 824,687	$ 35,362	$ 360,445	$ 15,948	$ 376,393	$ 55,642	$ 286,419	$ 1,578,503
215-511	Measure R - Trails	0.3	$ 18,277	$ 479	$ 5,920	$ 408	$ 6,328	$ 1,213	$ 5,939	$ 32,236
Measure R - Trails		0.3	$ 18,277	$ 479	$ 5,920	$ 408	$ 6,328	$ 1,213	$ 5,939	$ 32,236
220-471	Airport	4.6	$ 357,225	$ 17,408	$ 138,170	$ 5,496	$ 143,666	$ 24,237	$ 124,175	$ 666,711
220-531	Airport AIP Capital	0.2	$ 15,532	$ 1,180	$ 4,673	$ 180	$ 4,853	$ 1,081	$ 5,985	$ 28,630
Airport		4.73	$ 372,756	$ 18,588	$ 142,843	$ 5,676	$ 148,519	$ 25,318	$ 130,159	$ 695,341
250-540	LTC	0.0	$ 6,596	$ 595	$ 470	$ 72	$ 542	$ 465	$ 2,694	$ 10,892
Local Transportation Comission		0.04	$ 6,596	$ 595	$ 470	$ 72	$ 542	$ 465	$ 2,694	$ 10,892
300-530	Capital Projects - Streets	0.0	$ 2,325	$ 57	$ 1,054	$ 41	$ 1,095	$ 154	$ 754	$ 4,386
300-531	Capital Projects - Other	0.9	$ 83,741	$ 5,279	$ 26,907	$ 1,171	$ 28,078	$ 5,759	$ 29,356	$ 152,214
Capital Projects		0.95	$ 86,067	$ 5,336	$ 27,961	$ 1,212	$ 29,173	$ 5,913	$ 30,111	$ 156,600
856-452	OMR Assessment Snow Removal	0.4	$ 21,532	$ 1,041	$ 8,375	$ 420	$ 8,795	$ 1,460	$ 7,641	$ 40,470
856-531	OMR Capital	0.0	$ 931	$ 20	$ 174	$ 12	$ 186	$ 62	$ 301	$ 1,500
857-452	OMR Assessment Snow Removal	0.3	$ 18,831	$ 841	$ 7,905	$ 372	$ 8,277	$ 1,273	$ 6,516	$ 35,738
858-436	Fractional MelloRoos	1.5	$ 90,575	$ 6,733	$ 52,512	$ 1,740	$ 54,252	$ 6,295	$ 31,157	$ 189,013
858-438	Fractional Mello Roos CFD - Trails End Park	0.0	$ 0	$ -	$ -	$ -	$ -	$ 0	$ 0	$ 0
Assessment Districts		2.12	$ 131,870	$ 8,635	$ 68,967	$ 2,544	$ 71,511	$ 9,090	$ 45,615	$ 266,720
910-456	Garage Facility Maintenance	6.6	$ 471,322	$ 15,053	$ 176,467	$ 7,920	$ 184,387	$ 31,466	$ 165,025	$ 867,253
Garage Services		6.6	$ 471,322	$ 15,053	$ 176,467	$ 7,920	$ 184,387	$ 31,466	$ 165,025	$ 867,253
Worksheet Total		88.0	$ 7,591,490	$ 372,673	$ 2,479,044	$ 94,200	$ 2,573,244	$ 515,124	$ 3,051,816	$ 14,104,347

Part-Time Staff

Account	Department	Salary	FTE	Health Insurance	PARS	Total
100-410	Town Council	$ 44,739	-	$ 112,827	$ 882	$ 158,449
100-415	Finance	$ 27,808	0.47	$ -	$ 548	$ 28,356
100-420	Police	$ 12,734	0.29	$ -	$ 251	$ 12,985
100-432	Recreation Programs	$ 128,357	3.23	$ -	$ 2,530	$ 130,887
100-434	Whitmore Recreation Area	$ 93,431	2.29	$ -	$ 1,842	$ 95,273
100-436	Arts & Culture	$ 53,683	1.41	$ -	$ 1,058	$ 54,742
100-438	Parks Maintenance	$ 63,850	1.66	$ -	$ 1,259	$ 65,109
100-440	Planning & Building	$ 18,085	0.47	$ -	$ 357	$ 18,441
100-464	Facilities	$ 15,170	0.34	$ -	$ 295	$ 15,464
		$ 457,857	10.16	$ 112,827	$ 9,022	$ 579,706
210-452	Temp Snow Removal	$ 82,142	1.41	$ -	$ 1,619	$ 83,761
215-438	Measure R - Trails	$ 57,718	1.49	$ -	$ 1,138	$ 58,856
220-471	Airport Operations	$ 59,851	0.94	$ -	$ 1,180	$ 61,031
300-530	Capital Projects - Streets	$ 15,077	0.38	$ -	$ 293	$ 15,370
300-531	Capital Projects - Other	$ 15,077	0.38	$ -	$ 293	$ 15,370
		$ 30,153	0.77	$ -	$ 586	$ 30,739
858-436	Fractional MelloRoos	$ 117,633	2.88	$ -	$ 2,319	$ 119,952
		$ 805,355	17.7	$ 112,827	$ 15,864	$ 934,046

The departmental expenses for FY22-23 remain consistent with prior years with two exceptions. During the pandemic, most of the Town's training program was reduced due to cancelation of training programs or inability to travel. Departments have added back most of the training and in some cases, there is catch up on critical training in certain positions. There is also increased costs for additional activity expected in our planned capital projects this next fiscal year. The increase in transfer out includes increased support for Gas Tax Fund 210 ($77,658) and Airport Fund 220 ($178,951). The later representing reduced dependency on COVID-19 FAA funding that supports Airport operations. In transferring additional General Fund, the Town is extending the time required to draw down these grant funds in order to gradually shift the support for Airport operations back to the General Fund and traditional Airport revenues.

Political Commitments and Housing Now!

Town staff continues to allocate TOT to Tourism, Transit, and Housing based on the rates previously agreed upon by Town Council. This will occur both during the initial budget process and during the quarterly budget review, when additional TOT revenue is realized. Based on the planned revenue of $16M for FY22-23, these allocations include $2,892,300 to Tourism, and $1,046,200 each for Housing and Transit. In January 2022, Town Council set the funding for the marketing contract with Mammoth Lakes Tourism to $2.0M for FY22-23. By establishing a specific amount for the contract, based on marketing focus and request from Town Council, tourism allocations were available for other Town uses. Specifically, the Town has allocated $350,000 of these available funds to the Housing Now! Initiative. In addition to the MLT contract and the transfer to housing, the tourism allocation supports $300,000 to the Chamber of Commerce, $100,000 to the Town Host program, and $50,000 to fish stocking. The Housing allocation of $1,046,200 provides funding for Mammoth Lakes Housing ($336,000), a portion of Town Staff dedicated to Housing Programs ($199,268) and direct funding for the Housing Now! Initiative ($500,000). Transit allocation along with Transit Fee revenue ($125,000) is utilized to support Eastern Sierra Transit Authority (ESTA) contract and transit services within the Town.

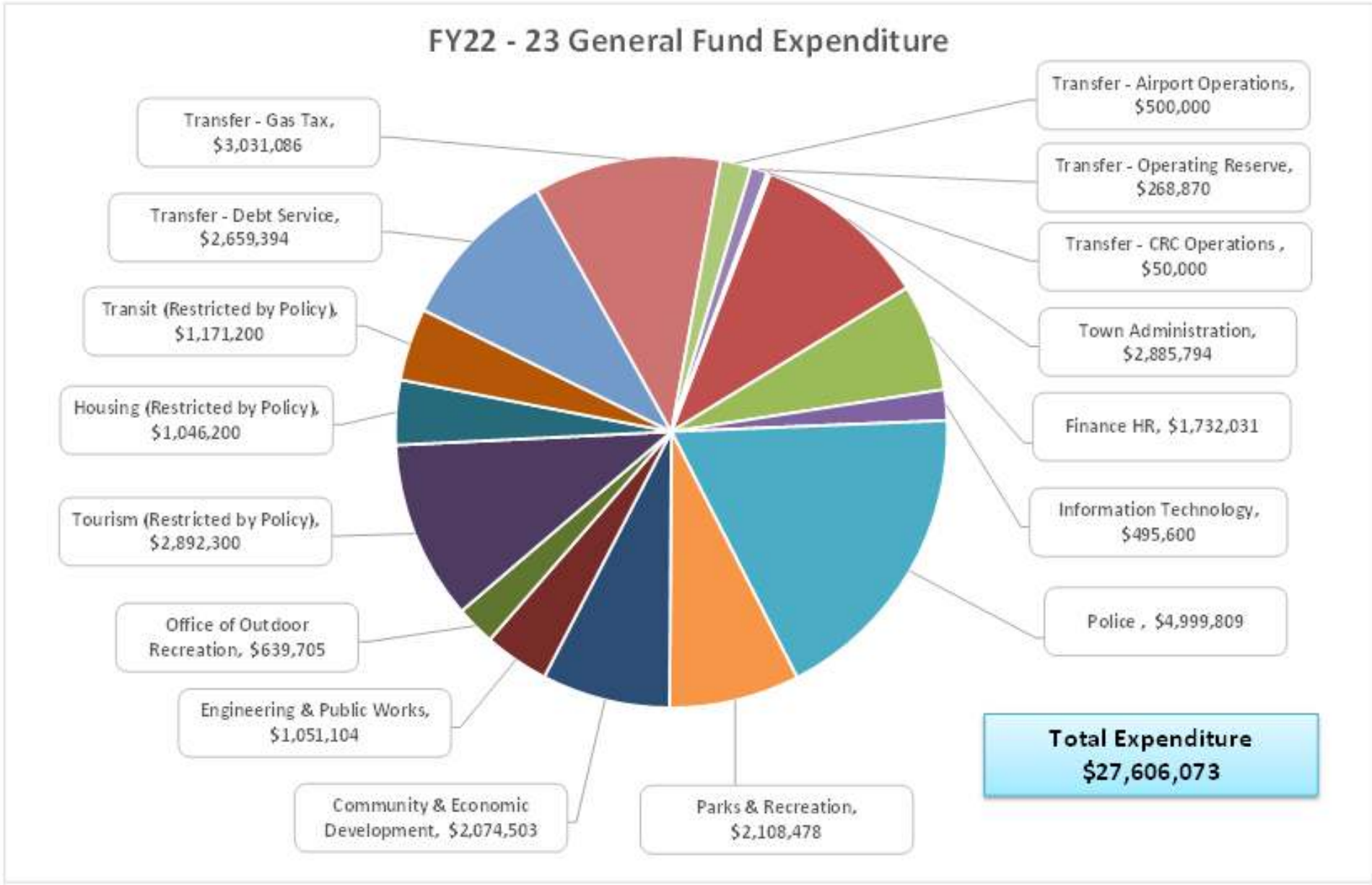
Below is a chart that shows the inclusion of these expenses and additional labor costs noted above by department. This chart shows a comparison of these budgets to prior year expenditures.

Department Expense Summary

General Fund Expenditures by Department

Department	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
DEPT 410 - TOWN COUNCIL	$ 118,017	$ 124,737	$ 171,613	$ 183,449	$ 11,836	6.9%
DEPT 412 - LEGAL SERVICES	$ 106,568	$ 184,795	$ 185,000	$ 200,000	$ 15,000	8.1%
DEPT 413 - TOWN ADMINISTRATION	$ 563,323	$ 509,131	$ 603,874	$ 636,886	$ 33,012	5.5%
DEPT 414 - TOWN CLERK	$ 294,432	$ 314,754	$ 321,853	$ 381,324	$ 59,471	18.5%
DEPT 415 - FINANCE	$ 1,092,313	$ 1,160,340	$ 1,285,930	$ 1,384,902	$ 98,972	7.7%
DEPT 416 - GENERAL SERVICES	$ 1,877,094	$ 1,318,118	$ 1,479,975	$ 1,484,135	$ 4,160	0.3%
DEPT 417 - HUMAN RESOURCES	$ 319,968	$ 341,290	$ 348,185	$ 347,129	$ (1,056)	-0.3%
DEPT 418 - INFORMATION SERVICES	$ 474,367	$ 549,065	$ 475,400	$ 495,600	$ 20,200	4.2%
DEPT 420 - POLICE SERVICES	$ 4,522,510	$ 4,881,253	$ 4,778,579	$ 4,999,809	$ 221,230	4.6%
DEPT 432 - RECREATION PROGRAMS	$ 624,730	$ 574,119	$ 829,791	$ 960,710	$ 149,919	18.1%
DEPT 434 - WHITMORE POOL & REC AREA	$ 205,918	$ 209,019	$ 327,703	$ 378,207	$ 50,504	15.4%
DEPT 436 - ARTS & CULTURE	$ -	$ -	$ -	$ 92,242	$ 92,242	100.0%
DEPT 438 - PARKS, BLDGS & TRAIL MAINT	$ 603,037	$ 644,301	$ 636,313	$ 769,561	$ 133,248	20.9%
DEPT 440 - PLANNING DIVISION	$ 924,409	$ 975,956	$ 812,719	$ 1,032,722	$ 284,767	35.0%
DEPT 442 - BUILDING DIVISION	$ 654,846	$ 541,755	$ 622,061	$ 823,170	$ 201,109	32.3%
DEPT 444 - CODE COMPLIANCE	$ 79,841	$ 109,078	$ 115,795	$ 126,369	$ 10,574	9.1%
DEPT 445 - HOUSING PROGRAMS & PLANNING	$ 969,091	$ 678,308	$ 554,751	$ 1,046,200	$ 491,449	88.6%
DEPT 460 - ENG, PUBLIC WORKS & ADMIN	$ 689,694	$ 478,660	$ 609,785	$ 919,087	$ 309,302	50.7%
DEPT 464 - FACILITIES MAINTENANCE	$ 99,841	$ 130,539	$ 120,094	$ 132,017	$ 11,923	9.9%
DEPT 467 - OFFICE OF OUTDOOR RECREATION	$ -	$ -	$ 396,042	$ 639,705	$ 243,663	100.0%
DEPT 475 - TRANSIT SERVICES	$ 897,668	$ 923,219	$ 1,132,918	$ 1,171,200	$ 38,282	3.4%
DEPT 480 - TOURISM & BUSINESS DEVELOPMENT	$ 2,855,864	$ 2,054,333	$ 2,671,200	$ 2,892,300	$ 221,100	8.3%
Sub-Total	**$ 17,973,534**	**$ 16,702,771**	**$ 18,479,581**	**$ 21,096,723**	**$ 2,700,906**	**14.6%**
Transfer Out	$ 10,789,898	$ 9,264,681	$ 5,954,085	$ 6,509,350	$ 555,265	9.3%
Total General Fund	**$ 28,763,431**	**$ 25,967,452**	**$ 24,433,666**	**$ 27,606,073**	**$ 3,256,171**	**13.3%**

The graph below shows the relative size of department expenditures within the General Fund.


FY22 - 23 General Fund Expenditure
Transfer - Airport Operations, $500,000
Transfer - Operating Reserve, $268,870
Transfer - CRC Operations , $50,000
Town Administration, $2,885,794
Finance HR, $1,732,031
Information Technology, $495,600
Police , $4,999,809
Parks & Recreation, $2,108,478
Community & Economic Development, $2,074,503
Engineering & Public Works, $1,051,104
Office of Outdoor Recreation, $639,705
Tourism (Restricted by Policy), $2,892,300
Housing (Restricted by Policy), $1,046,200
Transit (Restricted by Policy), $1,171,200
Transfer - Debt Service, $2,659,394
Transfer - Gas Tax, $3,031,086
Total Expenditure $27,606,073

Gas Tax Fund (210)

The Gas Tax Fund is the second largest operating fund following the General Fund. The fund provides for road infrastructure maintenance and snow removal. The revenue for FY22-23 includes $2,168,033 in State Gas Tax funds. This includes the reimbursement for snow removal estimated at $1,750,000. This reimbursement is based on prior year snow removal costs and a portion of this reimbursement is transferred to the various assessment districts, estimated at $100,000 in total. Since this revenue is based on prior year actual snow removal cost, Fund 210 will see an increase of 16.7% from prior year snow removal revenue. This annual fluctuation in current year expense and subsequent year revenue requires the Town to fund the excess cost of snow removal in heavy snow years. While this is always the dynamic of this fund, it has not been more evident than in the last three years where we have had near record high and low snowfall totals. The Fund is supported by a General Fund and Garage Services transfer of $3,091,086 which is 2.6% higher than prior year.

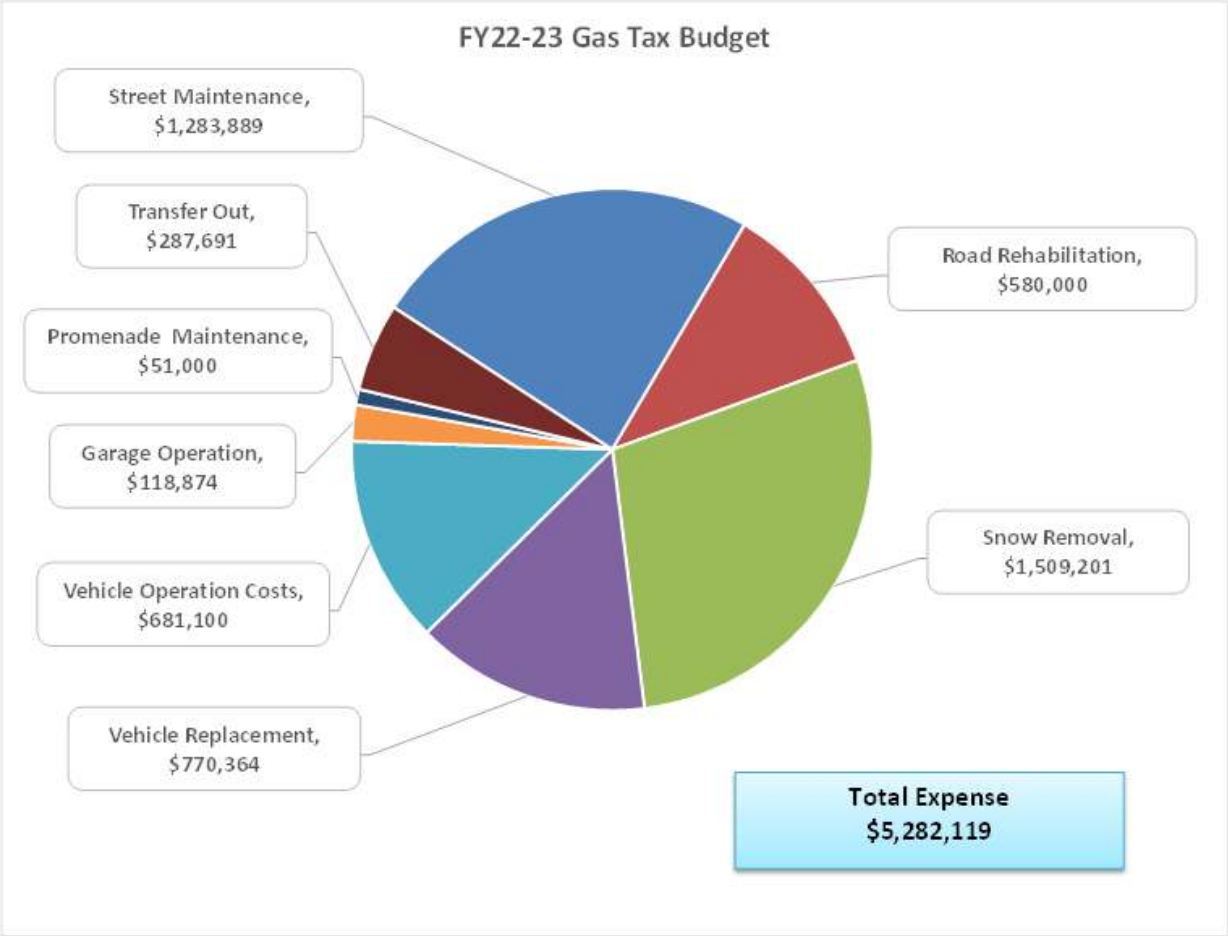
Gas Tax Fund Revenue by Category

Item	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
Gas Tax	$ 206,948	$ 208,821	$ 230,342	$ 230,342	$ -	0.0%
Gas Tax - Snow Removal	$ 1,999,871	$ 2,186,069	$ 1,500,000	$ 1,750,000	$ 250,000	16.7%
Gas Tax - SB1	$ 142,612	$ 139,710	$ 155,514	$ 187,691	$ 32,177	20.7%
Total Gas Tax	$ 2,349,431	$ 2,534,600	$ 1,885,856	$ 2,168,033	$ 282,177	15.0%
Transfer In - General Fund & Garage Services	2,232,652	2,695,390	3,013,428	3,091,086	$ 77,658	2.6%
Misc Revenue	26,567	50,838	23,000	23,000	$ -	0.0%
Total Revenue Gas Tax	**$ 4,608,650**	**$ 5,280,828**	**$ 4,922,284**	**$ 5,282,119**	**$ 359,835**	**7.3%**

SB1 Funds listed in the revenue numbers above must be spent on capital projects. For the purpose of this budget, the projected revenue from SB1 is also listed as a transfer out to capital projects. Any unexpended funds remain in capital projects and not Gas Tax Fund 210.

The majority of the increase in street maintenance expenditures is the operation of the snow storage facility. This item is accounted for outside of the snow removal costs as it is not reimbursable by the State gas tax funding. The following chart provides a summary of expenditures by section of Gas Tax.

Department	FY2018-19 Actual	FY2019-20 Actual	FY20-21 Budget	FY21-22 Budget	Variance to Prior Year Budget	
Street Maintenance	$ 551,201	$ 899,943	$ 718,136	$ 1,198,941	$ 480,805	67.0%
Road Rehabilitation	$ 18,508	$ 69,595	$ 580,000	$ 580,000	$ -	0.0%
Snow Removal	$ 1,220,132	$ 1,120,282	$ 1,282,461	$ 1,389,767	$ 107,306	8.4%
Vehicle Replacement	$ 571,339	$ 668,246	$ 815,227	$ 815,227	$ -	0.0%
Vehicle Operation Costs	$ 826,198	$ 650,143	$ 612,600	$ 618,100	$ 5,500	0.9%
Garage Operation	$ 118,241	$ 135,770	$ 113,862	$ 117,518	$ 3,656	3.2%
Promenade Maintenance	$ 76,319	$ 50,796	$ 28,000	$ 28,000	$ -	0.0%
Operational Costs	**$ 3,381,938**	**$ 3,594,775**	**$ 4,150,286**	**$ 4,747,553**	**$ 597,267**	**14.4%**
Transfer Out - Assessment District Snow	$ 125,000	$ 125,000	$ 125,000	$ 75,000	$ (50,000)	-40.0%
Transfer Out - SB1 & Road funds for Capital F	$ 147,021	$ 147,021	$ 147,021	$ 155,514	$ 8,493	5.8%
Total Transfers Outs	**$ 2,203,078**	**$ 2,003,461**	**$ 225,609**	**$ 230,514**	**$ 4,905**	**2.2%**
Total Gas Tax Expenditures	**$ 5,585,016**	**$ 5,598,236**	**$ 4,375,895**	**$ 4,978,067**	**$ 602,172**	**13.8%**



Snow is the key expense in this fund that drives changes year over year. This not only effects the snow removal line item but vehicle operation costs. Other line items can vary year over year depending on road rehabilitation projects. These projects can be handled within this fund or may

show significant transfers out for larger capital projects. All of these elements can be seen in the above numbers.

Airport Operational Fund (220)

The Airport continues to work on expansion of charter service and other expansion opportunities after the commercial service was moved to Bishop in December of 2021. Advanced Air had a successful initial season of charter flights, and the Town looks to expand on these services through strategic planning on routes and coverage. The charter service does not provide as much revenue opportunities for the Airport and the core Airport leadership team is working on expanded revenue opportunities. For FY22-23, the Town continues to rely on FAA CARES grant funding to support operations, with a shift to a greater contribution from the General Fund in order to reduce reliance on these operational grants in the near future. By contributing more from General Fund, staff will extend the grant period while slowly reintroducing the support needs to the General Fund budget. To date the capital project plan has not been finalized so expect updates to both expenditures and revenue once those are provided and grant funding secured. Below is the revenue comparison to prior years:

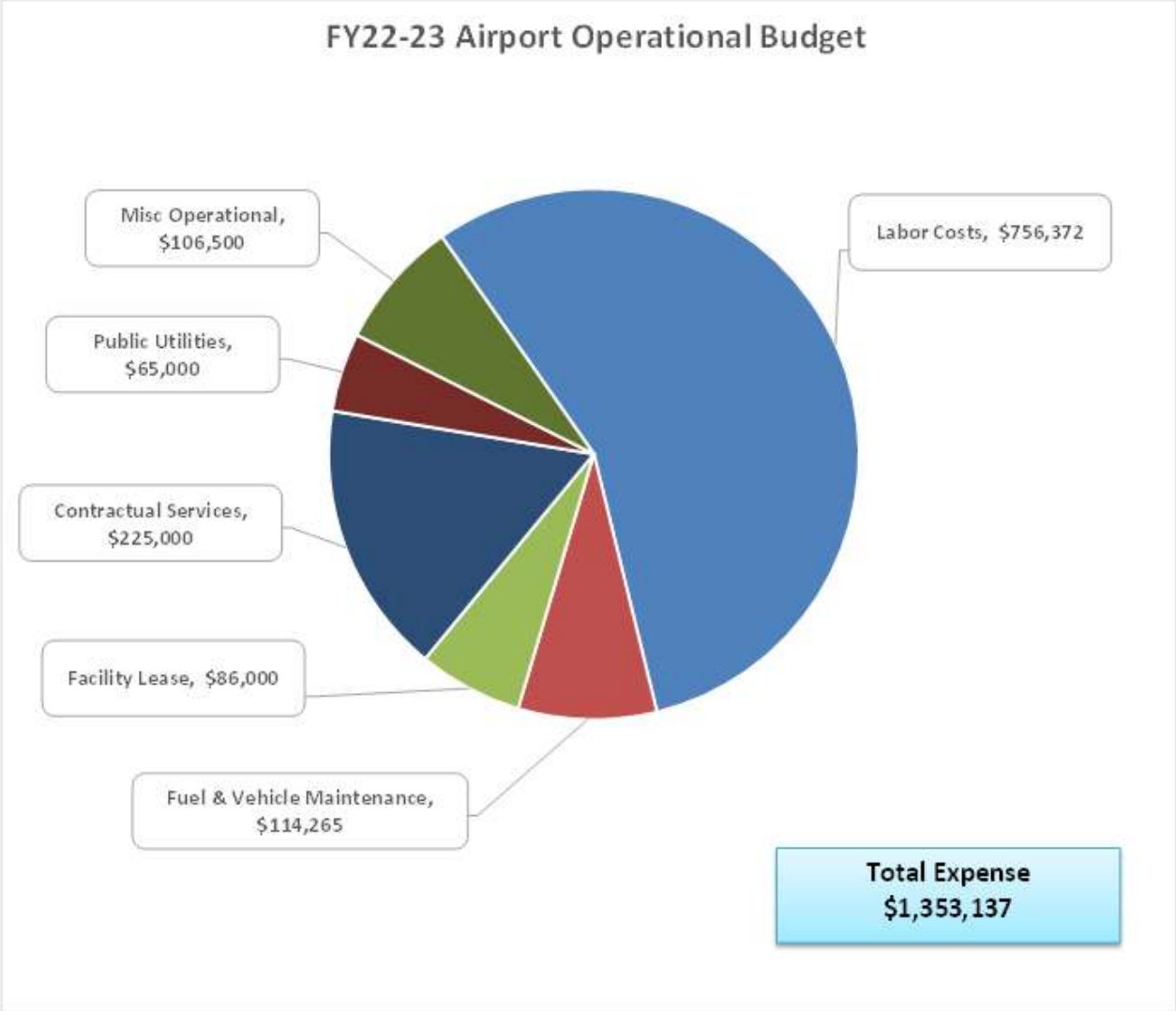
Airport Fund Revenue by Category

Item	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
Airport Passenger Facility Fee	$ 9,060	$ -	$ -	$ -	$ -	0.0%
Car Rental Fee	$ 110,510	$ 25,226	$ 20,000	$ 45,000	$ 25,000	125.0%
Commercial Terminal Rent	$ 113,749	$ -	$ -	$ -	$ -	0.0%
Hanger Ground Lease	$ 97,524	$ 100,914	$ 85,000	$ 110,000	$ 25,000	29.4%
FAA: ACIP Grant Entitlements	$ -	$ -	$ -	$ 475,000	$ 475,000	100.0%
FAA: CARES Act			$ 600,000	$ 650,000	$ 50,000	8.3%
Other Revenues	$ 44,607	$ 32,828	$ 39,900	$ 52,900	$ 13,000	32.6%
Total Airport Revenue	**$ 375,450**	**$ 158,968**	**$ 744,900**	**$ 1,332,900**	**$ 588,000**	**78.9%**
Transfer In - General Fund	291,274	100,000	321,049	500,000	$ 178,951	100.0%
Total Revenue Airport	**$ 666,724**	**$ 258,968**	**$ 1,065,949**	**$ 1,832,900**	**$ 766,951**	**72.0%**

The expenditure budget for FY22-23 has some increases based on core management team and changes to leadership structure. The Airport now has a Deputy Airport Manager full time which is an increase over our previous management charging 50% of time to the Airport and 50% to capital projects. In addition to the labor costs, the core team is working with a consultant to develop staff and improve operational excellence in meeting FAA requirements. This consultant will help in the strategy and vision of the Airport as it transitions into the next phase of programming and development. Below is the planned expenditure which should increase as capital projects costs are applied.

Airport Fund Expenditures by Category

Department	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
Labor Costs - Operations	$ 496,757	$ 782,185	$ 571,913	$ 756,372	$ 184,459	32.3%
Fuel & Vehicle Maintenance	$ 75,048	$ 67,667	$ 99,126	$ 114,265	$ 15,139	15.3%
Facility Lease	$ 46,579	$ 54,665	$ 84,000	$ 86,000	$ 2,000	2.4%
Contractual Services	$ 109,587	$ 195,960	$ 175,000	$ 225,000	$ 50,000	28.6%
Public Utilities	$ 59,583	$ 60,580	$ 60,000	$ 65,000	$ 5,000	8.3%
Misc Operational Costs	$ 82,027	$ 65,399	$ 63,750	$ 106,500	$ 42,750	67.1%
Operational Costs	**$ 869,582**	**$ 1,226,457**	**$ 1,053,789**	**$ 1,353,137**	**$ 299,348**	28.4%
Labor Costs - Capital Projects	$ 23,401	$ 27,064	$ 136,344	$ 28,630	$ (107,714)	100.0%
Contractual Services - Capital Projects	$ 442,487	$ 191,302	$ 4,118,741	$ 445,000	$ (3,673,741)	-89.2%
Capital Project Costs	**$ 465,888**	**$ 218,366**	**$ 4,255,085**	**$ 473,630**	**$ (3,781,455)**	-88.9%
Total Airport Expenditures	**$ 1,335,470**	**$ 1,444,824**	**$ 5,308,874**	**$ 1,826,767**	**$ (3,482,107)**	**-65.6%**



The expenditures fluctuate most commonly through capital project expenses. The operations of the Airport do not vary much year over year except for heavy snow impacts or changes in employees.

Debt Service / Future Capital Fund (990)

The Town has a variety of debt including the bond for the police station, the bond payment for the MLLA settlement, and inter-fund loan between the General Fund and the Vehicle Replacement Fund. The Town has been accelerating the repayment of the internal loan and expects to have this debt paid off in FY23-24 with a current outstanding balance of $1,271,207. The chart below reflects the debt payments made to external entities. The 2004 Bluff's development funding paid for by assessments on property tax in the Bluffs was fully paid in FY21-22 and is no longer a part of our debt schedule. This adjustment is noted in Fund 990 for debt payments as well as Fund 852 where the assessment revenue and expenditures are noted. A summary of the Town's operating debt service is as follows:

Town of Mammoth Lakes - Debt Schedule

DEBT	PURPOSE	INITIAL DEBT AMOUNT	Current Balance	ANNUAL PAYMENT FY22-23	TERM	END DATE	INTEREST RATE	SOURCE OF PAYMENT
Lease Revenue Bond (2015)	Refinance COP and Police Facility Funding	$ 3,550,000	$ 2,179,000	$ 314,394	15 Years	FY2029-30	3.51%	General Fund Fund 100
Installment Sales Agreement (2017)	Multi Use Facility	$ 5,500,000	$ 3,445,000	$ 615,747	10 Years	FY2027-28	2.23%	Measure R Fund 216
Taxable Judgment Obligation Bonds (2017)	MLLA Debt	$ 23,995,000	$ 19,830,000	$ 1,868,406	18 Years	FY2035-36	1.750% increasing 0.25% each Year to a maximum interest rate of 4.375%	General Fund Fund 100
Vehicle Replacement - Internal Loan	Operating Cash during econocmic crisis 2012	$ 4,369,207	$ 1,271,207	$340,000 accelerated to $820,000	No Term	Est. FY23-24	0.00%	General Fund Fund 100
CFD 2001-1 Refunding Bonds, (2016)	North Village Development	$ 6,626,919	$ 5,066,352	$ 514,136	17 Years	FY2033-34	3.31%	North Village Assessment District Fund 854
Total		**$ 44,041,126**		**$ 3,652,684**				
	General Fund Debt			**$ 2,522,801**				
	Measure R Debt			**$ 615,747**				
	Assessment District Debt			**$ 514,136**				

This fund also includes a future capital component for technology improvement or minor facility improvements. Staff is also recommending a return to prior practice of transferring the full $2M payment for MLLA settlement and allowing excess funds to accumulate for future capital projects. The difference between the $2M allocation and actual debt payment will provide $131,594 in funding for a future capital project.

CONCLUSION

Balancing the FY22-23 preliminary budget deficit of $10,183 will be accomplished with minimal impacts on the various departmental budgets. We anticipate some minor revenue adjustments and some expense reductions. Staff is committed to working within the Town's financial limits and the policy direction provided by Town Council as we provide services to our community. We are also requesting specific policy direction in a few areas that will assist in both budget development and work program implementation. Based on any requested adjustments by Town Council, staff will proceed to develop the tentative budget.

As the tentative budget is developed, staff will provide additional budget details, comparisons, and other relevant information that serves to inform the overall budget development. The tentative budget will include additional areas of the Town overall budget, (Restricted Funds, Assessment Districts, DIF, Capital Projects, and others). Council will be provided the tentative budget for review on May 18th, prior to the proposed final budget hearing and adoption scheduled for June 15, 2022.

FY22-23 Budget

Preliminary Budget – Department Requested

Rob Patterson

Administrative Services / Finance Director

April 27, 2022

Mammoth Lakes™
CALIFORNIA

General Fund - Projected Revenue

Major Revenue Components

Item	FY2019-20 Actual	FY20-21 Actual	FY21-22 Adopted Budget	FY22-23 Proposed Budget	Variance to FY21-22	% of Total Revenue
Transient Occupancy Tax (TOT)	$ 15,911,859	$ 16,599,247	$ 14,500,000	$ 16,000,000	$ 1,500,000	58.0%
TOT Revenue Violations	$ 94,039	$ 148,977	$ 60,000	$ 100,000	$ 40,000	0.4%
TOT Penalty and Interest	$ 267,207	$ 167,766	$ 130,000	$ 150,000	$ 20,000	0.5%
Total TOT Revenue	$ 16,273,104	$ 16,915,990	$ 14,690,000	$ 16,250,000	$ 1,560,000	58.9%
Property Tax	$ 4,054,115	$ 4,572,245	$ 4,214,850	$ 4,650,000	$ 435,150	16.9%
Sales Tax	$ 2,372,657	$ 2,513,299	$ 2,600,000	$ 2,700,000	$ 100,000	9.8%
Franchise Fees	$ 851,036	$ 858,936	$ 812,000	$ 900,000	$ 88,000	3.3%
Other Revenue						
Building Permits	$ 623,387	$ 934,970	$ 700,000	$ 760,000	$ 60,000	2.8%
Business Tax (New, Renewal, and Penalties)	$ 360,535	$ 336,897	$ 338,000	$ 326,000	$ (12,000)	1.2%
Cannabis Tax	$ 160,539	$ 161,553	$ 130,000	$ 130,000	$ -	0.5%
Interest	$ 353,569	$ 150,389	$ 49,670	$ 60,000	$ 10,330	0.2%
Grant Revenue	$ 481,925	$ 380,379	$ 125,000	$ 228,800	$ 103,800	0.8%
Transfer In	$ 1,326,724	$ 623,000	$ 150,000	$ 375,000	$ 225,000	1.4%
Misc Revenue	$ 183,164	$ 1,770,424	$ 1,065,229	$ 1,216,090	$ 150,861	4.4%
Total Budgeted Revenue (General Fund	$ 27,040,754	$ 29,218,082	$ 24,874,749	$ 27,595,890	$ 2,721,141	100.0%

Mammoth Lakes CALIFORNIA

Key Revenue Components - General Fund

Item		Amount	% of Total Revenue
Transient Occupancy Tax (TOT)	$	16,000,000	58.0%
Property Tax	$	3,775,000	13.7%
Sales Tax	$	2,700,000	9.8%
Community Development Permits	$	954,000	3.5%
Property Tax in Lieu VLF	$	875,000	3.2%
Franchise Fees	$	900,000	3.3%
Business Tax - Fees penalty and Interest	$	494,000	1.8%
Other Revenue	$	518,500	1.9%
Recreation Programs	$	343,000	1.2%
TOT Penalty and Interest	$	250,000	0.9%
Public Safety	$	302,400	1.1%
Transit Fee	$	125,000	0.5%
Interest	$	60,000	0.2%
TBID Revenue 1% TBID to Admin	$	198,990	0.7%
Whitemore Pool County Share 50%	$	100,000	0.4%
Total Budgeted Revenue	**$**	**27,595,890**	**100.0%**

Mammoth Lakes CALIFORNIA

Labor Costs

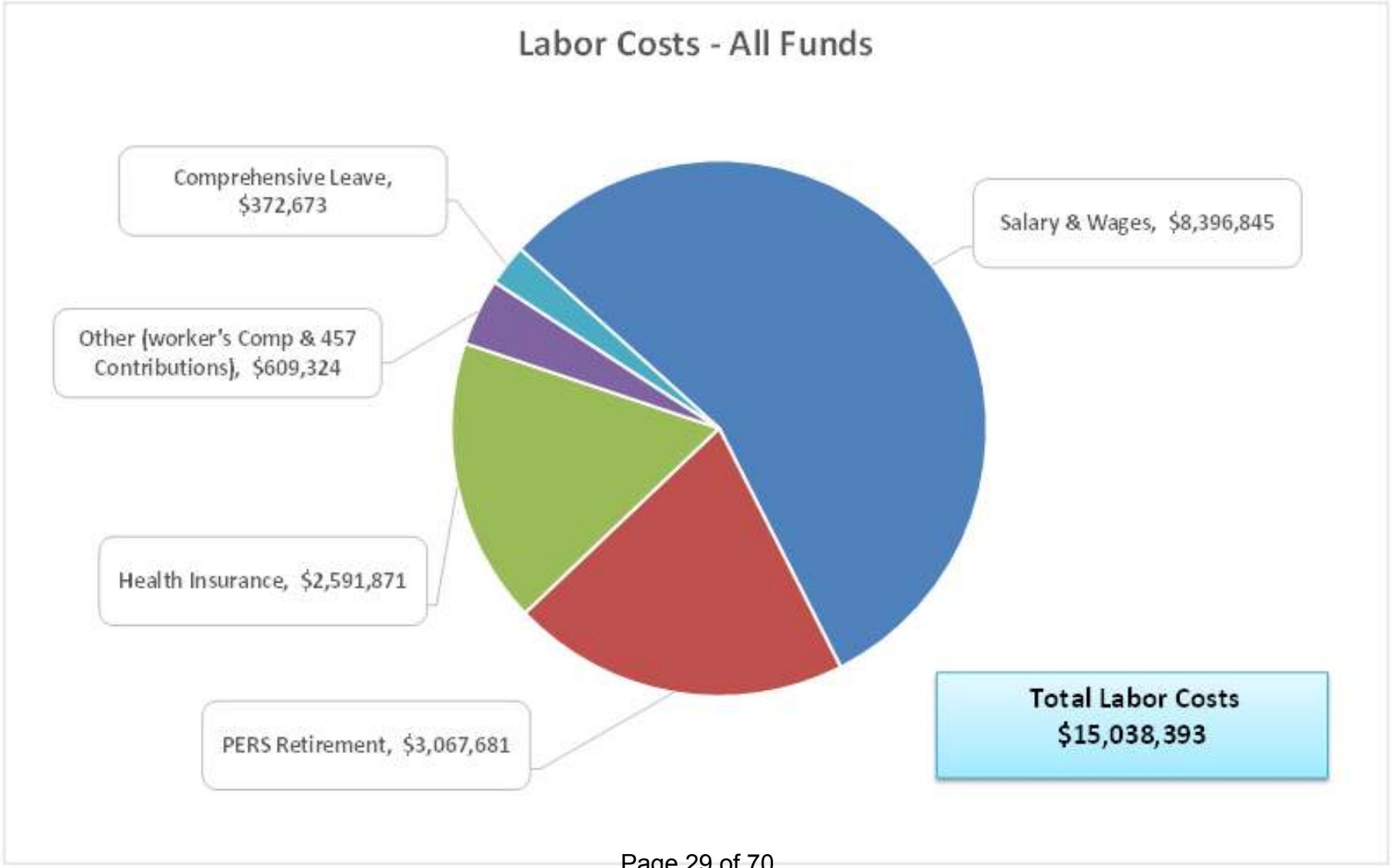
Labor Costs - All Funds

Item		FY22-23 Budget Total		FY21-22 Budget Total	Variance by Item
Salary & Wages	$	8,396,845	$	7,649,643	9.77%
PERS Retirement	$	3,067,681			
Health Insurance	$	2,591,871	$	2,305,296	12.43%
Other (worker's Comp &	$	609,324	$	2,863,462	7.13%
Comprehensive Leave	$	372,673	$	282,336	32.00%
			$	583,426	4.44%
	$	15,038,393	$	13,684,163	9.90%
		Variance	$	1,354,230	
		%		9.90%	

Employee Statistics	FY22-23 Budget Count	FY21-22 Budget Count
Full Time Employees	88.0	84.3
Part Time Employees - Measured in Full Time Equivalents (FTE)		
Police	0.3	0.3
Recreation Programs	8.4	6.6
Parks Maintenance	1.7	1.6
Finance	0.5	0.5
Arts & Culture	1.4	0.0
Planning & Building	0.5	0.0
Capital Projects	0.8	0.4
Airport Operations	0.9	0.9
Measure R - Trails	1.5	1.7
Roads & Snow Removal	1.4	1.5
Facilities Maintenance	0.3	0.3
Total Part Time Employees (FTE)	17.7	13.9
Total Employee (FTE)	105.7	98.2

Mammoth Lakes CALIFORNIA

Labor Costs



Mammoth Lakes CALIFORNIA

Labor Costs – General Fund Details

Full-Time Staff

Account	Department	FTE	Salary	Comp Leave	Health Insurance	457 Contribution	Total Health Ins	Worker's Comp	PERS	Total
100-413	Town Manager	2.0	$ 328,949	$ 18,999	$ 66,419	$ 2,940	$ 69,359	$ 22,396	$ 129,682	$ 569,386
100-414	Town Clerk	2.0	$ 168,153	$ 3,311	$ 68,320	$ 2,400	$ 70,720	$ 11,093	$ 60,797	$ 314,074
100-415	Finance	6.9	$ 600,714	$ 26,682	$ 242,506	$ 8,894	$ 251,400	$ 40,590	$ 203,060	$ 1,122,446
100-417	Personnel	2.0	$ 169,612	$ 12,597	$ 55,433	$ 3,000	$ 58,433	$ 11,788	$ 57,698	$ 310,129
100-420	Police	19.0	$ 2,075,472	$ 90,520	$ 457,890	$ 7,800	$ 465,690	$ 140,108	$ 1,086,721	$ 3,858,511
100-432	Parks & Recreation Programs	3.5	$ 312,587	$ 26,677	$ 86,204	$ 4,800	$ 91,004	$ 21,949	$ 117,725	$ 569,943
100-434	Whitmore Recreation Area	1.1	$ 78,021	$ 5,051	$ 29,215	$ 1,368	$ 30,583	$ 5,374	$ 27,237	$ 146,267
100-436	Arts & Culture	0.0	$ -	$ -	$ -	$ -		$ -	$ -	$ -
100-438	Parks Maintenance	3.3	$ 225,098	$ 16,388	$ 73,430	$ 3,924	$ 77,354	$ 15,623	$ 84,775	$ 419,238
100-440	Planning	4.6	$ 440,344	$ 25,133	$ 143,523	$ 6,102	$ 149,625	$ 30,114	$ 158,365	$ 803,581
100-442	Building	4.0	$ 310,254	$ 15,026	$ 132,883	$ 4,776	$ 137,659	$ 21,057	$ 115,175	$ 599,170
100-444	Code Compliance	1.0	$ 64,309	$ 1,403	$ 30,298	$ 1,200	$ 31,498	$ 4,251	$ 20,808	$ 122,269
100-445	Housing	1.2	$ 106,083	$ 3,473	$ 40,692	$ 1,482	$ 42,174	$ 7,088	$ 40,449	$ 199,268
100-460	Engineering	5.3	$ 468,072	$ 29,462	$ 131,168	$ 6,862	$ 138,030	$ 32,188	$ 166,384	$ 834,137
100-464	Facilities Maintenance	0.8	$ 48,659	$ 275	$ 13,058	$ 900	$ 13,958	$ 3,166	$ 15,495	$ 81,553
100-467	Office of Outdoor Recreation	3.0	$ 256,497	$ 11,882	$ 114,068	$ 3,600	$ 117,668	$ 17,363	$ 91,294	$ 494,705
100-475	Transit	0.3	$ 21,017	$ 1,535	$ 8,964	$ 312	$ 9,276	$ 1,459	$ 7,834	$ 41,121
General Fund Total		59.9	$ 5,673,842	$ 288,415	$ 1,694,070	$ 60,360	$ 1,754,430	$ 385,609	$ 2,383,501	$ 10,485,797

Mammoth Lakes CALIFORNIA

Labor Costs – Full-Time – Fund Details

Full-Time Staff

Account	Department	FTE	Salary	Comp Leave	Health Insurance	457 Contribution	Total Health Ins	Worker's Comp	PERS	Total
205-490	Solid Waste	0.1	$ 6,073	$ 210	$ 1,901	$ 60	$ 1,961	$ 407	$ 2,354	$ 11,005
Solid Waste		0.1	$ 6,073	$ 210	$ 1,901	$ 60	$ 1,961	$ 407	$ 2,354	$ 11,005
210-450	Maintenance Streets (May-Sept)	5.7	$ 354,578	$ 15,191	$ 158,933	$ 6,852	$ 165,785	$ 23,923	$ 123,213	$ 682,689
210-452	Snow Removal (Oct-April)	7.5	$ 463,621	$ 20,135	$ 199,771	$ 8,976	$ 208,747	$ 31,297	$ 161,140	$ 884,940
210-456	Facilities Maintenance	0.1	$ 6,488	$ 37	$ 1,741	$ 120	$ 1,861	$ 422	$ 2,066	$ 10,874
Gas Tax		13.3	$ 824,687	$ 35,362	$ 360,445	$ 15,948	$ 376,393	$ 55,642	$ 286,419	$ 1,578,503
215-511	Measure R - Trails	0.3	$ 18,277	$ 479	$ 5,920	$ 408	$ 6,328	$ 1,213	$ 5,939	$ 32,236
Measure R - Trails		0.3	$ 18,277	$ 479	$ 5,920	$ 408	$ 6,328	$ 1,213	$ 5,939	$ 32,236
220-471	Airport	4.6	$ 357,225	$ 17,408	$ 138,170	$ 5,496	$ 143,666	$ 24,237	$ 124,175	$ 666,711
220-531	Airport AIP Capital Projects	0.2	$ 15,532	$ 1,180	$ 4,673	$ 180	$ 4,853	$ 1,081	$ 5,985	$ 28,630
Airport		4.73	$ 372,756	$ 18,588	$ 142,843	$ 5,676	$ 148,519	$ 25,318	$ 130,159	$ 695,341
250-540	LTC	0.0	$ 6,596	$ 595	$ 470	$ 72	$ 542	$ 465	$ 2,694	$ 10,892
Local Transportation Comission		0.04	$ 6,596	$ 595	$ 470	$ 72	$ 542	$ 465	$ 2,694	$ 10,892
300-530	Capital Projects - Streets	0.0	$ 2,325	$ 57	$ 1,054	$ 41	$ 1,095	$ 154	$ 754	$ 4,386
300-531	Capital Projects - Other	0.9	$ 83,741	$ 5,279	$ 26,907	$ 1,171	$ 28,078	$ 5,759	$ 29,356	$ 152,214
Capital Projects		0.95	$ 86,067	$ 5,336	$ 27,961	$ 1,212	$ 29,173	$ 5,913	$ 30,111	$ 156,600
856-452	OMR Assessment Snow Removal	0.4	$ 21,532	$ 1,041	$ 8,375	$ 420	$ 8,795	$ 1,460	$ 7,641	$ 40,470
856-531	OMR Capital	0.0	$ 931	$ 20	$ 174	$ 12	$ 186	$ 62	$ 301	$ 1,500
857-452	OMR Assessment Snow Removal	0.3	$ 18,831	$ 841	$ 7,905	$ 372	$ 8,277	$ 1,273	$ 6,516	$ 35,738
858-436	Fractional MelloRoos	1.5	$ 90,575	$ 6,733	$ 52,512	$ 1,740	$ 54,252	$ 6,295	$ 31,157	$ 189,013
858-438	Fractional Mello Roos CFD - Trails End Park	0.0	$ 0	$ -	$ -	$ -	$ -	$ 0	$ 0	$ 0
Assessment Districts		2.12	$ 131,870	$ 8,635	$ 68,967	$ 2,544	$ 71,511	$ 9,090	$ 45,615	$ 266,720
910-456	Garage Facility Maintenance	6.6	$ 471,322	$ 15,053	$ 176,467	$ 7,920	$ 184,387	$ 31,466	$ 165,025	$ 867,253
Garage Services		6.6	$ 471,322	$ 15,053	$ 176,467	$ 7,920	$ 184,387	$ 31,466	$ 165,025	$ 867,253
Worksheet Total		88.0	$ 7,591,490	$ 372,679	$ 2,479,044	$ 94,200	$ 2,573,244	$ 515,124	$ 3,051,816	$ 14,104,347

Mammoth Lakes CALIFORNIA

Labor Costs – Part-Time – Fund Details

Part-Time Staff

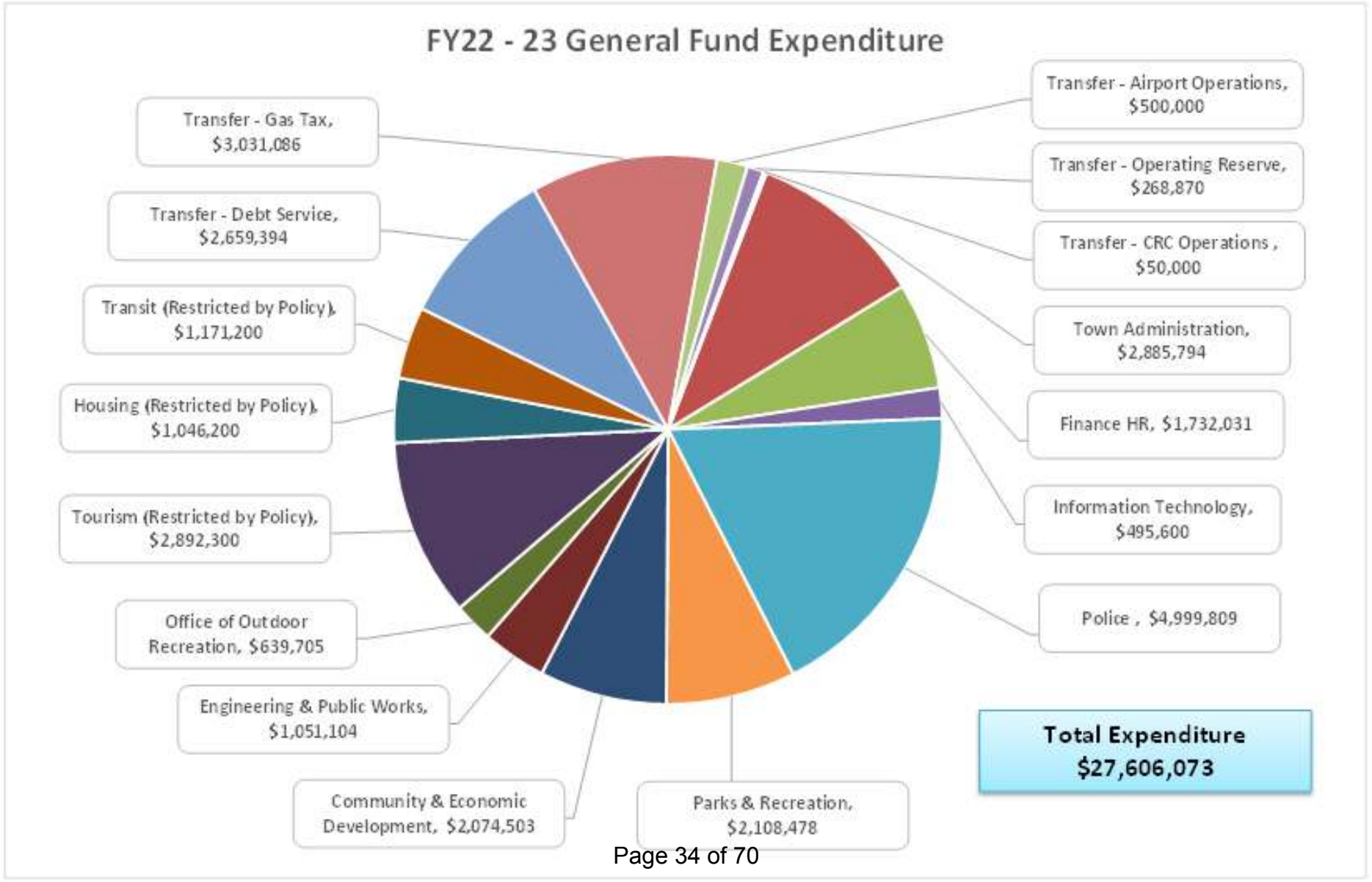
Account	Department	Salary	FTE	Health Insurance	PARS	Total
100-410	Town Council	$ 44,739	-	$ 112,827	$ 882	$ 158,449
100-415	Finance	$ 27,808	0.47	$ -	$ 548	$ 28,356
100-420	Police	$ 12,734	0.29	$ -	$ 251	$ 12,985
100-432	Recreation Programs	$ 128,357	3.23	$ -	$ 2,530	$ 130,887
100-434	Whitmore Recreation Area	$ 93,431	2.29	$ -	$ 1,842	$ 95,273
100-436	Arts & Culture	$ 53,683	1.41	$ -	$ 1,058	$ 54,742
100-438	Parks Maintenance	$ 63,850	1.66	$ -	$ 1,259	$ 65,109
100-440	Planning & Building	$ 18,085	0.47	$ -	$ 357	$ 18,441
100-464	Facilities	$ 15,170	0.34	$ -	$ 295	$ 15,464
		$ 457,857	10.16	$ 112,827	$ 9,022	$ 579,706
210-452	Temp Snow Removal	$ 82,142	1.41	$ -	$ 1,619	$ 83,761
215-438	Measure R - Trails	$ 57,718	1.49	$ -	$ 1,138	$ 58,856
220-471	Airport Operations	$ 59,851	0.94	$ -	$ 1,180	$ 61,031
300-530	Capital Projects - Streets	$ 15,077	0.38	$ -	$ 293	$ 15,370
300-531	Capital Projects - Other	$ 15,077	0.38	$ -	$ 293	$ 15,370
		$ 30,153	0.77	$ -	$ 586	$ 30,739
858-436	Fractional MelloRoos	$ 117,633	2.88	$ -	$ 2,319	$ 119,952
		$ 805,355	17.7	$ 112,827	$ 15,864	$ 934,046

General Fund – Expenditure summary by Department

Department	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
DEPT 410 - TOWN COUNCIL	$ 118,017	$ 124,737	$ 171,613	$ 183,449	$ 11,836	6.9%
DEPT 412 - LEGAL SERVICES	$ 106,568	$ 184,795	$ 185,000	$ 200,000	$ 15,000	8.1%
DEPT 413 - TOWN ADMINISTRATION	$ 563,323	$ 509,131	$ 603,874	$ 636,886	$ 33,012	5.5%
DEPT 414 - TOWN CLERK	$ 294,432	$ 314,754	$ 321,853	$ 381,324	$ 59,471	18.5%
DEPT 415 - FINANCE	$ 1,092,313	$ 1,160,340	$ 1,285,930	$ 1,384,902	$ 98,972	7.7%
DEPT 416 - GENERAL SERVICES	$ 1,877,094	$ 1,318,118	$ 1,479,975	$ 1,484,135	$ 4,160	0.3%
DEPT 417 - HUMAN RESOURCES	$ 319,968	$ 341,290	$ 348,185	$ 347,129	$ (1,056)	-0.3%
DEPT 418 - INFORMATION SERVICES	$ 474,367	$ 549,065	$ 475,400	$ 495,600	$ 20,200	4.2%
DEPT 420 - POLICE SERVICES	$ 4,522,510	$ 4,881,253	$ 4,778,579	$ 4,999,809	$ 221,230	4.6%
DEPT 432 - RECREATION PROGRAMS	$ 624,730	$ 574,119	$ 829,791	$ 960,710	$ 149,919	18.1%
DEPT 434 - WHITMORE POOL & REC AREA	$ 205,918	$ 209,019	$ 327,703	$ 378,207	$ 50,504	15.4%
DEPT 436 - ARTS & CULTURE	$ -	$ -	$ -	$ 92,242	$ 92,242	100.0%
DEPT 438 - PARKS, BLDGS & TRAIL MAINT	$ 603,037	$ 644,301	$ 636,313	$ 769,561	$ 133,248	20.9%
DEPT 440 - PLANNING DIVISION	$ 924,409	$ 975,956	$ 812,719	$ 1,032,722	$ 284,767	35.0%
DEPT 442 - BUILDING DIVISION	$ 654,846	$ 541,755	$ 622,061	$ 823,170	$ 201,109	32.3%
DEPT 444 - CODE COMPLIANCE	$ 79,841	$ 109,078	$ 115,795	$ 126,369	$ 10,574	9.1%
DEPT 445 - HOUSING PROGRAMS & PLANNING	$ 969,091	$ 678,308	$ 554,751	$ 1,046,200	$ 491,449	88.6%
DEPT 460 - ENG, PUBLIC WORKS & ADMIN	$ 689,694	$ 478,660	$ 609,785	$ 919,087	$ 309,302	50.7%
DEPT 464 - FACILITIES MAINTENANCE	$ 99,841	$ 130,539	$ 120,094	$ 132,017	$ 11,923	9.9%
DEPT 467 - OFFICE OF OUTDOOR RECREATION	$ -	$ -	$ 396,042	$ 639,705	$ 243,663	100.0%
DEPT 475 - TRANSIT SERVICES	$ 897,668	$ 923,219	$ 1,132,918	$ 1,171,200	$ 38,282	3.4%
DEPT 480 - TOURISM & BUSINESS DEVELOPMENT	$ 2,855,864	$ 2,054,333	$ 2,671,200	$ 2,892,300	$ 221,100	8.3%
INTERFUND TRANSFER	$ 10,789,898	$ 9,264,681	$ 5,954,085	$ 6,509,350	$ 555,265	9.3%
Sub-Total	**$ 17,973,534**	**$ 16,702,771**	**$ 18,479,581**	**$ 21,096,723**	**$ 2,700,906**	**14.6%**
Transfer Out	$ 10,789,898	$ 9,264,681	$ 5,954,085	$ 6,509,350	$ 555,265	9.3%
Total General Fund	**$ 28,763,431**	**$ 25,967,452**	**$ 24,433,666**	**$ 27,606,073**	**$ 3,256,171**	**13.3%**

Mammoth Lakes CALIFORNIA

General Fund – Expense Distribution



Gas Tax Fund (210)

Gas Tax Fund Revenue by Category

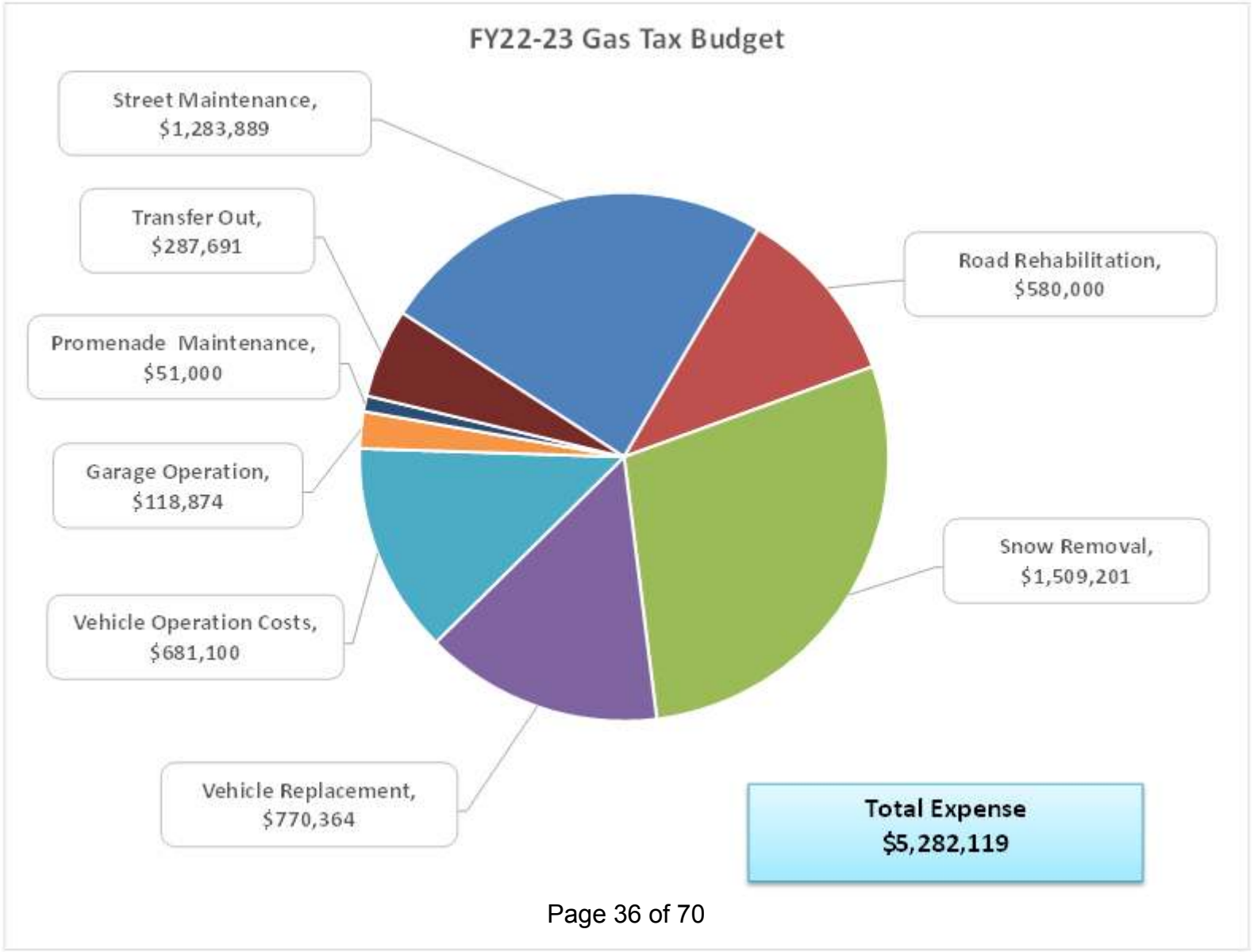
Item	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
Gas Tax	$ 206,948	$ 208,821	$ 230,342	$ 230,342	$ -	0.0%
Gas Tax - Snow Removal	$ 1,999,871	$ 2,186,069	$ 1,500,000	$ 1,750,000	$ 250,000	16.7%
Gas Tax - SB1	$ 142,612	$ 139,710	$ 155,514	$ 187,691	$ 32,177	20.7%
Total Gas Tax	$ 2,349,431	$ 2,534,600	$ 1,885,856	$ 2,168,033	$ 282,177	15.0%
Transfer In - General Fund & Garage Services	2,232,652	2,695,390	3,013,428	3,091,086	$ 77,658	2.6%
Misc Revenue	26,567	50,838	23,000	23,000	$ -	0.0%
Total Gas Tax Revenue	**$ 4,608,650**	**$ 5,280,828**	**$ 4,922,284**	**$ 5,282,119**	**$ 359,835**	**7.3%**

Gas Tax Fund Expenditures by Category

Department	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
Street Maintenance	$ 899,943	$ 1,082,159	$ 1,197,297	$ 1,283,889	$ 86,592	7.2%
Road Rehabilitation	$ 69,595	$ 99,007	$ 580,000	$ 580,000	$ -	0.0%
Snow Removal	$ 1,120,282	$ 1,180,015	$ 1,400,478	$ 1,509,201	$ 108,723	7.8%
Vehicle Replacement	$ 668,246	$ 815,227	$ 727,317	$ 770,364	$ 43,047	5.9%
Vehicle Operation Costs	$ 650,143	$ 589,140	$ 618,100	$ 681,100	$ 63,000	10.2%
Garage Operation	$ 135,770	$ 150,807	$ 117,579	$ 118,874	$ 1,295	1.1%
Promenade Maintenance	$ 50,796	$ 57,464	$ 51,000	$ 51,000	$ -	0.0%
Operational Costs	**$ 3,594,775**	**$ 3,973,819**	**$ 4,691,771**	**$ 4,994,428**	**$ 302,657**	**6.5%**
Transfer Out - Assessment District Snow	$ 125,000	$ 125,000	$ 125,000	$ 100,000	$ (25,000)	-20.0%
Transfer Out - SB1 & Road funds for Capital Projects	$ 147,021	$ 147,021	$ 147,021	$ 187,691	$ 40,670	27.7%
Total Transfers Outs	**$ 2,203,078**	**$ 2,003,461**	**$ 225,609**	**$ 287,691**	**$ 62,082**	**27.5%**
Total Gas Tax Expenditures	**$ 5,797,853**	**$ 5,977,280**	**$ 4,917,380**	**$ 5,282,119**	**$ 364,739**	**7.4%**

Mammoth Lakes CALIFORNIA

Gas Tax – Expense Distribution



Airport Operations Fund (220)

Airport Fund Revenue by Category

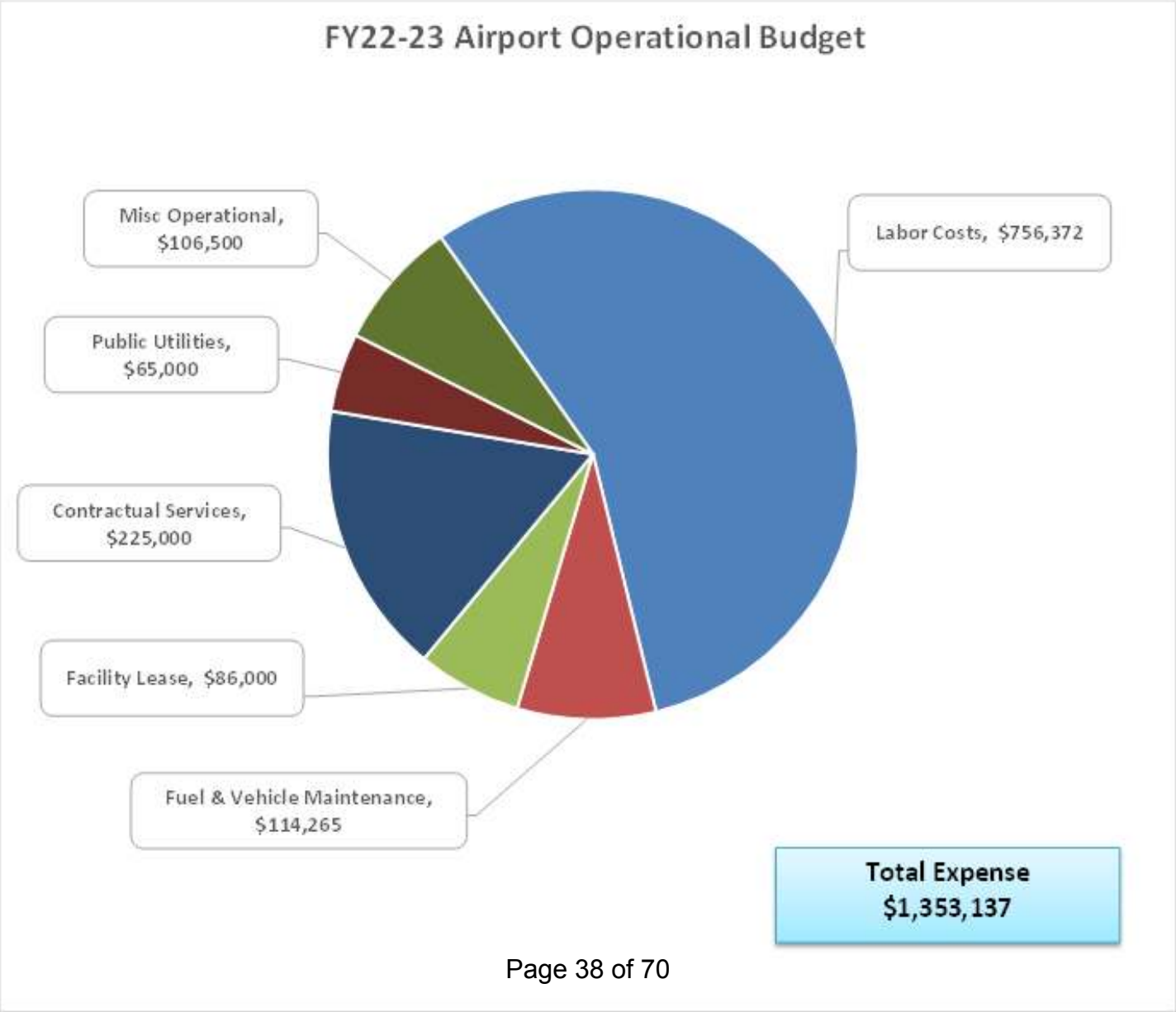
Item	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
Airport Passenger Facility Fee	$ 9,060	$ -	$ -	$ -	$ -	0.0%
Car Rental Fee	$ 110,510	$ 25,226	$ 20,000	$ 45,000	$ 25,000	125.0%
Commercial Terminal Rent	$ 113,749	$ -	$ -	$ -	$ -	0.0%
Hanger Ground Lease	$ 97,524	$ 100,914	$ 85,000	$ 110,000	$ 25,000	29.4%
FAA: ACIP Grant Entitlements	$ -	$ -	$ -	$ 475,000	$ 475,000	100.0%
FAA: CARES Act			$ 600,000	$ 650,000	$ 50,000	8.3%
Other Revenues	$ 44,607	$ 32,828	$ 39,900	$ 52,900	$ 13,000	32.6%
Total Airport Revenue	**$ 375,450**	**$ 158,968**	**$ 744,900**	**$ 1,332,900**	**$ 588,000**	**78.9%**
Transfer In - General Fund	291,274	100,000	321,049	500,000	$ 178,951	100.0%
Total Airport Revenues	**$ 666,724**	**$ 258,968**	**$ 1,065,949**	**$ 1,832,900**	**$ 766,951**	**72.0%**

Airport Fund Expenditures by Category

Department	FY2019-20 Actual	FY20-21 Actual	FY21-22 Budget	FY22-23 Budget	Variance to Prior Year Budget	
Labor Costs	$ 496,757	$ 782,185	$ 571,913	$ 756,372	$ 184,459	32.3%
Fuel & Vehicle Maintenance	$ 75,048	$ 67,667	$ 99,126	$ 114,265	$ 15,139	15.3%
Facility Lease	$ 46,579	$ 54,665	$ 84,000	$ 86,000	$ 2,000	2.4%
Contractual Services	$ 109,587	$ 195,960	$ 175,000	$ 225,000	$ 50,000	28.6%
Public Utilities	$ 59,583	$ 60,580	$ 60,000	$ 65,000	$ 5,000	8.3%
Misc Operational	$ 82,027	$ 65,399	$ 63,750	$ 106,500	$ 42,750	67.1%
Operational Costs	**$ 869,582**	**$ 1,226,457**	**$ 1,053,789**	**$ 1,353,137**	**$ 299,348**	28.4%
Labor Costs - Capital Projects	$ 23,401	$ 27,064	$ 136,344	$ 28,630	$ (107,714)	100.0%
Contractual Services - Capital Projects	$ 442,487	$ 191,302	$ 4,118,741	$ 445,000	$ (3,673,741)	-89.2%
Capital Project Costs	**$ 465,888**	**$ 218,366**	**$ 4,255,085**	**$ 473,630**	**$ (3,781,455)**	-88.9%
Total Airport Expenditures	**$ 1,335,470**	**$ 1,444,824**	**$ 5,308,874**	**$ 1,826,767**	**$ (3,482,107)**	**-65.6%**

Mammoth Lakes CALIFORNIA

Airport Operations – Expense Distribution



Debt & Future Capital Fund (990)

Town of Mammoth Lakes - Debt Schedule

DEBT	PURPOSE	INITIAL DEBT AMOUNT	Current Balance	ANNUAL PAYMENT FY22-23	TERM	END DATE	INTEREST RATE	SOURCE OF PAYMENT
Lease Revenue Bond (2015)	Refinance COP and Police Facility Funding	$ 3,550,000	$ 2,179,000	$ 314,394	15 Years	FY2029-30	3.51%	General Fund Fund 100
Installment Sales Agreement (2017)	Multi Use Facility	$ 5,500,000	$ 3,445,000	$ 615,747	10 Years	FY2027-28	2.23%	Measure R Fund 216
Taxable Judgment Obligation Bonds (2017)	MLLA Debt	$ 23,995,000	$ 19,830,000	$ 1,868,406	18 Years	FY2035-36	1.750% increasing 0.25% each Year to a maximum interest rate of 4.375%	General Fund Fund 100
Vehicle Replacement - Internal Loan	Operating Cash during econocmic crisis 2012	$ 4,369,207	$ 1,271,207	$340,000 accelerated to $820,000	No Term	Est. FY23-24	0.00%	General Fund Fund 100
CFD 2001-1 Refunding Bonds, (2016)	North Village Development	$ 6,626,919	$ 5,066,352	$ 514,136	17 Years	FY2033-34	3.31%	North Village Assessment District Fund 854
Total		**$ 44,041,126**		**$ 3,652,684**				
	General Fund Debt			**$ 2,522,801**				
	Measure R Debt			**$ 615,747**				
	Assessment District Debt			**$ 514,136**				

Mammoth Lakes CALIFORNIA

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Preliminary Capital Improvement Program Projects and Budget for Fiscal Year 22-23.

Council Meeting Date: 4/27/2022

Prepared by: Haislip Hayes, Public Works Director
Daniel C. Holler, Town Manager
Rob Patterson, Finance/Administrative Services Director

Recommended Motion: Provide direction, comments, and consensus on projects and funding for the Preliminary Capital Improvement Program Budget for Fiscal Year 22-23

Summary:
The attached staff report provides a brief write up on the proposed capital improvement program (CIP) for FY22-23. As presented in previous CIP reports, the development and funding of specific projects is an iterative process. Capital projects often extend over multiple fiscal years linked to funding cycles, construction seasons, and length of the projects. The report includes several projects that were initiated or funded in FY21-22 or in some cases before last fiscal year. The projects listed are ongoing with program work expected to continue in FY22-23. The report contains funding requests for current projects where needed. New projects for FY22-23 are discussed with funding recommendations. The CIP is primarily funded with the planned use of reserves, the allocation of larger than budgeted TOT, and other revenues and grant funding. Other restricted funding sources are also used. The report provides a substantial amount of information on existing as well as future projects. Staff will be looking for Council consensus for the ongoing work program and direction and comments on proposed projects to include any modifications or additions. The CIP will come back to Council as part of the budget process and will include a refined five-year CIP as well as continued future project priorities and funding needs. As presented before, the five-year program is a planning tool and actual implementation is subject to available funding. Several of the noted budgets are estimates with varying degree of analysis completed in establishing the estimate. As part of the budget process the focus is on the funding of current projects and for new projects scheduled to be part of the next fiscal year. The work program coming out of FY21-22 and going into FY22-23 is very aggressive. It is anticipated that the timing for some projects will be adjusted due to workload and contracting timelines. The ability to implement others will be impacted by updated cost estimates as additional analysis is completed.

The preliminary CIP as presented reflects Town Council's priorities to invest in amenities and core services to benefit the community. The program includes both traditional and non-traditional capital projects. This is reflected in the amount of funding for our Housing Now! initiative and to streets/MUPs, and Town facilities. The program is also shaped by new opportunities to meet community needs and by available funding through grants and partnerships.

Town Council Staff Report

To: Town Council

From: Daniel C. Holler, Town Manager
Haislip Hayes, Public Works Director
Rob Patterson, Finance/Administrative Services Director

Meeting: April 27, 2022

RE: Capital Improvement Program Preliminary FY22-23 Budget

Capital Improvement Project Budget Development

The Town Council has received presentations on the development of the Town's five-year Capital Improvement Program (CIP) and a draft a long-range range (20 year) capital program. The 5-year program includes information for ongoing projects as well as those planned for the coming year. The development of the 5-year CIP serves as a budget planning tool, with the first year of the program used to develop the Fiscal Year budget. The information presented below includes current year projects continuing in to FY22-23, projects going to bid the last quarter of FY21-22, and the projects recommended as part of the FY22-23 capital projects budget. Capital projects often extend across fiscal years requiring funding to be carried forward or funding to be allocated as part of the quarterly budget review and modification. The program includes traditional projects, such as roads, sidewalks, drainage, park improvements, etc. The program also identifies funding for Council priorities, which may not be traditional capital projects. Most notably is the allocation of funds for housing. This includes allocations for the Town's Housing Now! initiative and reflects funding committed to The Parcel affordable housing project. Smaller project funding sources are included as well such as ADA improvements and Trail and Municipal Signage updates. The program also includes Major Maintenance Projects (MMP) and incorporates maintenance funding in general with specific project scope, costs, and timing developed throughout the fiscal year.

The purpose of information presented here is to develop the FY22-33 Capital Budget. The Town has several capital projects underway or in the bid process. Funds to support these projects come from a variety of State and local sources. The Town does not have a typical approach to funding our CIP and MMP work program. The Town's program is often characterized as being 'opportunistic.' We continue to look for grant opportunities, public-private partnerships, and have shovel-ready projects to take advantage of unanticipated funding opportunities. Over the past few years, the Town has made specific capital funding levels a priority. For example, deferred maintenance funding for parks and minimum funding level for the Housing Now! initiative. The Town is also committing larger than anticipated revenues to the capital program to enhance community investment. The Town's overall budget process supports this method of funding capital projects as well as using ongoing restricted revenues such as gas tax (SB1), Local Transportation Commission funding, Development Impact Fees, grants, debt, and dedicated local tax revenues such as Measure R and U. Below is a summary of the carryover (continuing) projects from FY21-22 and the preliminary project list developed for the FY22-23 Capital program.

Fiscal Year 2021-22 Continuing Projects and FY2022-23 Proposed Projects

Housing Now! Initiative

The Town's Housing Now! initiative is focused on expanding the availability of affordable workforce housing in the community. This initiative includes purchasing existing housing units and selling them to local qualified residents at affordable prices, expanding options for affordable rental units, continued support for The Parcel development, securing property for near term new affordable housing projects, partnering with private sector developers, and providing match funding in partnership with MLH or other partners for affordable housing projects. The Town Council has committed to providing a minimum of

$1,100,000 funding for housing projects, each fiscal year. The current and proposed housing program exceeds this minimum level of funding in FY22-23.

60 Joaquin Rd – Four New Housing Units
Town acquired the vacant 0.20-acre site at 60 Joaquin Road in the Sierra Valley Sites in summer-2021. The Town Council authorized a contract with the selected Design-Build entity, MMI Consulting LLC, in April 2022 and the Town is looking forward to kicking off the project in Spring 2022. The project will provide four (4) for-sale units in two (2) duplex buildings that will be available to households earning up to 120% of the area median income (AMI). Per the schedule provided by the Design-Build entity, construction is scheduled to begin in late Summer 2022 and be completed in late Summer 2023. A rendering of the project as proposed is below. The final design is subject to the Town's typical entitlement process.

Current Budget Allocation for 60 Joaquin FY21-22: $2,700,000



Creative Housing Initiative – Five Workforce Housing Units/Two Town Units
Under the Town's Bridge program five housing units were purchased for the purpose of making the units available to households earning up to 120% of the area median income (AMI). The funding provides a "bridge" the local workforce to move from renting to homeownership. This program has the added benefit of previous rental units being available. A four-bedroom unit in San Joaquin Villas complex and a three-bedroom room unit in the Meridian Court complex are set to close escrow in FY21-22. A two-bedroom unit in LaVista Blanc and two 1-bedroom units in the Meridian Court complex have been purchased and are available for purchase by qualifying households. The Town also provided down payment assistance for the two units in escrow. Down payment assistance is provided from miscellaneous funding within the Housing Now! program from repayment of previous loans. Proceeds from the sale of these units are placed back in the program. Over time these funds will be diminished due to the lower selling price. The Town has also acquired two-studio units to use to assist Town and other agency partners in transitioning employees to the region. The Town also owns a one-bedroom unit and two, two-bedroom units used for this purpose.

Bridge Program Allocation FY21-22: $1,400,000
Town Employee Units Spent FY21-22 $ 710,500

Town Housing Partnerships with Mammoth Lakes Housing
The Town has four partnership programs with Mammoth Lakes Housing (MLH). MLH serves as a subrecipient of Town awarded CDBG or HOME Funds used for down payment assistance. The Town has as Deed Restriction Preservation program currently funded at $600,000 to be used by MLH or the Town to buy back deed restricted units should a qualified buyer not be found within the allowed time frames. The

program is funded primarily from in-lieu fees collected from new development projects. Staff is recommending program funding be increased to $750,000 in FY22-23 using current in-lieu fees. Mono County also sets aside $300,000 for this program. The increase in funding is reflective of efforts to increase the number of deed restricted ownership units. The Town has committed $1.5 million to support the 11-unit affordable housing Access Apartment Project located at 238 Sierra Manor Road. Under the State's Homekey program, the Town has committed $1 million to a local project to create 15 units of affordable housing. The Town is also the co-applicant on grants to support these projects. Mono County also committed funds to the Homekey project.

Revolving Loan Fund (Deed Restriction Preservation) FY21-22 Allocation	$ 600,000
Requested Allocation Increase for FY22-23 (In-lieu fees)	$ 150,000
Access Apartments (238 Sierra Manor Road) FY21-22 Budget Allocation:	$1,500,000
Homekey Project FY21-22 Budget Allocation	$1,000,000

Private Sector Partnership

The Town is in active discussions with private sector partners on the development of a six-unit condo complex. The complex would be restricted to local workforce tenants. The concept is to structure the housing with a lease(s) to local employers to support the financing of the project along with a Town grant. A regulatory agreement will be in place to cap maximum lease amounts and to address the potential future sale of the units. Employers may further subsidize rents to secure housing for their employees. If the partners and agreements are satisfactory to all, the project could proceed to construction in FY22-23 with a 16+/- month construction schedule. Total funding is recommended at $1,000,000.

Private Sector Partnership FY21/22 Allocation $1,000,000

Parcel Infrastructure Grant

The Town and the Parcel Development Partner (Pacific West Communities) were awarded a $20.6 million Infill Infrastructure Grant (IIG) from the California Department of Housing and Community Development. The use of these funds will extend over several years as the Parcel is built out. The funding will be used for public and private infrastructure to support this affordable housing project. Build out is planned to include a minimum of 450 housing units. Phase I (81 units) is under construction and Phase II is in the approval process (see details below). The Capital Budget carries the grant funding over time and actual use of the funds will depend on construction schedules. The FY21-22 budget allocated $7.5 million with remaining funds extending out over the 5-year capital plan.

Current Budget FY21-22:	$7,500,000
Budget Allocation FY22-23:	$3,500,000

Parcel Phase II

Staff and the development team at Pacific West Communities have completed preliminary design work on the second phase of the Parcel. At this time, the project is envisioned to include approximately 141 units consisting of a mix of studio, 1 bedroom, 2 bedroom, and 3-bedroom rental units. The project is working its way through the entitlement process now with the intentions of having it ready to submit for grant funding this summer. The probable funding sources are well known, and an estimate of the Town's contribution has been based on these opportunities. The current estimated Town participation for Phase II is $5.1 million. One million has already been set aside for the project. Over the course of FY22-23 and the close out of FY21-22, additional funds will be identified to support the project. While only an estimate the Town needs to set aside funding to match potential grant opportunities. Having match funding available at

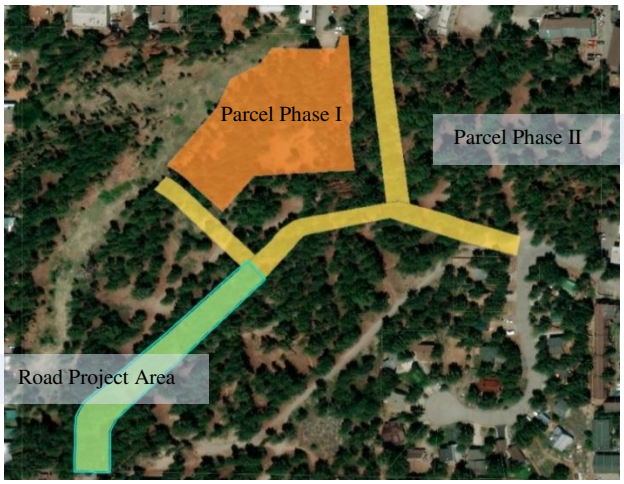
the time the Town and/or Pacific West Communities applies for grants will strengthen the application and the possibility of receiving funding.

Current Budget FY21-22: $1,000,000
Budget Allocation for Parcel Phase II FY22-23: $1,200,000



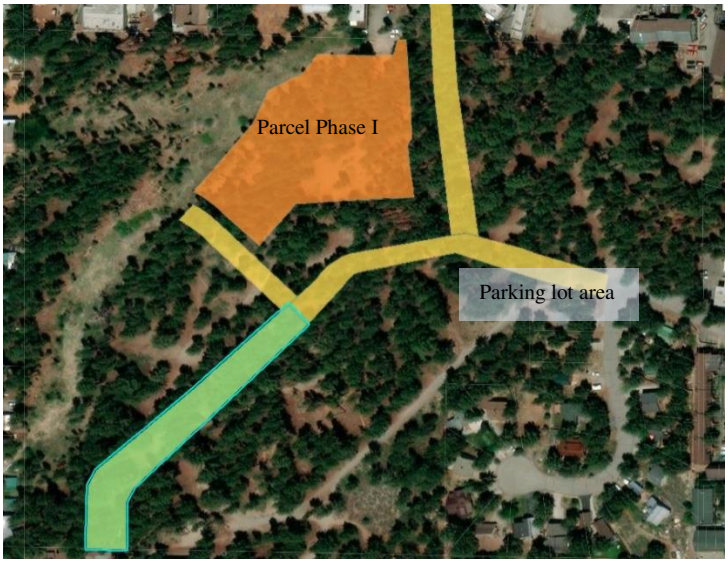
Chaparral Road Extension. This project will extend Chaparral Road into the Parcel connecting it with the Parcel Phase 1 street network to allow for flow of traffic, transit, and pedestrians. The project includes underground utilities, sidewalks, MUPs, transit stops and related infrastructure for a complete street. The projected cost is $1,600,000. The cost estimate will be refined with final design. The project is planned to go to bid in 4th quarter FY21-22, with construction starting FY22-23. Funding for the project is from the Mono County allotment of SB1 Funds.

Budget Allocation of Mono County SB1 Funds provided to the Town for FY22-23: $1,600,000



Additional Parking Lot in the Parcel. This project will add approximately 50 parking spaces within the Parcel to assist with parking management plans. The added spaces are designed to meet specific needs of residents of the Parcel and is not intended as a public lot. As parking management plans are implemented throughout the Parcel the site may be converted in the future to housing units. The rough estimate for this project is $150,000. Funding is recommended from the Gas Tax/Road Fund reserves. The final location and design will be completed along with Phase II planning of the Parcel project. The work will be start in FY22-23.

Allocation of Road Fund Reserves for FY22-23: $150,000



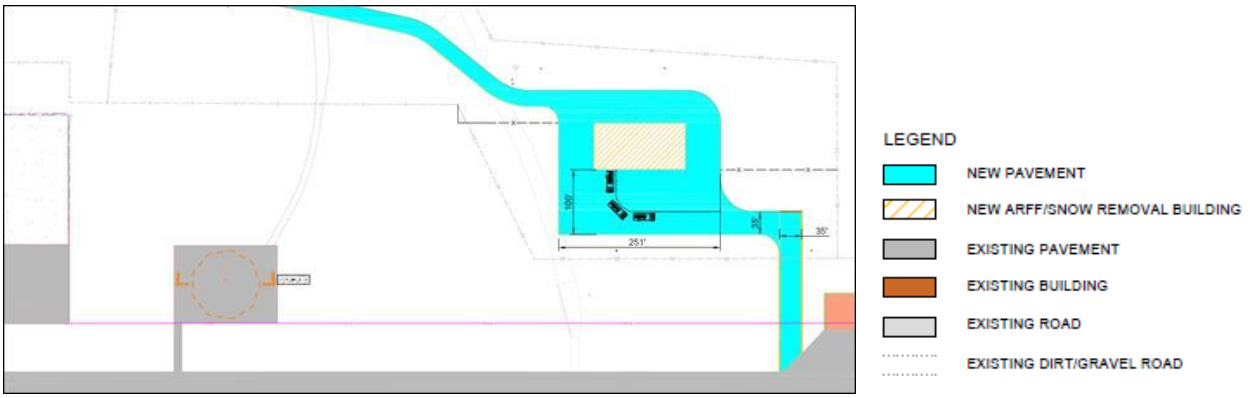
Childcare and Park at the Parcel. Phase I of the Parcel includes approximately 2700 square feet of space for childcare and 0.8 acres of space for a public park. The park is split between dedicated childcare space and community park area. The childcare space is being designed to include the pre-school services which will be relocated from the current High School site. The childcare space is planned to be in use year-round. The space will accommodate 25-30 children. The funding for the outdoor area and tenant improvements includes a Town contribution of $250,000 and the use of childcare DIF revenue of $160,000 for total funding of $410,000. The final cost of improvements has not been determined. The park has initial funding of $268,000 from a CARES Act CDBG grant to purchase playground and other equipment. The full build out of the park will require additional funding. The project will need to be phased.

Budget Allocation for FY22-23 Childcare:	$250,000
Recommended us of Childcare DIF Revenue	$160,000
Community Park Grant Funding Allocation	$268,000

Aircraft Rescue & Fire Fighting (ARFF)/Snow Removal Equipment Building. Mammoth Yosemite Airport currently leases a hangar from the Fixed Based Operator to house its ARFF and snow removal equipment. The hangar does not have adequate space to house all of the equipment and therefore much of the equipment is stored outside. The project will provide adequate storage for equipment and will enhance airport safety by providing adequate ARFF support rooms and increase ease of access and response times to any airport incident. This project includes a new 7-bay equipment building with apron for vehicles and an access road. NEPA and CEQA have both been completed for the proposed project. The Town requested

a FY2022 Airport Improvement Program (AIP) Grant for design and plans. This work will facilitate a request for a construction grant in FY2023 to use AIP and discretionary funds. The town also plans to use airport capital improvement plan funds to fund one of the bays that is not AIP eligible. The cost estimate for design is $491,000 and construction is $7,254,000. Construction is dependent on receiving AIP funding.

Budget Allocation of Airport Reserves for ARFF Building FY22-23 $841,000.
AIP Grant Funding: $6,904,000



ADA Improvements. The Town has an approved ADA transition plan. The plan outlines various ADA improvements for Town facilities. Each year the Town continues to make reasonable effort to implement ADA improvements. The funding is noted tin the Capital program to track progress made on plan implementation. The minimum annual allocation is $25,000.

Budget Allocation for ADA Improvements FY22-23 $25,000

Town Public Works Yard Fuel Island Upgrade/Replacement. The future upgrade and replacement of the Town's fueling system at the Public Works Yard (or Corporation Yard) is scheduled to be upgraded and relocated to improve overall use and circulation with the Yard. The first phase is the purchase and placement of above ground fuel tanks. The existing underground tanks will be removed as part of a future project along with the relocation of the Fuel Island. The current fuel island will continue to be used for the interim period of time. The projected project cost for Phase 1 is $600,000 with funding set aside in FY21-22. The project work will be initiated in FY22-23, however ordering of new tanks may be completed in FY21-22. Total project costs will be higher and additional funding will need to be allocated.

Budget Allocation for Fuel Island Upgrade FY22-23: $600,000



Communication System. The Town of Mammoth Lakes is working with its regional partners to upgrade the 30-year-old communications system. Mono County has hired consultants to evaluate and recommend the most viable alternative. The Town is setting aside funding to support the implementation of the preferred alternative. The final cost of a new system is expected to cost upwards of $1.5M. Currently $1,250,000 has been set aside for the project. Setting aside funding when available to the Town will mitigate the financial impact of upgrading the system. Staff is recommending an additional $125,000 be set aside with the potential need for additional funding of $125,000 for full project. The current analysis supports integration of communication systems with the planned State system. The California Radio Interoperable System (CRIS) Program was established in 2019 as part of a strategic effort to leverage the more advanced radio technology available on the market today and to put a more robust and effective communication tool at the disposal of California's first responder community. The key features of the CRIS will be a Project 25 compliant trunked radio system which interfaces to similar local systems throughout the state of California. When fully developed the CRIS will provide radio coverage to over 90% of the State's population and over 60% of the State's geographic footprint.

Current Budget Communication System FY21-22:	$1,250,000
Budget request for FY22-23:	$ 125,000

Main Street Landscaping. This project includes rehabilitation of existing irrigation and installation of new drip irrigation where necessary, and installation of seed mix and drought-resistant plantings along both sides of Main Street from Mountain Blvd to just past Old Mammoth Road. Estimated project cost for construction is $250,000. Due to anticipated water restrictions, the project may be phased to reduce quantity of plantings and water demand.

Main Street Landscaping Budget FY21-22:	$200,000
Funding Requested FY22-23	$ 50,000

North Side



South Side



Old Mammoth Road Landscaping. This project includes rehabilitation of existing irrigation and installation of new drip irrigation where necessary, installation of pavers and concrete in existing dirt strips to reduce overall planting area, installation of drought-resistant plantings at select locations (primarily at intersections), and placement of serval annual planter boxes along the length of the road. These planter

boxes will be removed and stored for the winter. Estimated total project cost is $1,300,000, to be split between phases. Total current available funding is $630,000. Phase 1 involves all irrigation work and select planting areas and a portion of the planter boxes, with an estimated cost of $500,000. Funding is from the Old Mammoth Road Benefit Assessment District. Additional funding will be necessary to complete Phase 2.

Budget Allocation for Old Mammoth Road Landscaping Budget FY22-23: $500,000

West Side



East Side



Laurel Mountain Infrastructure (Street Rehab, Sidewalks, Storm Drain, Streetlights): Project is located on Laurel Mountain Rd in the Town of Mammoth Lakes. The project limits are Main Street (SR203) and Sierra Nevada Road, with the southerly 575 feet to be constructed by a private developer. Improvements include sidewalk on the east side of the road, streetlights, curb and gutter, bike lanes, storm drain, sewer extension, pedestrian flashing beacon, and pavement reconstruction. This project will serve the new Parcel development and the existing residents. The project will be designed to work with and complement the new development at the Parcel, recently constructed Main Street sidewalks, the new transit shelter across from Laurel Mountain Rd on Main Street, and the Highway Safety Improvement Program (HSIP) crosswalk upgrades. The project has a mix of funding sources, and estimated cost for the Town's portion of the project is $2,485,000. This will be a multi-year and phased project.

Budget Allocation Laurel Mountain Infrastructure FY22-23: $2,485,000

Trail and Municipal Signage. The updating, repair and installation of new signage is an ongoing program of work. The Capital Budget allocates $25,000 for the program. This level of work is not generally a defined capital project, but the program provides ongoing dedicated maintenance funding as a priority. The program is coordinated between the Office of Outdoor Recreation and Public Works. While noted in the CIP the funding is allocated in the Office of Outdoor Recreation.

Budget Allocation Trail & Municipal Signage FY22-23: $25,000

Minaret Road Multi-Use Path (MUP): The proposed Minaret Road multi-use path (MUP) will be located on the west side on Minaret Road from Lake Mary Road to Old Mammoth Road. The proposed 7200 LF

of path will connect the Old Mammoth Road MUP to the Lakes Basin Path MUP along Minaret Rd and other existing and future pedestrian and bicycle facilities. The Minaret Road MUP Project will construct a Class I MUP that is physically separated from the roadway and provides for additional non-motorized modes of travel. The project will include signage and wayfinding, drainage improvements, and intersection lighting as needed. The alignment of the MUP may require additional intersection improvements at Minaret and Meridian. A round-a-bout is being looked at as a solution to remedy pedestrian, bicycle, and golf cart conflicts at the intersection. Design for project will have an estimated cost of $250,000 and is funded by a State Transportation Improvement program (STIP) grant. The planning and design work will be completed early FY22-23. Construction is dependent on identification of funding.

Budget Allocation for Minaret MUP (STIP Funds) FY21-22: $250,000

Main Street South Side MUP Gap Closure (Town Loop): The Main Street MUP will close a gap between the Lakes Basin Path MUP and the Town Loop MUP located at Callahan Way. The project is located on the south side of Main Street/SR203 within the Caltrans ROW. The project includes 1700LF of separated ADA compliant asphalt multi-use path, drainage improvements, slope protection, transit improvements, lighting, signage and wayfinding, and other supporting infrastructure. The project provides better connectivity, continuity, and mobility for non-motorized users. The project provides a significantly safer option than the existing conditions. The project will include design of trail wayfinding signage that will extend into the existing Main Street sidewalk project as recommended by the Trails Manager. Design for the project will have an estimated cost of $250,000 and is funded by a STIP grant. The planning and design work will be completed late FY22-23. Construction is dependent on identification of funding.

Budget Allocation Main Street South Side MUP (STIP Funds) FY21-22: $250,000

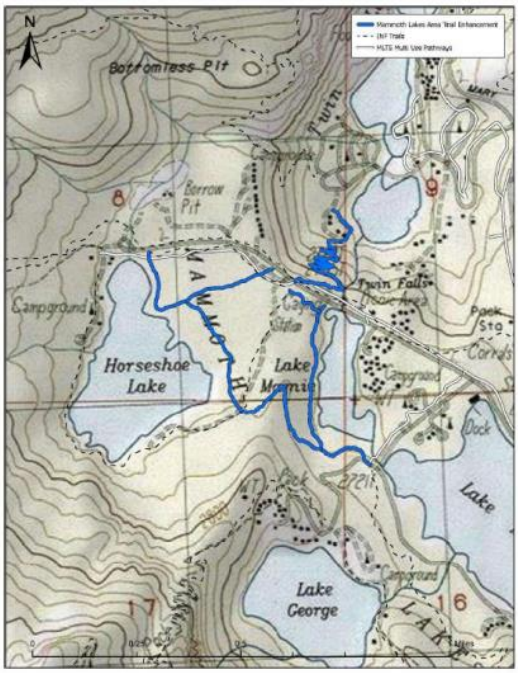


Shady Rest / Inyo Craters OHV Planning: In an effort to engage with OHV users and opportunities in the Shady Rest Inyo Craters sub-region, TOML applied for and was awarded a three-year planning grant from the California State Parks Off-Highway Motor Vehicle Division Grant Program in 2020. The TOML, in partnership with Inyo National Forest – Mammoth Ranger District and Mono County, is using the

California OHV planning grant funds for on-the-ground planning and environmental review (NEPA/CEQA) in order to optimize existing OHV trail facilities that serve a wide spectrum of user groups and to consider enhanced opportunities for trails and sustainable recreation in the Shady Rest Inyo Craters sub-region. Total budget for the project is $200,000 funded by OHV Green Sticker grant. This is a multi-year project. The project not currently in the Inyo National Forest Program of Work, and no funding is allocated for the for FY22-23.

Lakes Basin Connector Trails: Town of Mammoth Lakes proposes to construct approximately 2.5 miles of multi-use, nonmotorized U.S. Forest Service system trail(s) to provide additional recreation opportunities and connect users to popular destination features and facilities in the Lakes Basin cirque. These soft surface trails will help to mitigate existing improvised use trails. The new trails will be supported by appropriate signage and wayfinding. The project is funded by a $50,000 allocation from the Trails Program Fund Balance, with $35,000 remaining for FY22-23.

Budget Allocation Lakes Basin Connector Trails (MTC-Trails) FY22-23 $35,000

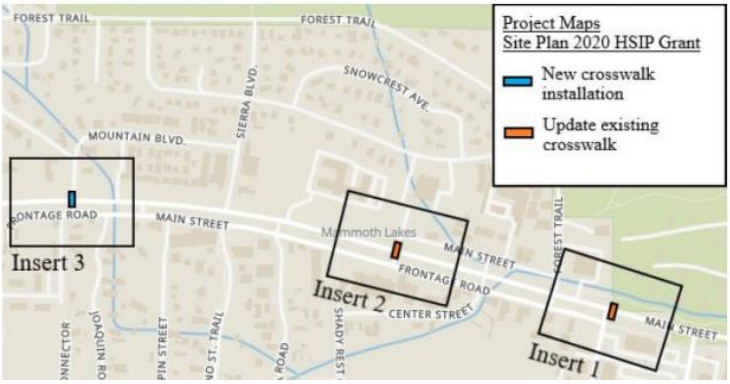


LOCATION OF LAKES BASIN CONNECTOR TRAILS

SR 203 Crosswalk Upgrades. The Town of Mammoth Lakes submitted and was awarded a $191,400 Highway Safety Improvement Grant (HSIP) to upgrade crosswalks along SR203. The grant provides funding to upgrade two pedestrian activated crosswalk beacons (Laurel Mountain and Post Office) with RRFD signalization. A third new RRFD beacon will be installed at Mountain Blvd. The project is located within the Town of Mammoth Lakes along Main Street (SR203). Design work began in FY21-22 with construction scheduled for FY22-23. This work will be coordinated with other design and construction efforts in the area. An additional $50,000 is proposed to be added to the budget. Funding will come from SB1 which was approved by resolution by the Town Council.

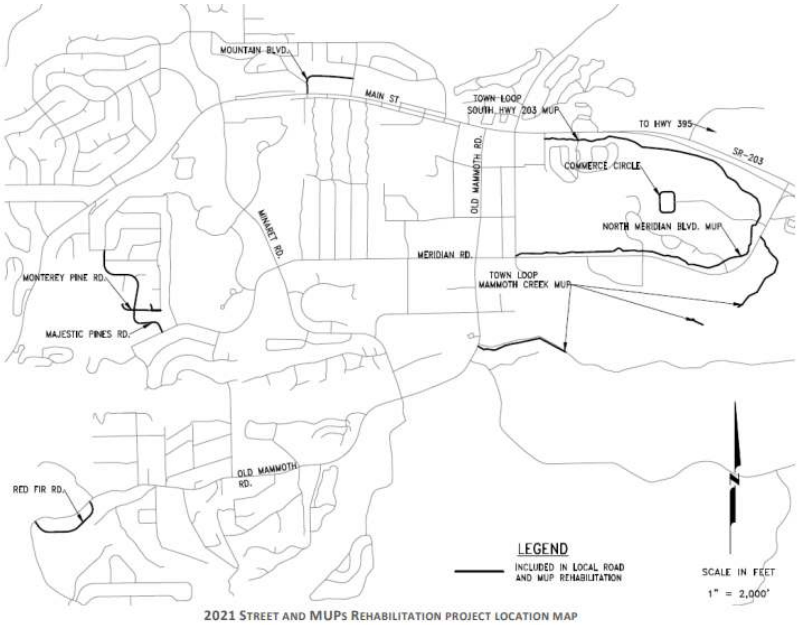
Allocated Budget for SR203 Crosswalk Upgrades (Grant Funds) FY21-22: $191,400
Budget request for FY22-23: $ 50,000

Capital Imp[illegible]nmary Chart



2021 Streets and MUP Rehabilitation Project. The 2021 Street and MUP Rehabilitation Project Includes rehabilitation of the numerous roads and MUP's. The locations were determined using data collected and placed in the Town's Street Saver Database. This software evaluates the Towns Pavement Condition Index for each and identifies the best treatment options to improve the overall condition index for the Town. These outputs are evaluated and confirmed with field visits from the Street Maintenance Department. Staff is working with utility companies to provide an opportunity to make repairs/upgrades while the road is open. A majority of the work was completed in FY21-22, with the remaining work to be done in FY22-23. Streets include Mountain Blvd. a portion of Majestic Pines and Monterey Pines Rd and Red Fir. Additional cleanup work on the MUPs will also be finalized. Total budget for the project is $2,700,000 funded by a STIP Grant.

Allocated Budget (STIP Funds) FY21-22: $2,700,000



2021 STREET AND MUPS REHABILITATION PROJECT LOCATION MAP

Bluffs Slurry Seal Project. This project is funded by the Bluffs Assessment District. The placement of a slurry seal on the roads within the district will extend the life of the payment. The project was bid in FY21-22 will be completed based upon weather and access to materials.

Allocated Budget for Bluffs Slurry Seal (STIP Funds) FY21-22: $91,000

Community Recreation Center (CRC) and Mobility Hub. Located at Mammoth Creek Park the proposed Community Recreation Center or CRC will be a fabric tensile structure (Sprung Structure)

enclosing an Olympic size ice rink that will operate from November to April, and in the summer, durable sport tiles are envisioned to cover the rink area creating a 20,000 sq. foot Mammoth RecZone. On February 17, 2021, the Town Council awarded the construction contract to Hamel Contractors Inc. At the same meeting, the Council authorized staff to purchase the Sprung Structure, Chiller, and other appearances. A key element of the new facility is the dual purpose of the parking area serving as a community mobility hub and parking for the facility. The mobility hub is designed to serve the facility with transit access, walking and biking access via the adjacent MUPs. The design also includes electric vehicle charging stations.

The current project estimate has increased due to a few unforeseen contract amendments. Since construction began there were required changes to the electrical, structural, and HVAC systems. The building would not function without these changes. The Town had to cover the cost of an archeologist that monitors excavation work. The contractor encountered a nesting bird. The Town had to cover costs associated with protecting the nest and associated delays to controlling operations. The mobility hub portion of the project is fully funded. The Town and contractor are working to limit additional change orders. The Town has allocated an additional $350,000 for interior improvements. Additional funding will be needed to complete interior improvements, with some improvements proposed to be phased over time. A funding request will be presented to Mammoth Lakes Recreation to consider a recommendation of $350,000 to assist with interior improvements.

Current Project Estimate CRC:	$15,641,860
Current Project CRC Allocated Funding:	$14,509,421
Funding Gap:	$ (1,132,439)
Budget request FY 22-23:	$1,150,000
Mobility Hub Budget Allocation:	$1,580,000
Interior Improvements Allocation	$ 350,000

New Priority Projects Proposed for FY22-23

Civic Center – Town Hall

Staff have recently reported that the costs of leasing the current town offices have increased significantly. Staff is investigating constructing a new Town Hall. The Town owns the land on the NE corner of Tavern and Sierra Park. This property was acquired for the purpose of building a civic center including a Town Hall and other municipal functions. A courthouse, police station, and County administrative building have already been completed. The proposed budget set aside will cover the initial programming and design work needed to understand the costs of the facility. An RFQ/RFP has been issued to qualified architects to assist in the development of these documents. Staff anticipates completing this work in late summer in order to provide Council with an accurate picture of the costs to construct a new facility and the financial plan. The proposed funding source is American Rescue Plan Act (ARPA) funding. Funding for new Town Offices would be through a debt issuance.

Budget request for Town Hall FY22-23: $1,900,000

Village Area Pedestrian and Transit Improvements

The Town applied for an EDA gran to add parking spaces (20 spaces) next to the existing Town parking lot north of the Westin. The lot would in include EV chargers and is close to transit services and proposes

a path from the lot to the Westin stairs (currently there are user created paths). The $1 million grant will require a 25% match if approved. Also, the Tow was approached by the Limelight Hotel developers of the property on the south side of the Westin regarding the previously planned pedestrian bridge connecting across Canyon Blvd to the Village (Gondola building). The bridge would allow a safe pedestrian connection or hotel guests, nearby condo guest and to the Town parking area by reducing the number of pedestrians crossing at street level. The transit stops on the west side of Canyon Blvd (near the stair access to the Westin) is also in need of adjustment to improve operations and a transit shelter. Integrating these potential projects together will improve the existing transit stop, reduce potential pedestrian conflicts crossing Canyon Blvd and enhanced pedestrian connection between hotel/residential/parking area with shopping and dinning in the Village. Additional parking will provide visitors and locals with parking options when visiting this core commercial area. The cost estimates are very preliminary. If authorized as a capital project design and cost estimates will be prepared for consideration. The parking area work is dependent upon grant funding.

Budget request for Pedestrian Bridge and Transit Improvements FY22-23: $3,000,000
(Funding: $800,000 CFD, $200,000 Gen Fund; $2,000,000 part of debt for Town Hall)

Budget Request for EDA Grant Match (Parking) FY22-23: $ 250,000

Parks Deferred Maintenance and Improvements

For the past few years Council has allocated up to $300,000 per year to address deferred maintenance projects within our parks and recreation amenities. The FY21-22 funding will be used to update ballfields at Whitmore Park. With the construction of new CRC facility, the current agreement with Mammoth Unified School District (MUSD) requires the current Ice Rink and associated improvements to be removed and the site remediated. The funding allocation of $100,000 under Parks Maintenance and Improvements is planned to be used for this purpose, with an option to use the funding to repurpose the space for other passive recreational uses. A request has been made to the MUSD board to amend the existing lease agreement to allow for the old ice rink slab to be converted into 2 pickle ball courts,1 tennis court, and other passive uses. Staff will begin decommissioning elements of the ice rink this spring. Pending a new agreement with the MUSD the old rink will be removed or repurposed for ongoing recreational uses.

Budget request for Parks Deferred Maintenance (Ice Rink) FY22-23: $100,000

Mammoth Arts and Cultural Center (MACC)

The establishment of the Mammoth Arts and Cultural Center (MACC) in the Town of Mammoth Lakes has been under consideration for several years. The plan concept plan has included a performing arts theatre, a smaller outdoor amphitheater, use of Edison Hall (theatre), storage/workshop space, parking, and other ancillary uses. The concept plans have gone through several iterations. The location for the MACC is on property (Approx. 8 acres) owned by the Mammoth Lakes Foundation (MLF). Aligning the scope of the project with realistic funding availability has been challenging. Over the past year Town staff have re-engaged with the Mammoth Lakes Foundation to evaluate options to achieve a viable project and take advantage of new opportunities. This process has been under discussion in different forms for several years.

A concept design for a new performing arts auditorium integrated with the existing Edison Hall was prepared. The concept achieved a more realistic project that is being refined to ensure the facility will meet the existing and expansion needs of most current users and serve new opportunities. Accordingly, the concept plan will need funding for additional refinement. A request of $100,000 for consideration from Measure U is being prepared. The discussions between the Town, MLF, user groups, private donors, and others have gone well, resulting in the opportunity to explore a mixed-use approach to address other

expressed needs for community amenities and services. The timing of these discussions with other community projects also created new opportunities for collaboration. The projects discussed below are still conceptual and will require the completion of agreements, planning processes and implementation of capital programs. The timeline for achieving some of the proposed amenities and services are very tight and the allocation of funding for the proposed work program is required. The following principles and goals have guided the discussion and proposals under consideration.

1. The financial commitment to Arts and Culture facilities:
    Measure U Capital Funding of $2,500,000 for the MACC
    Measure U MACC Operating Funding commitment of up to $300,000 annually
    Ongoing funding of arts and culture programming from Measure U in the community
    Ken Community College District (local bond measure) funding of $7,500,000 for MACC
    Private donor funding in excess of $2,000,000 supporting arts and culture
2. The option to reopen the Edison Theatre for programming Summer 2022
3. A focus to restructure MLF finances on educational efforts and leverage land for MACC and other uses
4. A desire to retain majority elements of the original MACC vision.
5. Potential opportunity to address community need for childcare services
6. Potential opportunity for an interim, limited, and cost-effective snow storage area
7. Potential opportunity for an interim Dog Park and future housing site(s).
8. Expanded parking supporting new and existing amenities.

The concepts presented here are co-dependent (while timing may change each element is part of the whole), are subject to agreements still to be finalized, may be limited in scope to due to cost, and most importantly will require partners and others working in good faith to achieve the envisioned outcomes. The following projects are presented as "placeholders" within the Town's Capital Improvement Program. The request demonstrates the Town's commitment and leadership role of investing in the community through partnerships and creativity. The budget numbers are very rough estimates and reflect the time constraints of the work program, which may require future adjustments to scope or additional resources. Assuming all the required agreements are in place, current funding allocation for preplanning work ($150,000) will be used to initiate the required CEQA and other planning analysis and Town processes.

Edison Hall Improvements
Mammoth Lakes Foundation (MLF) is proceeding with needed improvements to Edison Hall. The Town and MLF looking at options to partner with the Town to take on operational support to meet the goal of opening the Edison Hall for summer 2022 programming. Staff is requesting the allocation of $100,000 to support access updates to parking for ADA access and to support the addition of future storage/workshop space. Minor improvements, cleaning and preparing spaces for re-opening will be necessary.

Budget request for Edison Hall FY22-23: $100,000

Childcare Facility
Several factors have come together creating an opportunity to provide expanded childcare services. The need for expanded childcare and early child education services has been expressed by individuals, businesses, and local service agencies. With relocation of the IMACA preschool to the Parcel and Mono County Office of Education (MCOE) taking on operations and the obligated removal of IMACA facility at the High School new opportunities for childcare were presented. Staff has reached out to MUSD regarding allowing the Town to repurpose the portable classrooms that are to be disposed of by MUSD as part of the High School Remodel. Staff is looking at 6+/- buildings to create a childcare early child education facility. This project is subject to reaching a set of final agreements. The project is time constrained due to the need remove the modular buildings at the High School by end of June 2023. Upon initial review the buildings are usable but will require roofing work and siding after they are relocated. The extent of the interior

remodel is yet to be determined, but improvements to meet state code for childcare facilities will be required. The final product will be dependent on budget and costs but will need to include an appropriate outdoor play area. The funding set aside will be used to cover design, permits, building relocation, foundation construction, inside improvements and limited outside improvements. Bringing on an architectural firm quickly will be required.

Budget request for Childcare Facility FY22-23: $1,500,000

Limited Snow Storage Improvements

The Town currently manages a Use Permit with USFS for snow storage. The terms of this permit are not favorable to the Town and costs associated with contracting services are unsustainable. The Town will continue to work with the Inyo National Forest on the use of land for snow storage. The need for adequate snow storage continues to be a critical factor in managing snow for public safety and keeping the Town open during storm events. The need for the larger Forest Service site will continue and the Town will keep the use permit in place. Town staff has been looking at less costly alternatives for snow storage, as higher costs are ultimately passed on to local businesses and residents. The availability of private land in the Town for this purpose is very limited. Vacant land owned by MLF has the potential to be used on a short-term basis for a limited snow storage area (5+/- acres). The longer-term vision for the property is for housing. The terms of the contract on the use of the site will provide a lower cost option to the Town, while maintaining service for the community. The vacant acreage will accommodate much of the Town's snow storage need. The requested funding would be used to develop secure access to the site. The use of the site is subject to completing agreements and the environmental analysis.

Budget request for Snow Storage Access Improvements FY22-23: $50,000

Dog Park and Expanded Parking.

The Town is also looking at locations for the development of a Dog Park. Currently, the Town does not have places that are designed for off-leash dog use. Our local parks and sports fields have become used for this purpose resulting in several gallons of dog waste being removed from these facilities. Dogs are also often allowed to run off leash within the park and sprots fields in violation of Town code. Having a dedicated space for this purpose meets community need for a place allowing dogs to run off leash, socialize and increases the norm for users of the dog park to pick up after their pets. The Town has received a $50,000 T-Mobil grant and allocated an additional $100,000 for a dog park. We are also exploring the opportunity to use a portion of MLF vacant property for this purpose. Again, the long-term land use plan is for housing. Space is also available for expanded parking to support the other uses such as the MACC, Dog Park, area MUPs and future amphitheater space.

Budget allocation for Dog Park FY21-22: $150,000
Budget request for Dog Park FY22-23: $ 50,000
Budget request for expanded parking FY22-23: $400,000

Recommendation: Staff is requesting Council consensus on the proposed FY22-23 Capital program projects and recommended funding and directions for any requested modifications as appropriate. The CIP will come back for further review as part of the budget process.

Capital Improvement Program Project and Funding for FY22-23 Summary Chart

	Project	Funidng FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment	Proposed Revenue Source(s)	Notes
1	60 Joaquin Houisng Project	$ 2,700,000	$ -	$ 2,700,000	Housing Now! Allocaitons	Four units ofnew housing
2	Creative Housing Initiative - Bridge Program	$ 1,400,000	$ -	$ 1,400,000	Housing Now! Allocaitons	Five housingunits purchased
3	Town Employee Housing Units	$ 710,500	$ -	$ 710,500	Housing Now! Allocaitons	Two Studio units
4	Revolving Loan (Deed Restriction Preservation)	$ 600,000	$ 150,000	$ 750,000	In-Lieu Housing Fees	Increase RLF Balance to $750,000
5	Access Apts. MLH Partneship	$ 1,500,000	$ -	$ 1,500,000	Housing Now! Allocaitons	
6	Homekey Project	$ 1,000,000	$ -	$ 1,000,000	Housing Now! Allocaitons	
7	Private Sector Partnership	$ 1,000,000	$ -	$ 1,000,000	Housing Now! Allocaitons	
8	Parcel Infrastructure Grant (IIG)	$ 7,500,000	$ 3,500,000	$ 11,000,000	Carryover / New Allocation	Total State Grant Award $20.6M
9	Parcel Phase II Support	$ 1,000,000	$ 1,200,000	$ 2,200,000	3rd Quarter Budget Adjustment	Estimated total need $5.1M
10	Chaparral Road Extension - Parcel	$ -	$ 1,600,000	$ 1,600,000	SB1 Funds from Mono County	Trade for future STIP Funds
11	Parking Lot - Parcel	$ -	$ 150,000	$ 150,000	Gas Tax/Road Fund Reserves	
12	Childcare - Parcel	$ 250,000	$ 160,000	$ 410,000	Gen Fund $250K/Childcare DIF$160K	
13	Public Park - Parcel	$ 268,000	$ -	$ 268,000	CARES Act CDBG Grant	Phased Project. Future funding needed
14	ARFF/SRE Building - Airport	$ -	$ 7,745,000	$ 7,745,000	AIP Grant / Aiport Reserves	
15	ADA Improvments	$ -	$ 25,000	$ 25,000	3rd Quarter Budget Adjustment	
16	Fuel Island Upgrade	$ 600,000	$ -	$ 600,000	Gen Fund	Phased Project. Future funding needed
17	Communication System	$ 1,250,000	$ 125,000	$ 1,375,000	3rd Quarter Budget Adjustment	Project underfunded by $125,000
18	Main Street Landscaping	$ 200,000	$ 50,000	$ 250,000	General Fund/3rd Qrt Budget	
19	Old Mammoth Road Landscaping		$ 500,000	$ 500,000	OMR Assesment Distirct	
20	Laurel Mountain Infrastrucure	$ -	$ 2,485,000	$ 2,485,000	Various	
21	Trail and Municipal Signage	$ -	$ 25,000	$ 25,000	General Fund	
22	Minaret Multi-Use path (MUP)	$ 250,000	$ -	$ 250,000	STIP Grant	Carryover Project from FY21-22
23	Main Street South Side MUP - Town Loop Gap Closure	$ 250,000	$ -	$ 250,000	STIP Grant	Carryover Project from FY21-22
24	Shady Rest / Inyo Craters OHV Planning	$ 200,000	$ -	$ 200,000	OHV Green Sticker Program	Project penidng USFS Work Program
25	Lakes Basin Connector Trails	$ -	$ 35,000	$ 35,000	Trails Program Fund Balance	Carryover Project from FY21-22
26	SR203 Crosswalk Upgrades	$ 241,400	$ -	$ 241,400	HISP Grant/SB1 Funds	Carryover Project from FY21-22
27	2021 Streets and MUP Rehabilitation	$ 2,700,000	$ -	$ 2,700,000	STIP Grant	Carryover Project from FY21-22
28	Bluffs Slurry Seal	$ 91,000	$ -	$ 91,000	Bluffs Assessment Distirct	
29	CRC Facility	$ 14,509,421	$ 1,150,000	$ 15,659,421	3rd Quarter Budget Adjustment	Projected overfunded $17,561
30	CRC Mobility Hub	$ 1,580,000	$ -	$ 1,580,000	Gen Fund / Transit Reserves	
31	CRC Interior Improvements	$ 350,000	$ 350,000	$ 700,000	General Fund / Measure R Requrest	Measure R Request Pending
32	Town Hall	$ -	$ 1,900,000	$ 1,900,000	ARPA Funds	Planning/Design
33	EDA Grant Match (Parking)	$ -	$ 250,000	$ 250,000	Gas Tax/Road Fund Reserves	EDA Grant Reqest $1,000,000
34	Parks Deferred Maintenance (Ice Rink)	$ -	$ 100,000	$ 100,000	3rd Quarter Budget Adjustment	
35	MACC - Construction Funding	$ 2,500,000	$ -	$ 2,500,000	Measure U Reserves	
36	MACC - Planning Work		$ 100,000	$ 100,000	Measure U Request Pending	Measure U Request Pending
37	Edison Hall Improvements (Parking/Storage)	$ -	$ 100,000	$ 100,000	3rd Quarter Budget Adjustment	
38	Childcare Facility	$ -	$ 1,500,000	$ 1,500,000	3rd Quarter Budget Adjustment	
39	Snow Storage Access Improvements	$ -	$ 50,000	$ 50,000	Gas Tax/Road Fund Reserves	
40	Dog Park	$ 150,000	$ 50,000	$ 200,000	General Fund/Grant	
41	Expanded Parking Area	$ -	$ 400,000	$ 400,000	Gas Tax/Road Fund Reserves	
	Project Totals	**$ 42,800,321**	**$ 23,700,000**	**$ 66,500,321**		

April 26, 2022

Town of Mammoth Lakes
Mayor Lynda Salcido
Mayor Pro Tem John Wentworth
Councilmember Bill Sauser
Councilmember Kirk Stapp
Councilmember Sarah Rea

By Email to Town Clerk

RE: Town Council Special Meeting of April 27, 2022
Item 4.2; Preliminary Capital Improvement Program Project and Budgets

Mayor Salcido and Council,

Please accept these as constructive comments on Town staff's Preliminary CIP Program. My experience tells me something provided in writing allows for more clarity and time for review. As this is only a Preliminary CIP, the timing appears appropriate. As to my suggestions, they are meant to enhance the Town's efforts on behalf of the community as a whole, not solely just my personal preference. As an example, I don't have a dog right now, so I wouldn't frequent a dog park. And a cat park? Might be fun to watch, but….. no. Of course, it has not been possible for me to keep up on everything, certainly I have no insight into recent staff discussions – so if I've missed something or state 'the obvious' – well, oops – and please move past 'obvious' or 'ill-informed' comments! The numbers refer to the table in the presentation materials.

For your thoughtful consideration:

1. 60 Joaquin Housing Project: God progress. It appears the process used has been working to this point. This approach, tweaked if necessary based on lessons learned, should prove effective in the future when other properties become available.

8. Parcel Infrastructure Grant (IIG): Pacific is one of the most experienced and involved developers in the west and has a solid grasp on the best use of these funds. We need to continue to rely on our Partnership.

9. Parcel Phase II Support: This has been anticipated for some time and the Town is encouraged to continue to find creative ways to meet this need. And start thinking about Phase III and beyond!

10. Chaparral Road Extension – Parcel: Town staff has long stressed the need to identify sources of funding to support the overall program. Every dollar found to fund infrastructure leaves more funds to provide housing units. The funds identified for Chaparral will free up other funds to create a home for someone. In addition, getting this critical piece of infrastructure in place now will go a long way toward The Parcel becoming a vital part of the Mammoth community.

11. Parking Lot – Parcel: I've said this before, so I will keep this brief: I suggest we let Phase I and II play out before building additional parking. Plan for it, sure. But build it - I would not. We need to support the Walk Bike Ride approach for our entire community in the long term. Once a parking lot is in place, it will be difficult to remove. It may be a 'self-fulfilling prophecy' to concede this too early. As in a 'spare' drawer, an 'empty' closet, or 'free' space in a large garage – if you build it - it will fill up.

12. Childcare – Parcel: This is critical to the community as a whole, not just The Parcel, and, if anything, should be expanded in other phases on site and elsewhere (see Item 38). With IMACA's recent funding issues, additional support may be warranted. With the closing of the facility at the school, how many students will likely move to The Parcel? And, of course, how many spaces might then remain that will be available for Parcel residents?

13. Public Park – Parcel: Great to see substantial funding has been identified. Again, other funding for this means more homes sooner. It will be good to see how the amenities in this location might be complimentary to other parks in Town. They each have their own character and expected uses. It should be kept in mind that this will be the most central, the most accessible, park in Town. It will try to serve much more than solely The Parcel. If at all possible, get it done in one phase! Please keep in mind the numbers it will serve: Imagine a (very realistic) look ahead to 2030: The Town population has 'swelled' to 9,000 year round residents. The Parcel is built out. There are 1,500 full-time year-round residents in The Parcel. The Parcel 'population' represents One of every Six Town residents. The Park at the Parcel should be designed for that eventuality. As to another related recreational amenity at The Parcel: "Tanner Rill" or "Mill Ditch" or "Diaper Forest Creek" – the name is not critical, but working to enhance this area as an amenity for the community should happen now (perhaps it is happening!!?). The Parcel Team and Town management has been provided with a number of thoughts previously. The plan can involve MUPs, trails, connectivity to other neighborhoods, passive recreation, interpretive opportunities, and other ideas.

14. ARFF/SRE Building – Airport: As this much-needed project moves forward, it is critical that the Town continue to stress with FAA the need for discretionary funding. FAA funds will be needed to support ongoing efforts at the airport in other areas. FAA has been a great partner for many years. There have also been actions taken in the form of congressional legislation that have been critical and, frankly, unexpected. Three separate CARES/Covid-related bills have resulted in over $3 million being directed to the Town in support of Mammoth Yosemite Airport (MMH) from 2020 to the present. The Bipartisan Infrastructure Law (BIL), passed in December 2021, has resulted in an additional commitment of over $2 million toward capital projects. We could find a suitable way to recognize the FAA (and others) for that level of funding, while continuing to stress the need for ongoing support. Over $5 million unanticipated in a short timespan!

21. Trail and Municipal Signage: When the Main Street Sidewalk project was underway, it was discussed how to enhance the signage and 'street furniture' along Main Street and the frontage roads. The plan was to walk the length of the area, identifying possibilities to better relate the new sidewalk to area businesses and pedestrian connectivity. That effort fell victim to changing priorities over the past two years. Suggest it be revisited (if it is not already part of the plan, which it may be), especially considering Items 18, 22 and 23.

27. 2021 Streets and MUP Rehabilitation: It was great to hear your Engineering Manager's update on April 20. As a resident of Mountain Boulevard, I can say we will appreciate the rehab. We were also excited to hear the Town is working with Amerigas on extending underground service to Mountain Blvd. There are many full-time, year-round Amerigas customers on this street. On a serious safety note, our propane tanks were on the critical fire hazard list during the 2016/17 winter – with assistance required to dig them out!

31. CRC Interior Improvements: Suggest fundraising for future amenities and upgrades should continue. There will always be a need!

32. Town Hall: The only suggestion here is to ensure the selected design team and Town staff spend time with Mono County to gain all the knowledge they can from County lessons learned. The County had to face, among other things, significant budget and schedule constraints that no doubt affected decision making and the final product.

Closing Comments – much of this may appear 'obvious' – but it needs to be said regardless:

A. Overarching comments related to Items 1 through 7

Initiative: When Housing Now!, then unnamed, began many months ago, it was a somewhat 'shotgun' approach. It appears to move closer to a 'program' with every new action and it is expected the Housing Now! initiative will evolve and that it will be able to adjust as needs change. It is suggested that before launching follow-up projects to those underway, the Town and its partners should take time to access each one – taking stock as to what has been learned, the effectiveness of each and, of course, what can be improved upon or added to the program. When the next opportunity arises, care should be taken to appropriately assess how that opportunity fits in with the overall vision. Housing 'solutions' will always be 'interim' – there will always be a need.

Funding: It is great to see the recent commitment of funds toward housing, as our housing crisis is a critical roadblock to the future viability of the community. It is suggested efforts to secure a long-term, sustainable funding source continue. A couple of years of solid funding are great and we have been fortunate to have revenues that have allowed this to happen, but funding sustainability will be critical moving forward.

Major Future Needs/Opportunities: Efforts to identify and acquire land for additional long term housing efforts must continue, including just about any undeveloped land that might be suitable from a planning and environmental standpoint. Not just 'available' land within the current Town boundary. Let's work with Mono County, the United States Forest Service and others to identify opportunities for the long term. The fact these efforts might not come to fruition for many years should not at all dissuade the Town and its partners from starting down this path. There are plenty of examples around Town that demonstrate these things take time. The Town and its partners should engage in a continual effort to keep the effort moving. Examples, public and private: (A) Snowcreek: Began planning in the 70s, entitlements took years, and based on the original unit count, they are approximately halfway there. Forty years and not nearly complete. (B) The Parcel: This started many years ago, involved public and private entities' land transfers, local, State and Federal agencies. Twenty-five years plus. (C) Permanent home for "ice rink': This has been included in planning documents and Town priorities since incorporation in 1984. Forty years. (D) North Village Specific Plan: Has involved a number of private parties for many years, with expectations for the 'next big project' almost annually. Twenty years plus with much to be done. (E) MMSA: We look forward to MMSA/Alterra developing properties in a responsible fashion. Eagle Lodge? Temporary tent is in good shape after over twenty years. Canyon Lodge? Significant funds/effort went into the recent remodel. Main Lodge? I did not look up when the concept of the Land Exchange began, but it was many years ago.

The point is – these things take time. Decades. They survive Acts of Congress, natural disasters, recessions, booms – and busts, Climate Change, major changes to the players. All those things are reality. But we cannot possibly get there unless we start……..

B. Overarching comments related to items 8 through 13, The Parcel:

The Parcel is currently our only opportunity to provide a significant (450) number of units. Who knows when the next opportunity will reveal itself? We must make the most of it by:

- Maintain a sense of urgency. The availability of State and Federal Funds for affordable housing is in a great spot right now. 'Strike while the iron is hot.'
- Maintain the outstanding relationship we have with our partner, Pacific. It is certainly a contractual relationship, but it is much more than that. We are building a community together.
- Maintain the vision. It is not "construct 450 affordable units to relieve the worst of our housing crisis." Instead, it is "Provide 450 affordable homes in the Town of Mammoth Lakes that will enable a variety of residents, from singles to families with children, with a quality, safe environment in which to live." The community as a whole stands to benefit, including residents, businesses, agencies, extended families, friends and neighbors.
- To the extent permissible, find ways in which all five Town Council members can participate in policy discussions on housing. As an example, when a funding opportunity presents itself, it is more than cumbersome that the full Council cannot discuss a basic question such as this example: Should the funds go to build four units on an open lot, or should the funds go toward expediting XX numbers of units in The Parcel?

C. Comments on - What's missing from the Preliminary CIP?
    a. Airport: In the final CIP, it is suggested more of the airport long term improvements be included (as discussed in previous ACIP presentations).
    b. Woodman Street turnaround and alternatives?
    c. Future phases of the Signage and Wayfinding program, including 'monument' at Old Mammoth Road/Main Street intersection.

Thanks again for the opportunity to provide public comment.

Grady Dutton
Mammoth Lakes Resident/Homeowner/Taxpayer/Constituent/Business Owner



2022-23 CIP Projects

Town Council

April 27, 2022



2022-23 CIP Projects

- Housing (Dan)
- Parcel Projects (Sandra)
- Airport and Town Hall (Rob)
- General CIP (Hayes)
- Trails and Foundation Projects (Dan)
- Summary (Dan)

Housing

Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment
60 Joaquin Housing Project	$ 2,700,000	$ -	$ 2,700,000
Creative Housing Initiative - Bridge Program	$ 1,400,000	$ -	$ 1,400,000
Town Employee Housing Units	$ 710,500	$ -	$ 710,500
Revolving Loan (Deed Restriction Preservation)	$ 600,000	$ 150,000	$ 750,000
Access Apts. MLH Partnership	$ 1,500,000	$ -	$ 1,500,000
Homekey Project	$ 1,000,000	$ -	$ 1,000,000
Private Sector Partnership	$ 1,000,000	$ -	$ 1,000,000
Communication System	$ 1,250,000	$ 125,000	$ 1,375,000

Parcel Projects

Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment
Parcel Infrastructure Grant (IIG)	$ 7,500,000	$ 3,500,000	$ 11,000,000
Parcel Phase II Support	$ 1,000,000	$ 1,200,000	$ 2,200,000
Chaparral Road Extension - Parcel	$ -	$ 1,600,000	$ 1,600,000
Parking Lot - Parcel	$ -	$ 150,000	$ 150,000
Childcare - Parcel	$ 250,000	$ 160,000	$ 410,000
Public Park - Parcel	$ 268,000	$ -	$ 268,000
EDA Grant Match (Parking)	$ -	$ 250,000	$ 250,000

Airport and Town Hall

Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment
ARFF/SRE Building - Airport	$ -	$ 7,745,000	$ 7,745,000
Town Hall	$ -	$ 1,900,000	$ 1,900,000

General CIP

Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment
ADA Improvements	$ -	$ 25,000	$ 25,000
Fuel Island Upgrade	$ 600,000	$ -	$ 600,000
Main Street Landscaping	$ 200,000	$ 50,000	$ 250,000
Old Mammoth Road Landscaping		$ 500,000	$ 500,000
Laurel Mountain Infrastructure	$ -	$ 2,485,000	$ 2,485,000
Trail and Municipal Signage	$ -	$ 25,000	$ 25,000
Minaret Multi-Use path (MUP)	$ 250,000	$ -	$ 250,000
Main Street South Side MUP - Town Loop Gap Closure	$ 250,000	$ -	$ 250,000

General CIP

Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment
SR203 Crosswalk Upgrades	$ 241,400	$ -	$ 241,400
2021 Streets and MUP Rehabilitation	$ 2,700,000	$ -	$ 2,700,000
Bluffs Slurry Seal	$ 91,000	$ -	$ 91,000
CRC Facility	$ 14,509,421	$ 1,150,000	$ 15,659,421
CRC Mobility Hub	$ 1,580,000	$ -	$ 1,580,000
CRC Interior Improvements	$ 350,000	$ 350,000	$ 700,000
Parks Deferred Maintenance (Ice Rink)	$ -	$ 100,000	$ 100,000

Trails and Foundation

Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment
Shady Rest / Inyo Craters OHV Planning	$ 200,000	$ -	$ 200,000
Lakes Basin Connector Trails	$ -	$ 35,000	$ 35,000
MACC - Construction Funding	$ 2,500,000	$ -	$ 2,500,000
MACC - Planning Work		$ 100,000	$ 100,000
Edison Hall Improvements (Parking/Storage)	$ -	$ 100,000	$ 100,000
Childcare Facility	$ -	$ 1,500,000	$ 1,500,000
Snow Storage Access Improvements	$ -	$ 50,000	$ 50,000
Dog Park	$ 150,000	$ 50,000	$ 200,000
Expanded Parking Area	$ -	$ 400,000	$ 400,000

Summary

Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment
Project Totals	**$ 42,800,321**	**$ 23,700,000**	**$ 66,500,321**

Funding Request by Source	**FY22-23 Amount**
In-Lieu Housing Fees	$ 150,000
General Fund/3rd Qtr.	$ 4,325,000
IIG Grant	$ 3,500,000
SB 1 (County)	$ 1,600,000
DIFF - Childcare	$ 160,000
ARPA Funds	$ 1,900,000
FAA Grant/Reseves	$ 7,745,000
Road Fund Reserves	$ 850,000
Assessment District	$ 500,000
Restricted Funds	$ 2,970,000
Total	$ 23,700,000

Jamie Gray

From: Sandy Hogan <sandyghogan@suddenlink.net>
Sent: Wednesday, April 27, 2022 2:16 PM
To: Jamie Gray
Subject: Comment on CIP

[EXTERNAL EMAIL]

Jamie: please give this comment to the Mayor & Council members re: the CIP. I am unable to address this at the meeting today. Thanks!

Mayor Salcido and Council Members:

I am submitting these comments concerning the Capital Improvement Program (CIP), as I once again see an omission in the CIP of an important park facility: the Community Center Tennis Courts. I have heard Recreation Commissioner Dan O'Connell ask for these tennis courts to be placed at least ***somewhere*** on the CIP several times, and I have requested this many times, also. However, for whatever reason, the voices of many of us who play tennis have been ignored over the years, and now two of the six courts are closed as they are, at present, a Town liability. The remaining four courts are not something that we, as a Town, can be proud of, as they, too, are in great need of repair. At the draft CIP meeting with the Recreation Commission, I heard staff inform the Commission that the courts were going to be "resurfaced"; however that is nowhere to be seen on the final CIP. If this is an omission, it is easily corrected. Resurfacing is generally not regarded as "deferred maintenance" however, as it usually involves more capital outlay.

I urge the Council to add the Community Center Tennis Courts to the CIP, on the behalf of the many tennis players (and pickle-ball players, also) who have always supported the Town's recreation programs. Pre-Covid, the Recreation Department offered many adult four-day tennis camps which were always full and with a wait list, as well as afternoon clinics which were well-attended. Asking our locals to travel to Bishop for playable courts, or to join the local athletic club, does not seem reasonable nor fair.

Thanks for the opportunity to comment, as I have a prior commitment and am not able to comment on the CIP in person this afternoon.

Sandy Hogan, a long-time tennis player and recreation supporter