Town Council Agenda

Wednesday, March 4, 2026, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

Councilmember Chris Bubser, Councilmember Bill Sauser, Councilmember John Wentworth, Mayor Pro Tem Brent Truax, Mayor Amanda Rice

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 48 hours 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: You may attend the Town Council meetings in person or watch them on the Town of Mammoth Lakes' website at www.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, or may be made in person or via Zoom.

NOTE: All comments will be limited to a speaking time of five minutes.

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

*To raise your hand Press *9, to Mute/Unmute Press *6*

1. CALL TO ORDER AND ROLL CALL
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. ADDITIONS TO THE AGENDA

   Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary.
5. TOWN COUNCIL PRESENTATIONS
   - 5.1 Approve the proclamation declaring March, 2026 as Multiple Sclerosis Awareness Month.
   - 5.2 Recognize promotion of Soibian Spring to Airport Manager.
6. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)
7. PUBLIC PRESENTATIONS
   - 7.1 Mammoth Lakes Performing Arts Foundation Update.
   - 7.2 2026 Eastern Sierra Transit Authority (ESTA) Operations and Administration Update.
8. STAFF PRESENTATIONS
   - 8.1 Mammoth Crossing Concept Review Application Status Update and Presentation.
   - 8.2 Receive a presentation on the Town's For-Sale Workforce Housing Guidelines.
   - 8.3 Presentation on the Meridian-Minaret Roundabout.
9. CONSENT AGENDA
   - 9.1 Approve the minutes of the regular meeting of February 18, 2026.
   - 9.2 Accept Check Register 2/5/26 in the amount of $1,072,878.99. Accept Check Register 2/12/26 in the amount of $924,892.55. Accept Check Register 2/13/26 in the amount of $15,569.88. Accept Check Register 2/26/26 in the amount of $673,768.32.
10. POLICY MATTERS
    - 10.1 2026 Youth Sports Funding Award.
    - 10.2 Consider amendments to Town of Mammoth Lakes Municipal Code Chapters 3.12, Transient Occupancy Tax, and 5.32, Transient Rentals of Residential Units.

11. COUNCILMEMBER REPORTS

Informational reports from Councilmember representatives on committees, commissions, and organizations; general reports on Councilmember activities.

12. CLOSED SESSION

12.1 Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to:
Property: APN: 035-010-052

Agency Negotiators: Rob Patterson, Nolan Bobroff, and Marcus Sproll

Negotiating Parties: Town of Mammoth Lakes and Mammoth Lakes Foundation

Under Negotiation: Price and terms of payment.

12.2 Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to:
Property: APN: 035-290-001-000/1730 Tavern Road

Agency Negotiators: Rob Patterson, Nolan Bobroff, and Haislip Hayes

Negotiating Parties: Town of Mammoth Lakes and Mammoth Unified School District

Under Negotiation: Price and terms of payment.

12.3 Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Town Council will meet with its representatives, Town Manager Rob Patterson, Community and Economic Development Director Nolan Bobroff, Human Resources Manager
Amanda Pelham, and Jack Hughes, Partner with Liebert Cassidy Whitmore, with respect to the following Employee Organizations: Mammoth Lakes General Employees Association, Mammoth Lakes Management Employees Association, and the Mammoth Lakes Public Works Employees Association.

13. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

14. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, March 18, 2026 at 4:00 p.m.

PROCLAMATION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DECLARING MARCH 2026 AS MULTIPLE SCLEROSIS AWARENESS MONTH

WHEREAS, multiple sclerosis (MS) is an unpredictable, often disabling disease of the central nervous system, affecting nearly 1 million people in the United States alone; and

WHEREAS, most people are diagnosed with MS between ages 20 through 50 and an estimated 10,000 children live with MS worldwide, the exact cause of MS is unknown, and no cure currently exists; and

WHEREAS, the National Multiple Sclerosis Society is committed to a **world free of MS**, raising public knowledge about the disease and elevating the voices of those affected by it; and

WHEREAS, the National Multiple Sclerosis Society has transformed what it means to live with MS and provided global leadership to speed discoveries to help achieve our vision of a world free of MS; and

WHEREAS, since 1946, the National Multiple Sclerosis Society has been a driving force of MS research, relentlessly pursuing prevention, treatments and cures, and has invested more than $1 billion in groundbreaking research; and

WHEREAS, funds raised through the National Multiple Sclerosis Society align worldwide resources and fuel research on pathways to MS cures; and

WHEREAS, the National Multiple Sclerosis Society invests in the next generation of MS researchers through fellowships and training, leading to many breakthroughs in MS; and

WHEREAS, the mission of the National Multiple Sclerosis Society is to cure MS while empowering people affected by MS to live their best lives and is one that all Americans and the Town of Mammoth Lakes Town Council should support; and

WHEREAS, the Town of Mammoth Lakes recognizes the importance of finding the cause of and cure for MS and expresses its appreciation for the dedication that the National Multiple Sclerosis Society has shown toward creating a world free of MS.

NOW THEREFORE, BE IT PROCLAIMED by the Town Council of the Town of Mammoth Lakes that March 2026 is recognized as Multiple Sclerosis Awareness Month in the Town of Mammoth Lakes and commend observance by all citizens. It is further encouraged that all Mammoth residents learn about MS, as well as educate themselves as to what they can do to support individuals with MS and their families.

APPROVED AND ADOPTED this 4th Day of March 2026.

_____
AMANDA RICE, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

MAMMOTH LAKES TOWN COUNCIL
STAFF REPORT

Title: Mammoth Lakes Performing Arts Foundation Annual Report

Council Meeting Date: March 4, 2026

Prepared by: Stuart Brown, Parks and Recreation Director

RECOMMENDATION:
Receive a presentation from the Mammoth Lakes Performing Arts Foundation.

BACKGROUND INFORMATION:
On May 7, 2025, Town Council approved an agreement with the Mammoth Lakes Performing Arts Foundation (MLPAF) to perform fundraising efforts and administer an endowment fund to support operations and maintenance of the McCoy Arts and Cultural Center (MACC).

Development of the McCoy Arts and Cultural Center (MACC) took a major step forward on July 2, when the Mammoth Lakes Town Council awarded the project's construction contract to Spiess Construction Co., Inc. in the amount of $15,862,000. To celebrate this significant milestone, a groundbreaking ceremony took place on August 6, 2025.

The approximately 7,482 square-foot, 239-seat performing arts theatre will support live theater, musical performances, films, lectures, conferences, and an array of community activities. The Town's Parks and Recreation Department will manage the facility and coordinate the theatre's annual programming with several organizations including Chamber Music Unbound, Sierra Classic Theatre, Mammoth Lakes Repertory Theatre, Eastern Sierra Community Chorus, and Mammoth High School. The goal is to unify and strengthen the arts and culture community by bringing everyone together in one custom-designed auditorium.

Once open to the public, the facility will be called the Dave and Roma McCoy Arts and Cultural Center.

ANALYSIS AND DISCUSSION:
To ensure the financial sustainability of the MACC, the Town contracted with the Mammoth Lakes Performing Arts Foundation (MLPAF), a 501(c)(3), tax-exempt California Benefit Corporation, to perform fundraising activities and to administer an endowment fund to support operations and maintenance of the facility.

To kick start the organization's fundraising efforts and to support on-going overhead expenses, the Town is providing an annual contribution of $25,000. With the formation of the Mammoth Lakes Performing Arts Foundation, a generous private donor committed $250,000 as a matching grant to develop a permanent endowment for this purpose. This is in addition to a Measure U contribution of $300,000 recommended by Mammoth Lakes Recreation (MLR).

The agreement outlines the expectations of MLPAF in several key areas:

- The organization will be responsible for marketing campaigns and other fundraising efforts to secure additional contributions to the permanent endowment.
- The organization will also provide fundraising opportunities to secure funding for specialized equipment that is necessary for a facility of this type. An example of this equipment includes specialized lighting and sound equipment and projection capabilities.
- The organization will provide financial investment decisions to maximize the earning potential of the endowment.
- The organization will provide an annual report to the Town Council on interest earned and funds available to support operational and maintenance expenses.

The initial term of this agreement is three years ending June 30, 2028.

This is the first annual report presented by the Mammoth Lakes Performing Arts Foundation.

Attachments:

A. MLPAF Annual Report Letter
B. MLPAF Annual Report Presentation

MAMMOTH LAKES PERFORMING ARTS FOUNDATION

February 25, 2026

Mammoth Lakes Town Council
PO Box1609
Mammoth Lakes, CA 93546

Dear Mayor and Councilmembers,

The Mammoth Lakes Performing Arts Foundation is pleased to present our first annual activities report to Town Council and the community.

Financial Status:

Funds from both the Town of Mammoth Lakes and a private donor have been deposited into a Vanguard Account for the Permanent Endowment. Additionally, some initial pledges have been received from private donors. As of December 31, 2025, that account stands at $576,928.07, with $11,928.07 of that as interest earned since the funds were received throughout 2025.

Further, MLPAF has begun using a portion of the Operating Funds for outreach and communications. Due to our non-profit status, we have been able to acquire necessary accounting and communications software through TechSoup at generously reduced rates. Also, by having most administrative functions performed by our secretary, as a volunteer, we have kept overhead costs low.

We anticipate the remainder of the current year $25,000 allocation to be used for fundraising events as detailed below.

Our agreement requires an annual report specifying the amount of interest earned that may be applied to expenditures to be incurred by operations and maintenance of the DRMACC in the subsequent July 1-June 30 fiscal year. However, it has been agreed with staff that no funds will be transferred to the Town until construction is completed.

Communications Efforts:

The website mammothmacc.org was transferred from the Mammoth Lakes Foundation to MLPAF this past summer. It has now been updated so that construction updates, donation options, theatre design, and other information is readily accessible.

We are using Constant Contact for email blasts on construction updates, general information, and allowing for donations, and are building a list of interested persons. These blasts will continue throughout the construction phase and beyond.

Also, two Board Members are meeting with Stu Brown and Amy Callahan on a bi-monthly basis to share information and ideas, and for updates on the theatre's progress.

Plans for Fiscal Year 26-27

We expect to begin concentrated efforts to contact major donors in Spring and Summer 2026 as there are construction milestones to celebrate. We further anticipate fundraising events with a "sneak peek" opportunity for donors will start in Spring 2027 when there is safe access to the building.

Our first joint information gathering will be on May 7, 2026. We are planning a social mixer with Town staff, Performing Arts Foundation Board Members, potential tenants, community members, and donors. This will be in combination with the Operations Report the Town consultant will present to Town Council on May 6.

At least one Board Member will be present at the March 4, 2026 Town Council Meeting to present a short PowerPoint related to this report and to answer questions.

Thank you,

Tom Cage
President, Mammoth Lakes Performing Arts Foundation

PO BOX 100 PMB 157 MAMMOTH LAKES, CA 93546
MLPerformingArtsFoundation@gmail.com mammothmacc.org



PERFORMING ARTS FOUNDATION

ANNUAL REPORT OF ACTIVITIES
MARCH 4, 2026

Financial Status

- Permanent Endowment Funds Invested Long Term
  - Base amount a/o 12/31/25 - $565,000.00
  - Interest earned a/o 12/31/25 - $11,928.07

- First transfer of funds is expected after construction is completed.

Communication Efforts

- **mammothmacc.org** website transferred, and updated with:
  - Construction Updates
  - Theatre Design and Renderings
  - Donation Opportunities
  - Sign Ups for email updates

- Constant Contact emails sent as new information is added

Donation Opportunities

- Primary purpose is to grow the Permanent Endowment for Operations & Maintenance of the facility

- Donations will also be accepted for one-time purchases of specialized equipment, such as cinema and video equipment

- We will work with individual donors to find the donation method that works best for them

Coordination with Town Staff

- Two Board Members are meeting regularly with Town Staff to share information and for updates on the construction phases.

- A social mixer is planned for May 7 to provide information to the community. Town Staff, MLPAF Board Members, potential tenants, community members, and donors will be invited.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: 2026 Eastern Sierra Transit Authority Operations and Administration Update

Council Meeting Date: 3/4/2026

Prepared by: Phil Moores, Executive Director

Recommended Motion: Receive an operations and administration update from Eastern Sierra Transit Authority.

Summary: See attached Executive Directors Report.

March 4, 2026

ESTA STAFF REPORT

Subject: Executive Director's Report
Presented by: Phil Moores, Executive Director

Staffing

David Corkett, a trainer in Mammoth Lakes was voted by his peers as Employee of the Quarter. David has trained many drivers for ESTA and earned their respect with hard work during storms. He can be counted on when times are tough, and that's exactly the kind of employee ESTA needs. THANK YOU DAVID!

Hiring has slowed a little this season. We have a recruitment for Assistant Transportation Supervisor in Mammoth Lakes. The recruitment for a new Executive Director is also underway.

Reds Meadow

It looks like another limited summer for the Reds Meadow Shuttle. The most recent schedule duplicates last year with partial Thursday and full Friday-Saturday-Sunday service. This schedule reduces our revenue potential by several hundred thousand dollars. July 4th weekend is the current start date despite the potential for early snow melt. I recommend revisiting the schedule if the forest service gets in early.

Service

Town and airport management are working with ESTA to develop a dependable airport service to meet the demand. Current ground transportation solutions are inadequate and from a visitor and airline perspective, not dependable. Airlines have expressed a desire to introduce a larger plane, but not until we can ensure that passengers will be served. The only obstacle is the lack of buses designed to handle 30+ passengers with all their gear. The existing fleet in Mammoth is to old and can't even handle current demand. Rather than spend millions on buses that won't be built for 20-24 months, we are looking at refurbished buses designed to serve the passengers with style and comfort at an affordable price.

Technology

We have technological goals set for future projects. Our current database is Microsoft Access and is in dire need of replacement. Carmichael Business is migrating the ESTA data to a MySQL database. MySQL (My Structured Query Language) is a relational database which organizes data into one or more data tables in which data may be related to each other; these relations help structure the data. SQL is a language that programmers use to create, modify and extract data from the relational database, as well as control user access. This change will stabilize our data and improve data usage for many years.

The Mammoth digital information signage is installing and promises to improve ridership and ease of system use. Watch these signs on Main Street in Mammoth Lakes. One goal is to raise awareness about the system as visitors enter the town.

A contactless payment system is planned for installation on buses later this year. This style of payment will allow riders to use phones and prepaid cards on the buses. It involves special hardware and software solutions.

Equipment

Several vehicle purchases are in action at this time. Fourteen new heavy-duty Mammoth buses equipped with all the bells and whistles including automated passenger counters allowing for stop level ridership numbers are ordered. They will replace the twelve bus fleet and are expected in late 2027.

Two new electric vans are funded for the Mammoth yard. These zero emission vehicles will replace the current fossil burners and conduct the dial-a-ride microtransit service around town. Town staffer, Riley Griesenbeck, is managing the installation of two chargers at the yard for these new vans. Southern California Edison's Charge Ready program will pay for a large portion of the project.

Marketing

The Bishop Airport bus stop is completed and looks fantastic. Revenue generating ads are already planned for the shelter.

Look Ahead

ESTA continues to receive service requests from communities throughout the region. New airport service, June Lake service, charters, Darwin, etc. are just a few examples of where ESTA is needed. Service expansion in transit is dependent on stable funding, drivers, and buses. All these factors must be considered before any commitment should be made. In FY24-25, ESTA experienced its first budget overrun, since nobody knows when. Drivers are always a challenge with attrition exceeding 30% and new driver training at $10,000 each. Buses, well, you know that story, ours are well beyond useful life and breaking almost daily. This doesn't mean new service will never happen, but careful planning must be made.

Mammoth Public Works and ESTA have shared a facility for many years. Both groups have grown and plan for more growth and change in the future. ESTA has new buses coming and new fueling opportunities that demand special facilities to be installed. Also, Public Works is split into several locations, and there is a benefit for having public works in a central location working together. We are discussing options for ESTA to purchase the 210 Commerce building which in turn helps fund a new location for the entire Public Works group. ESTA pays $200,000 a year in rent. $150,000 to the Town and $50,000 for the temporary facility in Bishop. Since capital funds are available through federal programs, the benefit to our budget is obvious.

Ridership

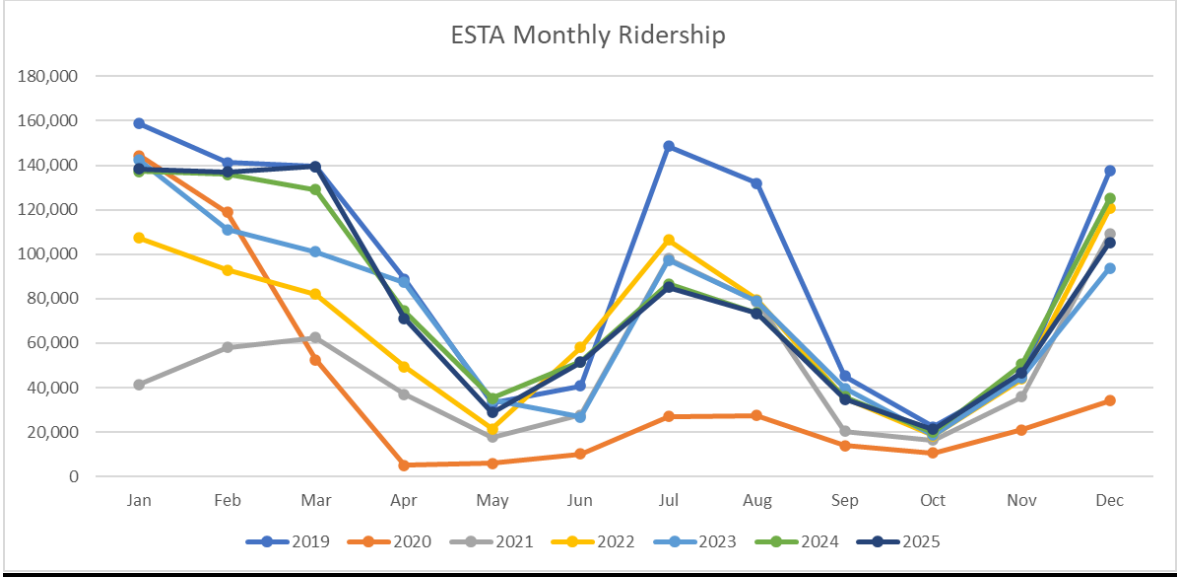
There were no significant service cancellations affecting ridership. The tables below show the ridership by month and year. The chart at the bottom shows the 2019 dark blue line which has served as our ridership goal for the last few years. With Reds Meadow Road still under construction, ridership is strongly affected. Once the Reds Meadow Rd is fully open, a steep spike in ridership is expected.

October Ridership Report								
Route	2019	2020	2021	2022	2023	2024	2025	Change Current vs. Last year
Benton	54	6	5	14	11	9	5.00	-4
Bishop DART	3,792	2,439	2,762	3,590	3,646	3,904	3,942.00	38
Bridgeport-Carson	19	10	6	20	12	25	28.00	3
Lancaster	476	215	350	395	674	690	649.00	-41
Lone Pine-Bishop	289	158	228	291	328	391	382.00	-9
Lone Pine DART	473	312	396	501	465	581	674.00	93
Mammoth Fixed	15,620	6,795	11,569	12,191	12,125	12,340	11,095.00	-1,245
Mammoth DART	266	124	150	196	217	286	603.00	317
Mammoth Express	369	190	180	226	410	460	468.00	8
Night Rider	322	134	275	332	322	287	288.00	1
Reds Meadow	1,836	0	0	0	0	0	2,224.00	2,224
Reno	591	289	513	637	775	967	908.00	-59
Walker DART	27	12	5	16	17	66	70.00	4
Total	24,134	10,684	16,439	18,409	19,002	20,006	21,336	1,330

November Ridership Report								
Route	2019	2020	2021	2022	2023	2024	2025	Change Current vs. Last year
Benton	44.00	6.00	2.00	4.00	4	8.00	10.00	2
Bishop DART	3,051.00	2,279.00	2,736.00	3,006.00	3,552	3,451.00	3,612.00	161
Bridgeport-Carson	10.00	12.00	4.00	30.00	4	23.00	27.00	4
Lancaster	367.00	183.00	324.00	306.00	565	468.00	567.00	99
Lone Pine-Bishop	231.00	162.00	172.00	227.00	274	266.00	374.00	108
Lone Pine DART	311.00	336.00	332.00	416.00	366	364.00	496.00	132
Mammoth Fixed	14,112.00	8,974.00	12,028.00	14,202.00	8,945	11,724.00	12,307.00	583
Mammoth DART	107.00	110.00	100.00	166.00	190	304.00	544.00	240
Mountain Resort	25,370.00	8,541.00	19,292.00	24,347.00	29,208	32,219.00	27,198.00	-5,021
Mammoth Express	377.00	175.00	197.00	288.00	493	429.00	514.00	85
Night Rider	357.00	59.00	275.00	253.00	323	253.00	279.00	26
Reno	436.00	275.00	406.00	580.00	670	946.00	819.00	-127
Walker DART	25.00	10.00	0.00	10.00	14	83.00	73.00	-10
Total	44,798	21,122	35,868	43,835	44,608	50,538	46,820	-3,718

December Ridership Report								
Route	2019	2020	2021	2022	2023	2024	2025	Change Current vs. Last year
Benton	33	4	2	14	11	7.00	5.00	-2
Bishop DART	3,816	2,284	2,936	3,354	3,832	3,399.00	3,859.00	460
Bridgeport-Carson	24	5	12	28	5	16.00	35.00	19
Lancaster	419	139	323	320	363	509.00	761.00	252
Lone Pine-Bishop	222	151	139	241	279	330.00	349.00	19
Lone Pine DART	417	415	390	381	413	489.00	736.00	247
Mammoth Fixed	24,999	4,565	15,366	20,326	18,977	24,313.00	23,735.00	-578
Mammoth DART	183	88	148	233	281	338.00	541.00	203
Mountain Resort	105,606	26,001	88,698	92,360	67,993	91,944.00	72,416.00	-19,528
Mammoth Express	630	178	369	502	469	666.00	804.00	138
Night Rider	404	78	192	308	324	293.00	203.00	-90
Other	1,806	0	1,597	1,890	1,983	1,606.00	832.00	-774
Reno	625	308	434	570	784	956.00	1,013.00	57
Walker DART	26	13	0	9	13	72.00	72.00	0
Total	139,210	34,229	110,606	120,536	95,727	124,938	105,361	-19,577

Historical Annual Ridership Data							
Year	2019	2020	2021	2022	2023	2024	2025
Jan	158,754	144,341	41,512	107,382	142,382	137,144	138,412
Feb	141,240	118,822	58,171	92,870	111,066	135,978	136,960
Mar	139,505	52,582	62,457	82,051	100,995	128,995	139,458
Apr	88,883	5,086	37,046	49,395	87,321	74,479	71,091
May	32,963	5,970	17,744	21,511	34,378	35,293	28,876
Jun	40,859	10,175	27,664	58,080	26,893	51,591	51,495
Jul	148,430	27,061	98,102	106,363	97,231	86,605	85,026
Aug	131,970	27,404	78,722	79,686	78,931	73,509	73,360
Sep	45,200	13,952	20,362	35,385	39,788	35,921	34,797
Oct	22,493	10,684	16,439	18,409	18,715	20,006	21,336
Nov	44,798	21,122	35,868	43,835	44,608	50,538	46,820
Dec	137,404	34,229	109,009	120,536	93,774	124,938	105,361
Total	1,132,499	471,428	603,096	815,503	876,082	954,997	932,992


ESTA Monthly Ridership
180,000
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2019
2020
2021
2022
2023
2024
2025

TOWN COUNCIL STAFF REPORT

Title: Mammoth Crossing Concept Review Application Status Update and Presentation

Meeting Date: March 4, 2026

Prepared by: Kim Cooke, Senior Planner

RECOMMENDATION:

Receive an application status update on the Mammoth Crossing Project from Planning staff, followed by a project concept presentation from the developer's representatives and architect. Provide initial comments and ask questions of the development team and staff.

BACKGROUND:

A Concept Review Application for the North Village Mammoth Crossing sites was submitted to the Town Planning Division on September 22, 2025. The Concept Review process is available to prospective applicants and is encouraged prior to completing project design and submitting a formal entitlement application.

Since the concept review application was submitted, the developer's representatives and project architects have met regularly with Town staff, often on a weekly basis via Zoom, to review preliminary comments and discuss potential design refinements. These meetings have focused on evaluating the project's consistency with applicable development standards and exploring solutions to address identified issues. The ongoing coordination has helped shape the current development concept and ensure that key design considerations are addressed early in the review process.

In addition, the developer has been working toward a refined version of the project concept that could be presented as a project update to the Town Council. The intent of the presentation is to introduce a well‑developed conceptual design and facilitate early conversations that will allow the design team to respond to specific concerns and community priorities as the project evolves.

It is important to note that, because the project concept is still evolving, Town staff have not yet completed a full analysis of the project's consistency with all applicable development standards and policies of the North Village Specific Plan or the Mammoth Crossing EIR.

ANALYSIS:

The Mammoth Crossing sites are located within the North Village Specific Plan area. The project proposes development of three of the four corners at the Main Street and Lake Mary Road/Minaret Road intersection with a mix of traditional hotel lodging, resort residential

accommodations, as well as a hotel conference center, retail uses, and a public plaza. Development of these sites is regulated by the North Village Specific Plan.

- North Village Specific Plan Document

NEXT STEPS:

The developer's team will finalize the concept project plans. Planning and Engineering Division staff will then complete their review and inform the applicant of applicable Town requirements, provide a preliminary list of issues that are likely to arise during formal application review, suggest potential alternatives or modifications based on development standards and adopted policies, and identify any technical studies that may be required for environmental review once a formal application is submitted.

FINANCIAL CONSIDERATIONS:

Staff time dedicated to this application is funded through the Concept Review application deposit, which must be replenished on an ongoing basis as costs related to staff time and attorney review expenses are incurred.

ENVIRONMENTAL CONSIDERATIONS:

An Environmental Impact Report was prepared for the Mammoth Crossing Project and was adopted and certified in 2009. As part of the project approval, the Town Council adopted a Statement of Overriding Considerations because the project would result in significant and unavoidable impacts related to aesthetics, air quality, and noise.

Any future project at the Mammoth Crossing sites will be reviewed against the 2009 certified EIR. If a new proposal omits or substantially changes features that were part of the certified project description, particularly those the Town relied on as community benefits to justify approving the project despite significant unavoidable impacts, the legal approvals associated with the EIR may no longer be valid, and preparation of a new CEQA document would be required.

2009 Mammoth Crossing EIR Reference Documents:

- 2009 Mammoth Crossing DEIR
- 2009 Mammoth Crossing FEIR
- Adopted Findings of Fact and Statement of Overriding Considerations

LEGAL CONSIDERATIONS:

Town staff have relied on input from the Town Attorney and CEQA counsel to help define the Mammoth Crossing project parameters and clarify applicable CEQA requirements. It is anticipated that legal counsel will continue to be involved throughout the review of the project.



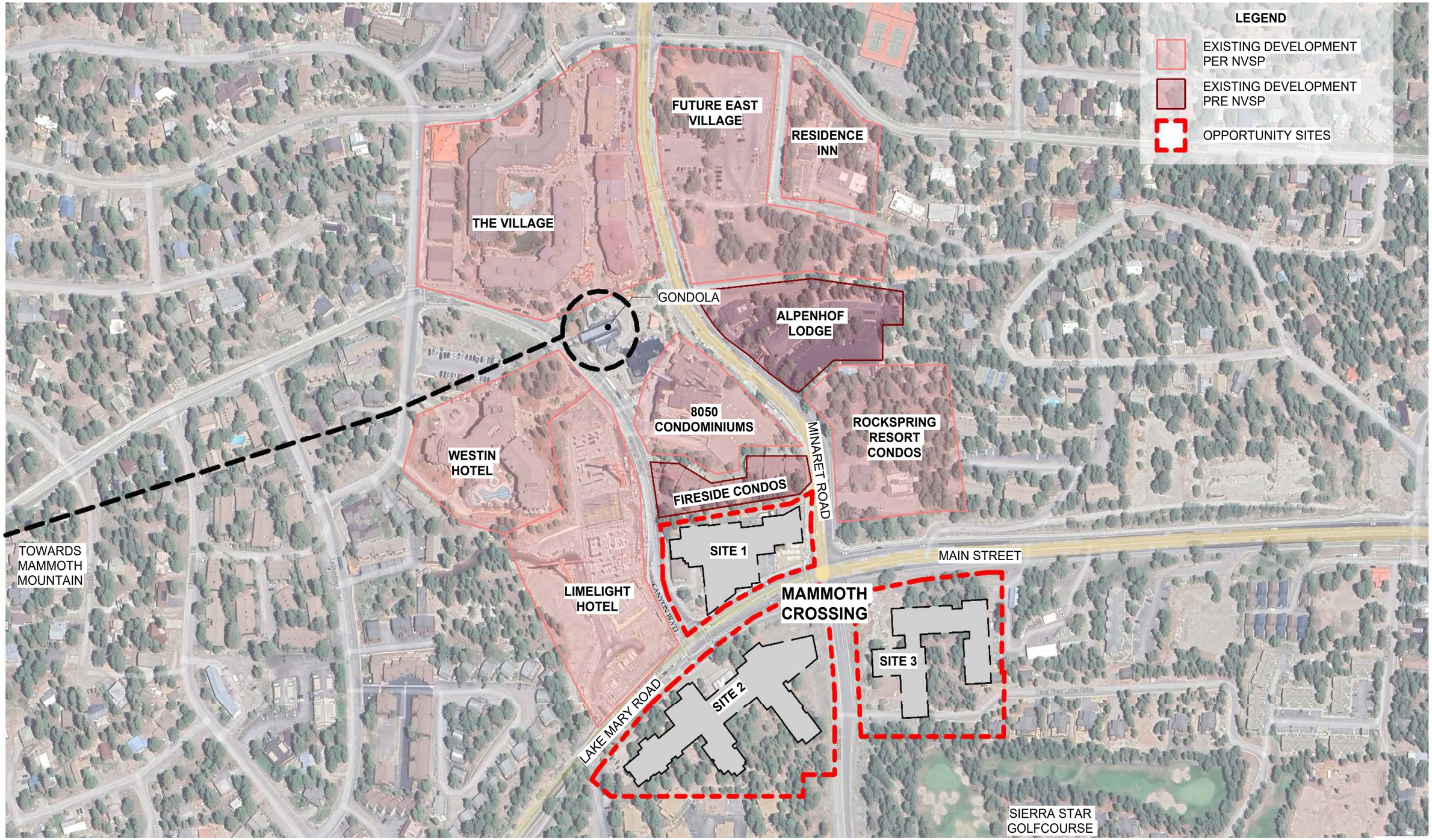
MAMMOTH CROSSING

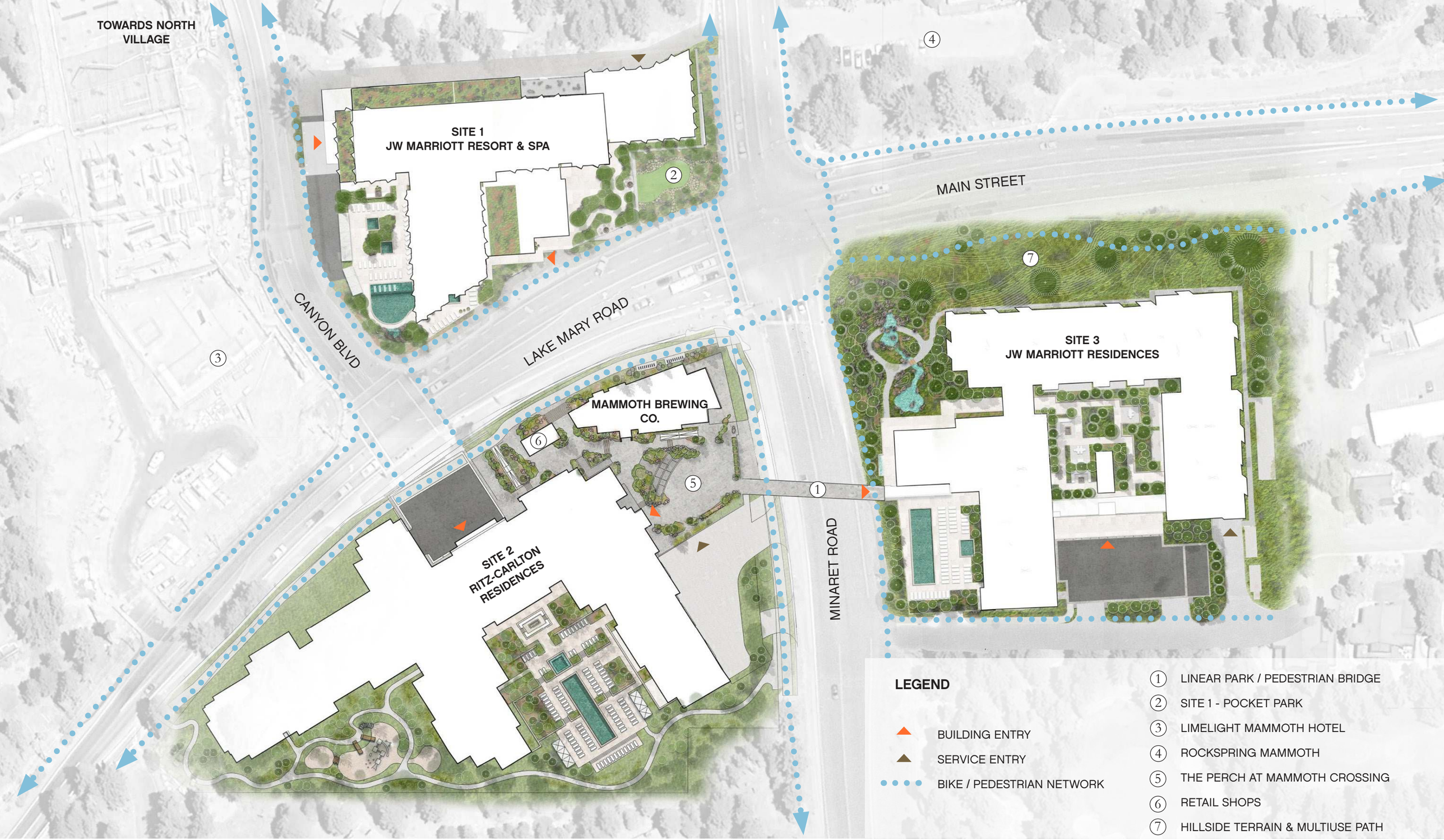
PROJECT UPDATE

March 4th, 2026

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

NEW COURSE ENTERPRISES


LEGEND
EXISTING DEVELOPMENT PER NVSP
EXISTING DEVELOPMENT PRE NVSP
OPPORTUNITY SITES
FUTURE EAST VILLAGE
RESIDENCE INN
THE VILLAGE
GONDOLA
ALPENHOF LODGE
8050 CONDOMINIUMS
ROCKSPRING RESORT CONDOS
WESTIN HOTEL
FIRESIDE CONDOS
MINARET ROAD
SITE 1
MAIN STREET
TOWARDS MAMMOTH MOUNTAIN
LIMELIGHT HOTEL
CANYON BLVD
MAMMOTH CROSSING
SITE 3
SITE 2
LAKE MARY ROAD
SIERRA STAR GOLFCOURSE

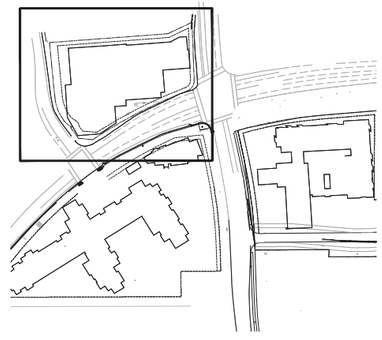

TOWARDS NORTH VILLAGE
SITE 1
JW MARRIOTT RESORT & SPA
2
CANYON BLVD
LAKE MARY ROAD
3
4
MAIN STREET
7
SITE 3
JW MARRIOTT RESIDENCES
MAMMOTH BREWING CO.
6
5
1
SITE 2
RITZ-CARLTON RESIDENCES
MINARET ROAD
LEGEND
BUILDING ENTRY
SERVICE ENTRY
BIKE / PEDESTRIAN NETWORK
1 LINEAR PARK / PEDESTRIAN BRIDGE
2 SITE 1 - POCKET PARK
3 LIMELIGHT MAMMOTH HOTEL
4 ROCKSPRING MAMMOTH
5 THE PERCH AT MAMMOTH CROSSING
6 RETAIL SHOPS
7 HILLSIDE TERRAIN & MULTIUSE PATH



LEGEND

1. DROP-OFF / MAIN ENTRY
2. POCKET PARK - CONFERENCE CENTER
3. STAGE
4. STONE STEPPERS
5. GARDEN TERRACE
6. ZEN GARDEN (CONFERENCE LEVEL)
7. ROOFTOP PLANTING
8. GARDEN TERRACE (LEVEL 5)
9. GARDEN TERRACE (LEVEL 7)
10. HOT TUBS
11. POOL
12. WATER FEATURE
13. FIRE PIT
14. GARAGE EXIT
15. GUEST ENTRY
16. LOADING DOCK - SERVICE ACCESS

Reference Plan





bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

NEW COURSE
ENTERPRISES

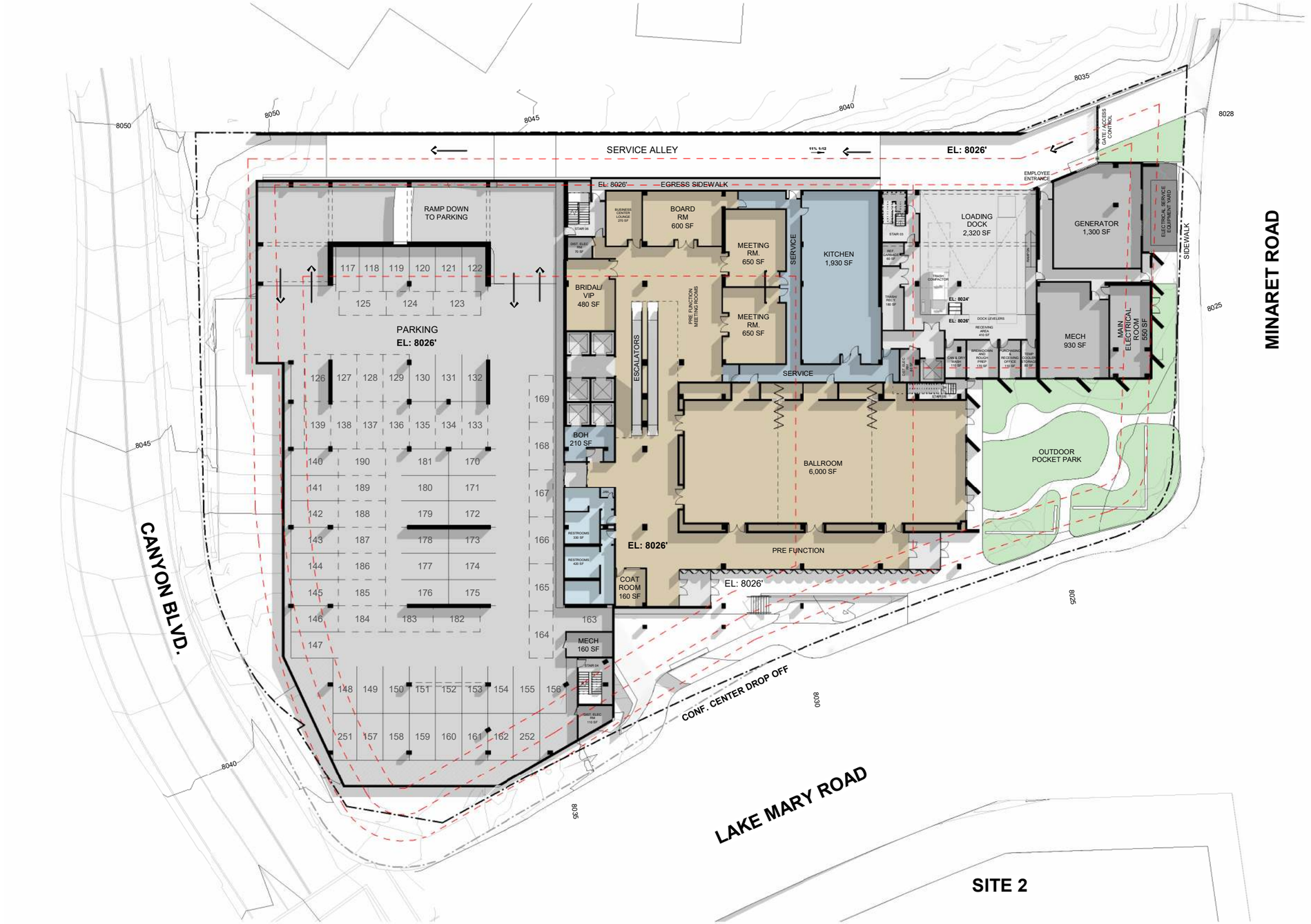
VIEW FROM CORNER OF LAKE MARY RD. AND CANYON BLVD





PLAN LEGEND

- PROPERTY LINE
- SETBACK REQUIREMENTS
- ADMIN
- GUEST SERVICES
- AMENITIES
- RETAIL
- DINING
- KITCHEN OR B.O.H.
- RESTROOMS
- CIRCULATION
- MECHANICAL
- PARKING



PLAN LEGEND

- PROPERTY LINE
- SETBACK REQUIREMENTS
- ADMIN
- GUEST SERVICES
- AMENITIES
- RETAIL
- DINING
- KITCHEN OR B.O.H.
- RESTROOMS
- CIRCULATION
- MECHANICAL
- PARKING

N

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

NEW COURSE ENTERPRISES

LEVEL B1
CONFERENCE CENTER PARKING & LOADING



PLAN LEGEND

- PROPERTY LINE
- SETBACK REQUIREMENTS
- ADMIN
- GUEST SERVICES
- AMENITIES
- RETAIL
- DINING
- KITCHEN OR B.O.H.
- RESTROOMS
- CIRCULATION
- MECHANICAL
- PARKING

N





PORCELAIN TILE



METAL PANEL



DOUG FIR
COLUMN
CLADDING

WOOD
CLADDING



VISION
GLASS

ALUMINUM CLAD WOOD
WINDOWS



FINISH CONCRETE



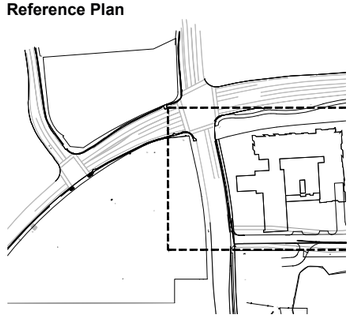
NATURAL STONE VENEER



LEGEND

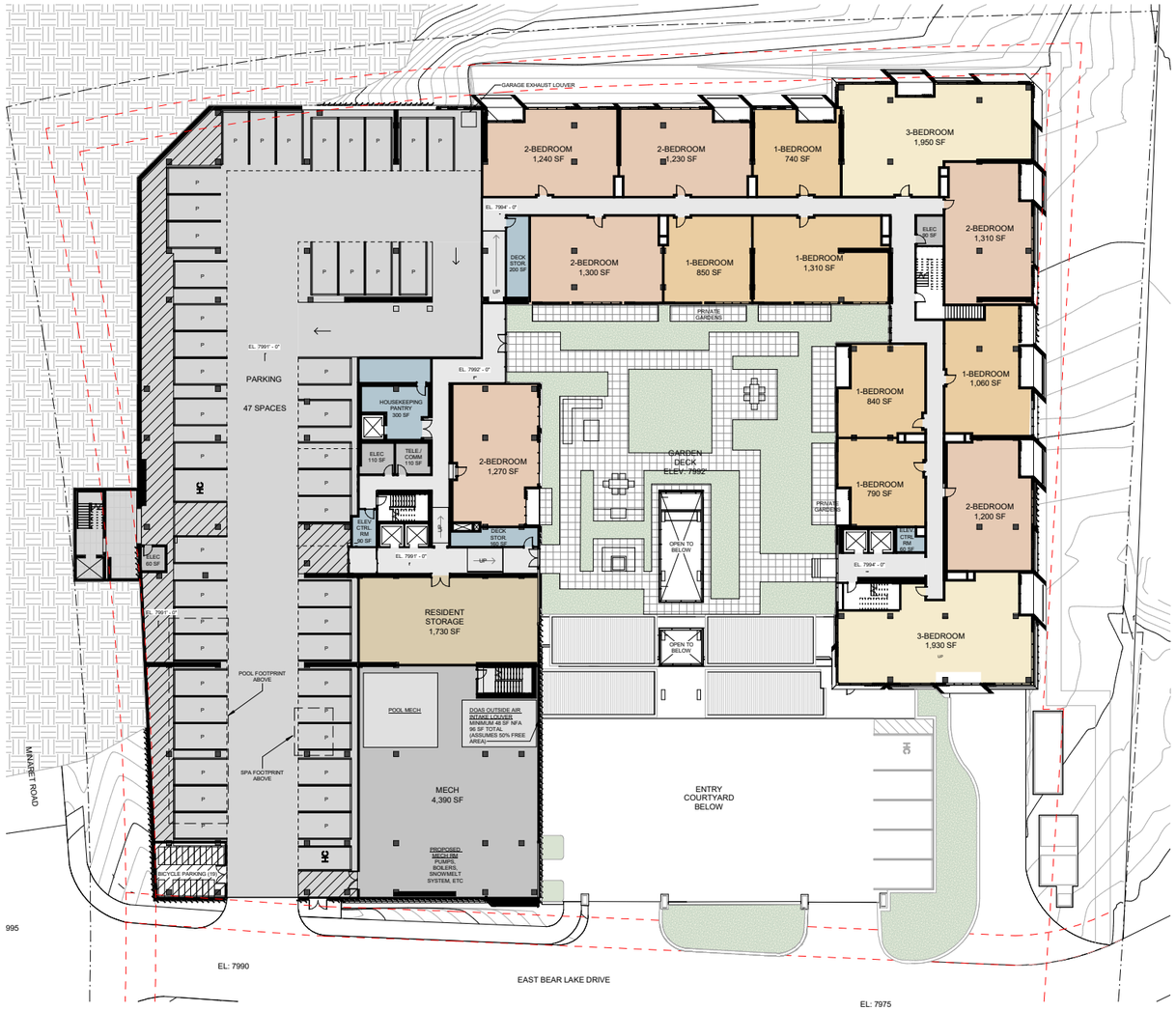
1. PEDESTRIAN BRIDGE
2. VISITOR PARKING
3. GARDEN PATIOS
4. FIRE PITS
5. OUTDOOR DINING
6. SUNKEN GARDENS
7. MULTI-USE PATH, BY OTHERS
8. POOL
9. HOT TUB
10. PLANTERS
11. CHAISE LOUNGES
12. MAIN ENTRY / DROP OFF
13. LOADING
14. FIRE ACCESS PATH
15. PET RELIEF AREA

Reference Plan

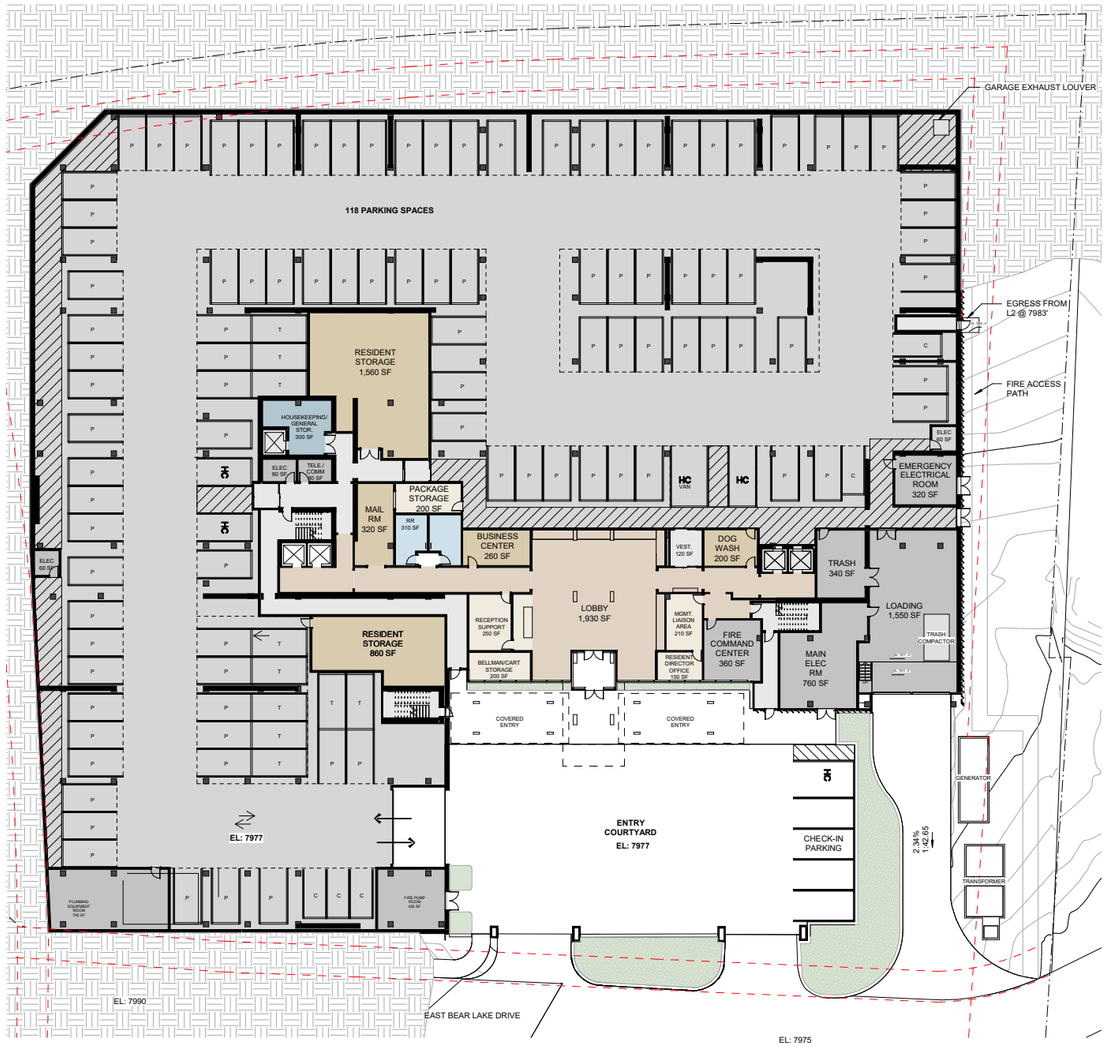


VIEW FROM MINARET RD AND MAIN ST





LEVEL 2 - GARDEN DECK & PUBLIC PARKING (47 STALLS, 3 DEDICATED TO SITE GUEST PARKING)



LEVEL 1 - PORTE-COCHÉRE, LOBBY & RESIDENTIAL PARKING



PLAN LEGEND

- GUEST SERVICES
- AMENITIES
- ADMINISTRATION
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- KITCHEN OR B.O.H.
- RESTROOMS
- CIRCULATION
- MECHANICAL
- PARKING

LEVEL 3
RESIDENTIAL AMENITY DECK - 101 UNITS





WOOD-LOOK PORCELAIN TILE



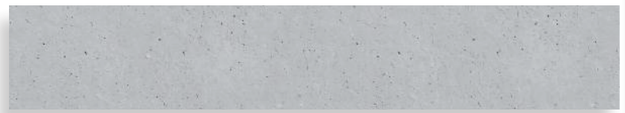
METAL & WOOD ACCENTS,
BOARD & BATTEN



METAL PANEL



ALUMINUM CLAD WOOD WINDOWS



SMOOTH FINISHED CONCRETE



NATURAL STONE VENEER



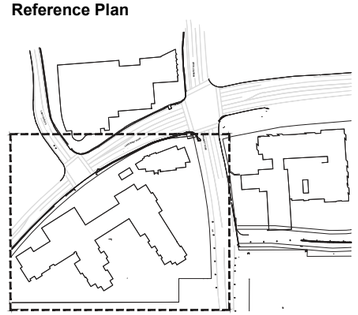
DOUGLAS FIR FINS
W/ BLACKENED STEEL BASE



LEGEND

1. DROP-OFF / MAIN ENTRY
2. SHOPS
3. STAGE
4. PET RELIEF AREA
5. PLAY AREA
6. LOADING DECK
7. POOL AMENITY
8. HOT TUB
9. AMPHITHEATRE
10. SURFACE PARKING
11. FIRE ACCESS PATH
12. PUBLIC BIKE PARKING
13. MULTI-USE PATH
14. RESIDENTIAL PARKING ENTRY
15. PUBLIC PARKING ENTRY

Reference Plan



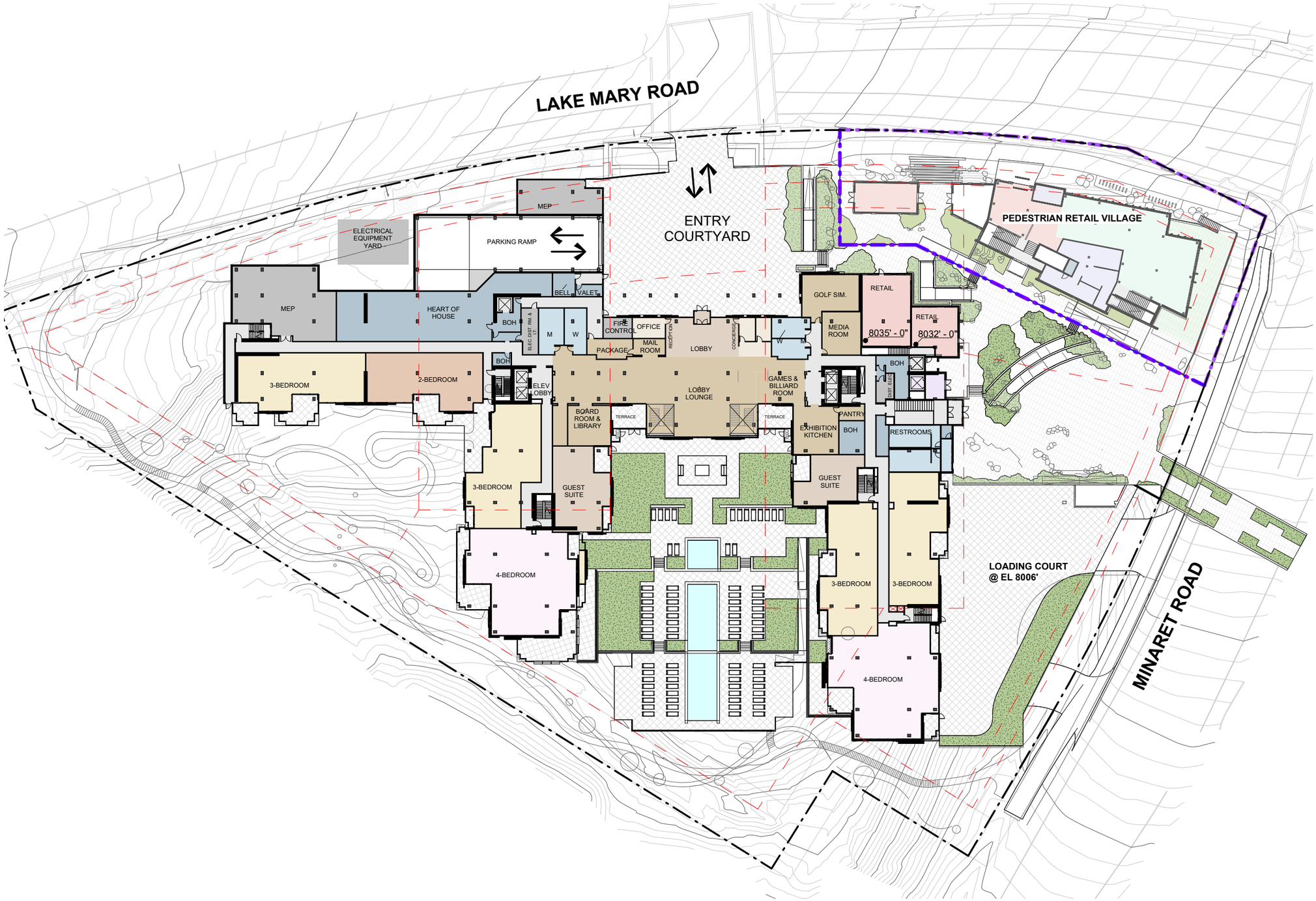


bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

NEW COURSE
ENTERPRISES

VIEW FROM LAKE MARY AND MINARET RD. CORNER





PLAN LEGEND

- PROPERTY LINE
- SETBACK & STEPBACK REQUIREMENTS
- BUILDING SEPARATION LINES
- AMENITIES
- 2-BEDROOM
- 3-BEDROOM
- 4-BEDROOM
- PENTHOUSE
- PUBLIC AREAS
- BACK OF HOUSE & HEART OF HOUSE
- RESTROOMS
- CIRCULATION
- MECHANICAL
- PARKING

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

NEW COURSE ENTERPRISES

LEVEL 0
PORTE-COCHÉRE DROPOFF BREWPUB, SHOPS AND PLAZA



LEVEL -2 RESIDENTIAL PARKING AND LOADING DECK



LEVEL -3 PUBLIC PARKING (74 STALLS, 56 FOR SITE OCCUPANCY)

N





6. PORCELAIN OR BLACKENED STEEL PANELS

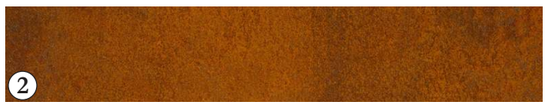


4. DOUGLAS FIR WOOD ACCENTS

3. ALUMINUM CLAD WOOD WINDOWS



5. BOARD-FORMED CONCRETE



2. CORTEN COLORED STEEL



1. NATURAL STONE VENEER



ALUMINUM CURTAIN WALL FRAME



T&G ROOF SOFFIT DECKING



CORTEN STEEL PANEL



DOUGLAS FIR WOOD CLADDING



NATURAL STONE VENEER



BLACKENED STEEL METAL ACCENTS



THANK YOU

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

NEW COURSE
ENTERPRISES

TOWN COUNCIL STAFF REPORT

Title: Receive a presentation on the Town's For-Sale Workforce Housing Guidelines

Meeting Date: March 4, 2026

Prepared by: Marcus Sproll, Housing Manager

RECOMMENDATION:

This is an informational only item. Town Council can discuss and ask questions of staff.

BACKGROUND:

The Town of Mammoth Lakes for-sale workforce housing programs have been active for over twenty years. These programs place recorded deed restrictions on homes ensuring they are affordable to local workers. Some programs are required by the Town zoning code to mitigate the housing impact of developments, and to allow developments to obtain a density bonus, waiver, or concession. Other programs are focused on subsidizing the purchase price of existing, or newly constructed, units to make them affordable to the local workforce.

The administration of these programs has been a joint effort between Town staff and Eastern Sierra Community Housing (formerly Mammoth Lakes Housing), who the Town contracts with for housing related services. Previous guidelines for these types of programs were last updated around 2008.

In 2025, the Town completed the development of the 60 Joaquin Road project. This project saw the Town directly finance the entire cost for new construction of middle-income workforce units under the Housing Now! - Small Sites program. These units are currently being sold and/or marketed to local workforce households earning up to 150% of the area median income. During the lead-up to the marketing and sale of the 60 Joaquin Road units, Town staff undertook a review of the existing for-sale workforce housing guidelines, procedures, and deed restriction documents and made changes to the documents to simplify the guidelines, add flexibility to the qualification criteria, and to implement best practices.

The following table summarizes the significant changes made to the documents.

Requirement	Current	Previous
Local Employment	Work at least 30+ hours/week for a business based, or has physical location, in Mono County	Work 30+ hours/week for business based in Town of Mammoth Lakes
Primary Residence	Can not own any other residential real property (anywhere)	Can not own any property in Mono or Inyo Counties

Minimum Down Payment	3%	1%
Maximum Down Payment	50%	N/A
Liquid Assets	No more than 2/3 of the purchase price	Every $20k over the asset limitation was converted to $1,500 in gross income
Cash Reserves	Buyer must have a minimum of $5,000 in liquid cash reserves (for units restricted to 120%+ AMI)	N/A
Credit Score	Minimum 640	N/A
Debt Ratio Requirements	Total monthly debt shall not exceed 50% of gross monthly income	N/A
Retirement	Must live in the unit at least 5 years before retiring	N/A
Renting Home	May be allowed under a limited term 'leave of absence' as approved by the Town.	May be allowed under 'financial hardship' situation as approved by ESCH/Town.
Renting Room	One roommate 'lodger' renting one room while owner occupies the unit is allowed if Town approves.	Not allowed under current ESCH Deed Restriction.
Deed Restriction	Agreement between the Town and the buyer. Town has a purchase option. If purchase option exercised, 3% commission to Town real estate broker (town broker is ESCH). Best practice for the Town, whose zoning code/funding programs require the deed-restriction, to be a party to the agreement.	Sometimes between ESCH and the buyer and sometimes between Town and the buyer. Whoever is a party to the agreement has a purchase option. If purchase option exercised, 3% commission to real estate broker. ESCH is broker for itself and Town.

For-Sale Workforce Housing Guidelines Update



BACKGROUND

- **For-Sale Workforce Housing programs have been active for over twenty years**
- **Programs require recorded deed restrictions**
- **Some deed restrictions are required by Town Zoning Code (e.g. Mitigation, Density Bonus)**
  - to mitigate the housing impact of developments
  - to allow developments to obtain a density bonus, waiver, or concession
- **Other deed restrictions are required by Town funding programs (e.g. Bridge, Small Sites)**
  - subsidize the purchase price of existing, or new, units
- **Previous guidelines for these types of programs were last updated around 2008**

2026 UPDATE

- **In 2025, the Town completed the development of the 60 Joaquin Road project.**
- **Town staff undertook a review of the existing:**
  - for-sale workforce housing guidelines
  - related procedures
  - deed restriction documents.
- **Updates made to:**
  - simplify the guidelines
  - add flexibility to the qualification criteria
  - implement best practices

OCCUPANCY REQUIREMENTS

1) Local Employment

- At lease one household member must work for a business based in, or with a physical location in, Mono County

2) Sole Residence

- Buyer/owner cannot own any other residential property

3) Roommates

- One roommate, renting one room, and sharing all common areas, is allowed while the owner is occupying the home

4) Retirement

- Retiring worker must own the home for at least 5 year prior to retiring

5) Leave of Absence

- Owner may request a leave of absence (e.g. medical/family) and the Town may approve

6) Renting the Home

- Only allowed while owner is on an approved leave of absence
- Renter must be a local worker and at the income level the home is restricted to

INCOME/DEBT REQUIREMENTS

1) Downpayment

- **Minimum 3%**
- **Maximum 50%**
  - This range is intended to allow a significant down payment while still prioritizing workforce households that are priced out of the market
  - Downpayment assistance programs are not included in these limits

2) Debt

- **Maximum 50% total debt to income ratio**
  - Manages risk

3) Credit Score

- **Minimum 640**
  - Manages risk
  - Downpayment assistance programs may allow a lower score

4) Liquid Assets

- **Maximum 2/3 of purchase price**
  - Allows for significant downpayment while prioritizing workforce households that are priced out of the market

5) Cash Reserves

- **Minimum $5,000 for buyers ≥120% of AMI**
  - Manages risk

DEED RESTRICTION

1) Between Town and Buyer

- Historically was often between ESCH and buyer, but not always
- More recently primarily between the Town and buyer
- Best practice for the governmental agency that establishes the zoning requirement or a funding program to be a party to any related deed-restriction

2) Purchase Option

- If Town purchase option exercised, the owner/seller shall pay the Town 3% to cover the cost of real estate broker services
- ESCH has historically been the Town's broker on these types of transactions

Q & A



Town of Mammoth Lakes For-Sale Workforce Housing Guidelines

February 1, 2026

OVERVIEW: The Town of Mammoth Lakes ("Town" or "TOML") has established various programs to assist the Town's locally employed workforce with the purchase of a home that is affordable, such as constructing new for-sale deed-restricted units and reducing the cost of existing for-sale market-rate units in exchange for a deed-restriction on the unit. These guidelines govern the eligibility criteria for prospective buyers of those homes. Homeownership costs are intended to be affordable to a range of households living and working in Mono County who earn up to 200 percent of area median income (AMI). These households often have sufficient income to support a first mortgage payment, but a lack of housing inventory priced for this segment of the market has resulted in very limited housing ownership opportunities for the local workforce.

To help address this need, the Town and partners have worked to maintain, and add to, an inventory of ownership units that can be sold at an affordable price that is below the fair market value ("Home"). The affordable price is ensured via a recorded deed-restriction that is secured by a deed of trust. During the affordability period, the Home can only be sold to an eligible purchaser at a price that is affordable as described in the deed-restriction and these guidelines.

Downpayment assistance programs may have their own guidelines and, in the event of a conflict with these for-sale workforce housing guidelines, the most restrictive requirement shall apply.

These guidelines supersede any previous middle income and/or workforce housing guidelines published by either the Town, Mammoth Lakes Housing, or Eastern Sierra Community Housing.

APPLICATION: A limited number of homes may become available for sale/resale each year. The applicant process is dependent on the program and is conducted either via lottery or on a first-come first-served basis.

Properties available for sale are generally listed on the Town's website, the Multiple Listing Service (MLS), Redfin, and Zillow. To learn more about listed For-Sale Workforce Housing Program properties, visit the Town's website: https://www.townofmammothlakes.ca.gov/1382

THE ROLE OF ESCH: The Town has contracted with Eastern Sierra Community Housing (ESCH) to administer the sale of Homes, and provide oversight for owner compliance with the affordable resale restrictions. ESCH's responsibilities include but are not limited to:

- Reviewing applications and verifying eligibility of purchasers
- Acting as the Town's real estate broker in the sale/resale of Homes
- Ensuring that upon sale/resale, the Home is in a "move-in" ready condition
- Annual owner occupancy monitoring

ELIGIBLE PURCHASER(S):

Income Limit: The household's gross annual income must be below the income restriction for the Home, which varies by property and is specified in the applicable resale restriction instrument. In no case shall the household income for a purchaser of a Home exceed 200 percent of Area Median Income. For example, properties may be, but are not necessarily, restricted to the following AMI levels: 80%, 100%, 120%, 150%, or 200% of AMI. The income limit is based on the Mono County Area Median Income (AMI), as published annually by the US Department of Housing and Urban Development (HUD) and adjusted for household size.

Household Size: The bedroom count (number of bedrooms) in a home for which applicants qualify is dependent on the number of members in the household. Applicants must meet the following occupancy standards:

Household Size	Minimum Bedrooms	Maximum Bedrooms
1	Studio	2
2	1	3
3	2	4
4	2	5
5 or more	3	5 or more

These standards are based on a minimum of one bedroom for every two persons, and a maximum of one additional bedroom greater than the household size to provide flexibility for various life circumstances and changes.

For the purpose of determining household size, any household member must have lived with the head of household/purchaser for a minimum of six months prior to the purchase. Any person listed as having no income on the application must be listed as a dependent on the head of household's tax return for the previous year to be considered a household member. Student dependents who live in another city/county at or near their college will not be counted as a household member.

The applicant/purchaser is required to provide all pertinent documentation requested by the Town.

Residency & Employment: At least one household member must have their primary residence in Mono County or Inyo County for a minimum of one year and must be currently working at least an average of 30 hours per week for a minimum of one year, and either be 1) employed, or self-employed, by an employer and/or business based in Mono County, or 2) employed by an employer based elsewhere that has a physical location in Mono County where the household member works. Supporting documentation will be required.

INCOME QUALIFICATION: The combined gross annual income of all members of the purchaser household age 18 and older who will be living in the Home must be included in the determination of income.

The household's income must be projected as an annual income. Income from assets will be calculated using the HUD methodology as outlined in HUD Handbook 4350.3.

All households must be income-qualified no more than 90 days prior to the closing date.

DEBT-TO-INCOME RATIO:
The purchaser's proposed monthly housing debt including principal, interest, property taxes, property insurance, and if applicable, mortgage insurance and homeowner's association dues, plus all other household monthly debt (including credit cards, automobile payments, etc.) reflected on the credit report, cannot exceed 50 percent of the borrower's gross monthly income.

DOWN PAYMENT REQUIREMENTS:

Minimum Down Payment:

- 3 percent of the purchase price (must go towards principal).
- Down payment must be from purchaser's personal funds or a gift from an immediate family member.
- Immediate family members include the following people: father, mother, brother, sister, grandparent, uncle, aunt or child.
- The 3 percent purchaser requirement cannot be substituted by any seller/lender contributions, subsidies, using 100% VA financing, subordinate financing, grants, etc.

Maximum Down Payment:

- 50 percent of the purchase price.
- Large (>50%) down payments from family members with significant assets will not be considered.

ASSETS: The combined assets of all members of the household age 18 and older who are currently living together for six months or more, and will be living in the Home, must be included in the determination of income. The household's income must be projected as an annual income. All households must be income-qualified no more than 90 days prior to the closing date.

Liquid Assets Limitation:
At the time eligibility is determined, the liquid assets of all household members, including children, must not exceed an amount equal to two thirds of the affordable purchase price for the Home.

The term "liquid assets" refers to cash and assets, which are readily convertible to cash within a reasonable period, including but not limited to savings and checking accounts, certificates of

deposit of any term, marketable securities, money market and similar accounts, mutual fund shares, annuities, gifts and insurance policy cash values.

The term "liquid assets" shall not include retirement account funds if those accounts are not accessible to the buyer.

For any workforce housing unit that is restricted at 120 of AMI or above, the minimum required household reserve is $5,000. The reserves must be from liquid assets.

CREDIT GUIDELINES:

- Minimum credit score: 640 *(except if a downpayment assistance program, or other subsidy loan program, allows lower)*

- All borrowers, including non-borrowing spouse, must have an acceptable credit history with no more than two 30-day lates or one 60-day late and zero 90-day or greater lates including collections in the previous three years.

- No foreclosure or bankruptcy (Chapter 7 or 13) within the last 7 years.

- No outstanding state or federal tax liability.

- A letter of explanation is required for all derogatory reporting dated within two years of the close of escrow.

- All collections, charge offs and judgments must be paid or settled with the creditor through escrow or prior to the close of escrow. Back-up documentation showing the account has been paid is required if paid outside of escrow.

- Removal of derogatory/late reporting from credit report will not be accepted.

- TOML or it's designee, at its sole discretion, reserves the right to decline for unacceptable credit history.

FIRST TRUST DEED MORTGAGE LOAN: The mortgage loan must be a 30-year, fixed interest rate loan. Conventional, FHA and VA financing are acceptable. First trust deed lenders are required to collect and manage an impound account for payment of taxes, assessments and property insurance for the term of the first mortgage.

SUBORDINATE FINANCING: Subordinate financing is allowed provided the loan is deferred with no payments required for 30 years. Subordinate financing documents must record in junior position after any TOML loans/grants.

FIRST-TIME HOMEBUYER EDUCATION: For first-time buyer households, all applicants, co-applicants and non-borrowing spouses, whether on title or not, must provide proof of a completed Homebuyer Education course approved by their lender.

OCCUPANCY REQUIREMENTS:
For so long as the purchaser(s) owns the Home, that owner must continuously occupy the unit as their sole place of residence, and can own no other residential real property. If a prospective buyer owns any existing residential real property, their purchase of the Home must be contingent upon the sale of that property.

At least one adult member of the purchaser household must maintain employment in Mono County at all times. Employment in Mono County means that at least one member of the owner household must be working an average of at least 30 hours for either 1) an employer based in Mono County, or 2) an employer based elsewhere who has a physical location in Mono County where the household member works.

After purchase of the Home, if the owner decides to own another residential unit (regardless of the purpose or use), and/or there are no adult household members employed by a Mono County employer for a period of more than 12 months and the household members do not qualify to remain in the Home based on retirement status, the borrower must contact TOML immediately to initiate sale of the dHome. Purchaser(s) must comply with annual occupancy and employment certifications.

A leave of absence from occupancy may be approved by TOML; provided that each absence does not exceed 12 consecutive months and cumulative absences do not exceed 24 months in a 5-year period. Leasing the entire Home for rent is prohibited unless on an approved leave of absence. If leasing is approved, any tenant household must qualify at the income level the Home is restricted to, and the rent must be affordable at that income level.

While the owner is occupying the Home, and upon TOML approval, one room may be rented to one person who is a lodger pursuant to California Civil Code §1946.5. Short-term rental of the Home for a period of 30 consecutive days or less is prohibited under any circumstance.

A retiring worker must occupy the Home for at least 5 years prior to retirement in order to continue to occupy it.

The Owner shall provide an annual written certification that the owner is occupying the Home as their sole residence, and meeting the requirements of these Program Guidelines.

RESALE RESTRICTIONS: For each Home sale, the Town will record a resale restriction with each transaction. The resale restrictions include income restrictions, sales price restrictions, occupancy restrictions, and length of restriction (60 years). The resale restrictions include the following documents:

- Resale Restriction, Refinance Restriction, and Option to Purchase Agreement

- Deed of Trust and Security Agreement

PROPERTY CONDITION UPON RESALE: Upon opening escrow, the eligible buyer will be required to have a full home inspection completed. Any work that needs to be completed is the seller's responsibility and is non-negotiable. The property is to be left in a "move-in" ready condition. All required repairs are to be made prior to the close of escrow.

Once the home inspection is completed, a copy of the report will be sent from the buyer, or their agent, to the Town who will review the report, and notify the seller, buyer and their agents of any repairs that need to be completed by the seller prior to escrow.

REAL ESTATE AGENT REPRESENTATION: The seller and buyer must be represented by a real estate agent. The sales contract, disclosures and division of real estate costs, i.e., agent's commission, title and escrow, etc., is negotiated between the seller and buyer.

Sale by owner is not allowed in any TOML workforce housing program transaction, except in the case of the initial sale from developer to the first purchaser.

REFINANCE: The Deed Restriction/Resale Agreement and Deed of Trust may be subordinated to the refinancing of the existing first trust deed loan to lower the interest rate or reduce the loan term. Refinancing for cash out may only be approved if the funds will be used to complete capital improvement upgrades on the Home. All refinances are subject to prior written approval by TOML.

ELIGIBILITY STANDARDS:

Applicant Eligibility	Standards
Documentation	• If married: spouse must sign forms, disclosures, and promissory note, if applicable, regardless of vesting. • If divorced: copy of final divorce decree and judgment from the court. • Death certificate for deceased spouse. • Non-U.S. Citizen: copy of permanent alien registration card (green card). All borrowers must be a U.S. Citizen or Permanent Resident. • Copy of driver's license or other photo ID • Employment verification • Business tax certificate of employer based in Mono County • Employer based outside of Mono County must provide written verification of physical location in Mono County where employee is working

Income	Standards
Alimony and Child Support	Copy of divorce decree and/or child support agreement, with twelve months proof of payment. To be used for eligibility and underwriting. Support must continue for 36 months or more.
Disability Income	Copy of most recent award letter
Social Security Income	Copy of most recent award letter
Pension Income	Copy of most recent award letter or 1099-R
Tax Returns	Two years Federal signed tax returns including all filed schedules.
Salaried / Wage Earners	Most recent pay stubs covering a minimum of two month's income. Pay stubs to reflect year-to-date earnings and deductions. If there are multiple employers, all pay stubs showing year-to-date earnings.
Part-Time Employment	Most recent pay stubs covering a minimum of two months income. Pay stubs to reflect year-to-date earnings and deductions.
Bonus, Commissions, Overtime, and Double-Time Income	Must be documented on pay stub. Will be used if there is a two-year history and likelihood of continuation.
Self-Employed	Two years Federal signed tax returns including all filed schedules and a year-to-date signed profit and loss statement. Three years signed business tax returns if applicable. 12 months of bank statements. Must have a documented minimum two-year history of self-employed income.
Commission-Only Income	Two years of tax returns with Schedule C and a year-to-date signed and dated profit and loss statement or most current pay stubs covering a minimum of one month. Must have a minimum two-year history of commission income.

Assets	Standards
Checking and Savings Accounts	3 months most recent bank statements for ALL accounts.
Stocks and Bonds	Must be verified by brokerage firm or similar company and statement of account.
401K or Retirement Accounts	Copy of account statement and letter from employer verifying that borrower does not have access to the funds, if applicable.

Liabilities	Standards
Alimony/Child Support	Included as debt if more than six months remaining. Copy of divorce decree.
Installment Loans	Included as debt if more than six months remaining.
Revolving Accounts	Payment stated on credit report or application is used, whichever is higher. If payment is not stated, the higher of $10 or 5 percent of the outstanding balance owed is used.
Student Loan	Payment stated on credit report is used. For student loans in deferment, 1% of loans will be used unless borrower provides documentation to prove they are on an income based repayment plan with a lower payment in which case the income based repayment plan payment will be used.

Credit History	Standards
Credit Reports	Must be a “three repository merged” credit report. Credit report must within 90 days of application approval.
Collections	All unpaid collections must be paid. Need letter of explanation from borrower.
Derogatory Credit	Letter of explanation is required for all derogatory credit.
Bankruptcy	No bankruptcy (Chapter 7 or 13) within the last 7 years.
Short Sales / Foreclosures	No short sale or foreclosure within the last 7 years.
Judgments, Garnishments and Involuntary Liens	No outstanding judgments, garnishments or involuntary liens are allowed.
Inquiries	Any inquiries within the last 90 days must be explained.
No or Limited Credit History	Alternative credit history is required. Utility payment records (at least 12 months most recent statements), rental payments (past 12 months) or other personal loans (past 12 months). Need three forms of credit history, at least one must be a rental history.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Presentation on the Meridian-Minaret Roundabout

Council Meeting Date: 3/4/2026

Prepared by: Haislip Hayes, PE Public Works Director

Recommended Motion: Staff recommends the Town Council receive a staff and consultant presentation on the proposed Meridian-Minaret Roundabout.

Summary: The Town has considered a roundabout at the Meridian-Minaret intersection for nearly three decades. Project study reports for this concept date back to 1998. The project is included in the current mobility element, and many transportation planning documents dating back to the original proposal. Construction plans for the roundabout were schematically completed as part of a larger Meridian "road diet". This project was shelved due to funding around 2009. Pedestrian components of that early project were later completed using safe routes to school funds. Staff identified and allocated State Transportation Improvement Program (STIP) funds in 24/25 to complete the design and prepare plans for construction. A contract with Kimley-Horn was authorized by Council in April 2025 to complete this effort. Construction funding is currently programmed in the STIP 2029/30.

Kimley-Horn will provide a presentation on the project. The presentation is intended to be an introduction to the project and roundabouts in general. The consultant will provide general education and information on roundabouts, including examples in similar environments. Video simulations of the proposed Meridian-Minaret roundabout design will be shown as well as the drone footage taken during the in person full-size test and demonstration conducted at the airport.

Town Council of Mammoth Lakes

Minutes of Regular Meeting

February 18, 2026, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Councilmember Chris Bubser, Councilmember Bill Sauser, Councilmember John Wentworth, Mayor Pro Tem Brent Truax, Mayor Amanda Rice

---

1. CALL TO ORDER AND ROLL CALL

The Mayor called the meeting to order at 4:02 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Pat Foster, Mammoth Lakes Tourism Board Chair, led the flag salute.

3. PUBLIC COMMENTS

Brianna Goico, Mammoth Lakes Chamber of Commerce President & CEO, gave an update regarding current Chamber activities.

Betsy Truax, Mammoth Lakes Tourism (MLT) Vice President of Community Engagement, gave an update regarding current MLT activities.

Elana Entin complimented Town staff and/or Caltrans for the great job plowing the roads.

Lamonica Lacey, Small Business Administration (SBA) Public Affairs Specialist, spoke about assistance that the SBA could provide related to winter storm disaster relief.

4. WORKSHOP

4.1 Joint workshop with the Board of Mammoth Lakes Tourism.

Mammoth Lakes Tourism (MLT) Chair Pat Foster, Vice Chair Eric Clark, Secretary John Mendel, and Board Member Kerry Peterson were in attendance. There was discussion among members of Council, MLT Board Members, MLT staff, and Town staff.

PUBLIC COMMENT:

Elana Entin said that she thought we were missing out on opportunities when things were closed and spoke about free events in the Village.

The Mayor called a recess at 5:11 p.m. and the Council reconvened at 5:18 p.m.

5. ADDITIONS TO THE AGENDA

Town Manager Rob Patterson reported that Item 7.1 would be moved to the next regularly scheduled meeting of the Town Council on March 4, 2026.

URGENCY ITEM:

Mr. Patterson reported the need for the addition of an urgency item**.**

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Chris Bubser

Pursuant to Government Code Section 54954.2b2, the Council hereby determines that there is a need to take immediate action and that the need for action came to the attention of the Town subsequent to the agenda being posted as specified in subdivision a, said item being: Approve addition of a closed session item Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to: Property: APN 035-100-008 Agency Negotiators: Rob Patterson, Haislip Hayes, and Nolan Bobroff Negotiating Parties: Town of Mammoth Lakes and Matthew Lehman Broker Under Negotiation: Price and terms of payment.

This item is to be added as Closed Session Item 11.2

For (5): Councilmember Chris Bubser, Councilmember Bill Sauser, Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Carried (5 to 0)

6. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)

Parks and Recreation Director Stuart Brown gave an update regarding current parks and recreation activities.

Public Works Director Haislip Hayes gave an update regarding current public works activities. There was discussion among members of Council and staff.

6.1 Town of Mammoth Lakes Social Media Report for January 2026.

6.2 February 2026 Public Works Engineering CIP Update.

7. TOWN COUNCIL PRESENTATIONS

7.1 Recognize promotion of Soibian Spring to Airport Manager.

This item was continued to the March 4, 2026 meeting.

8. CONSENT AGENDA

Moved by Councilmember Chris Bubser
Seconded by Councilmember Bill Sauser

Approve the Consent Agenda.

For (5): Councilmember Chris Bubser, Councilmember Bill Sauser, Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Carried (5 to 0)

8.1 Approve the minutes of the regular meeting of February 4, 2026.

8.2 Waive the reading and adopt by title only the ordinance amending Town of Mammoth Lakes Municipal Code Chapter 9.32, Tobacco and Related Products.

8.3 Approve the resolution terminating the emergency action to install an aboveground waste oil tank at the Town Yard.

9. POLICY MATTERS

9.1 2026 Resolution to Increase Parking Citation Penalties.

Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Elana Entin spoke about the lack of signage on Sierra Nevada Road and cars that park in the bike lane there.

Patrick Bernard spoke about community policing around parking violations and illegal parking. Mr. Bernard said that he would like a small loading zone created in front of his property due to his elderly residents and asked if there was a way to incentivize carpooling up to the Mountain.

A reporter from The Sheet asked clarification questions.

Robert Yoder asked about the fire hydrant fine.

Moved by Councilmember John Wentworth
Seconded by Councilmember Bill Sauser

Approve the resolution establishing a resort parking zone designation and revised citation penalties, as amended to go into effect as soon as staff is able to post the no parking signs in the resort areas and to make adjustments to MC 10.16.050 No Parking Zones Designated (Resort Parking Zones) reduced to $350 and MC 10.16.050 Impeding the Flow of Traffic to be reduced to $525.

For (3): Councilmember Bill Sauser, Councilmember John Wentworth, and Mayor Pro Tem Brent Truax

Against (2): Councilmember Chris Bubser, and Mayor Amanda Rice

Carried (3 to 2)

9.2 Resolution to Change and Manage Parking Signage.

Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of Council and staff and Mr. Clark.

PUBLIC COMMENT:

Eric Clark, Mammoth Resorts, asked if this item was specific to removing sixty-two spaces on Lakeview and Rainbow. Mr. Clark outlined his concerns about the removal of parking spaces.

Patrick Bernard provided additional information about the parking spots Mr. Clark referred to, the use of Canyon Lodge, the need for access to the front of the property that he manages, and the percentage of guests who were causing the issues in the area and throughout Town.

Moved by Councilmember John Wentworth
Seconded by Councilmember Bill Sauser

Adopt a resolution designating parking zones, signage and management authority.

For (5): Councilmember Chris Bubser, Councilmember Bill Sauser, Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Carried (5 to 0)

9.3 Town of Mammoth Lakes Overnight Parking Program.

Community and Economic Development Director Nolan Bobroff outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Dawn Vereuck said that she appreciated this item being addressed and spoke about people parking on her properties overnight. Ms. Vereuck asked if there would be a fee for people using this Overnight Parking Program, and if there would be restrooms, showers, and other facilities.

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Chris Bubser

Adopt a resolution finding a need for immediate action to address the needs of unhoused local residents living in their vehicles. Authorize the Town Manager to negotiate and execute an agreement with a private property owner to use their site as a temporary overnight parking site and direct staff to issue an Administrative Permit for the use. Authorize the

Town Manager to consider use of Town-owned property, or property leased by the Town from Mono County, for a temporary overnight parking site should an agreement with a private property owner not be accomplished.

For (5): Councilmember Chris Bubser, Councilmember Bill Sauser, Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Carried (5 to 0)

10. COUNCILMEMBER REPORTS

Councilmember Bubser reported that the Eastern Sierra Council of Governments (ESCOG) and Eastern Sierra Transit Authority (ESTA) meetings scheduled for today were both canceled.

Mayor Pro Tem Truax attended the Local Transportation Commission (LTC) meeting.

Councilmember Sauser attended the Town County Liaison meeting, the LTC meeting, and the Mammoth Trails Committee (MTC) meeting.

Councilmember Wentworth attended the Eastern Sierra Wildfire Alliance meeting and the Mammoth Lakes Tourism (MLT) Board meeting.

Mayor Rice attended the Parks and Recreation Master Plan Advisory Committee meeting and reported that last night's Eastern Sierra Community Housing (ESCH) Board meeting was cancelled.

11. CLOSED SESSION

At 7:21 p.m. the Mayor and Town Manager announced that the Council would be entering into closed session for the purpose as stated in the agenda and the urgency item that was added earlier in the meeting.

11.1 Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to:

Property: APN: 035-010-052

Agency Negotiators: Rob Patterson, Nolan Bobroff, and Marcus Sproll

Negotiating Parties: Town of Mammoth Lakes and Mammoth Lakes Foundation

Under Negotiation: Price and terms of payment.

URGENCY ITEM:

11.2 Pursuant to Government Code Section 54956.8, the Town Council will hold a conference with its representatives in regard to property negotiations pertaining to:

Property: APN 035-100-008

Agency Negotiators: Rob Patterson, Haislip Hayes, and Nolan Bobroff

Negotiating Parties: Town of Mammoth Lakes and Matthew Lehman Broker

Under Negotiation: Price and terms of payment

12. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 8:20 p.m. and announced that there was no reportable action taken.

13. ADJOURNMENT

The Council adjourned the meeting at 8:20 p.m.

_____
Jamie Gray, Town Clerk

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
AMERICAN BUSINESS MACHINES								
02/05/2026	20926000	849999	19954	AMERICAN BUSINESS	300-531-43031	SERVICES: TOML CIVI	4,536.17	02/26
Total AMERICAN BUSINESS MACHINES:							4,536.17	
AMERIGAS								
02/05/2026	114765	3185768196/20	6982	AMERIGAS	220-471-43404	AIRPORT NEW TERMI	1,362.62	02/26
Total AMERIGAS:							1,362.62	
BLACK POINT CINDERS, INC.								
02/05/2026	20926001	27679	1012	BLACK POINT CINDER	210-452-43031	DE ICING CINDERS	11,793.00	02/26
Total BLACK POINT CINDERS, INC.:							11,793.00	
BUCHER MUNICIPAL NORTH AMERICA, INC.								
02/05/2026	114766	INV-00004541	18537	BUCHER MUNICIPAL N	910-000-13003	PARTS	2,080.41	02/26
Total BUCHER MUNICIPAL NORTH AMERICA, INC.:							2,080.41	
BUSWEST								
02/05/2026	114767	XA410065518:	7396	BUSWEST	910-000-13003	PARTS	339.84	02/26
Total BUSWEST:							339.84	
CADENCE TEAM INC.								
02/05/2026	114768	4974	19689	CADENCE TEAM INC.	100-418-45050	VMWARE SUBSCRIPTI	15,264.00	02/26
Total CADENCE TEAM INC.:							15,264.00	
CASELLE INC.								
02/05/2026	114769	INV-15855	10606	CASELLE INC.	100-418-45050	03/26-MONTLY MAINTE	4,343.00	02/26
Total CASELLE INC.:							4,343.00	
EMPIRE SOUTHWEST								
02/05/2026	114770	EMPS7286170	19724	EMPIRE SOUTHWEST	210-454-43110	PARTS	750.00	02/26
Total EMPIRE SOUTHWEST:							750.00	
EMPLOYEE RELATIONS								
02/05/2026	20926002	100601	10338	EMPLOYEE RELATION	100-417-43140	VERIFICATION SERVIC	12.75	02/26
Total EMPLOYEE RELATIONS:							12.75	
FELKEL CONSTRUCTION INC.								
02/05/2026	20926003	2026-35	18990	FELKEL CONSTRUCTI	100-452-43031	SNOW SHOVELING (1/	12,665.59	02/26
Total FELKEL CONSTRUCTION INC.:							12,665.59	
GILLESPIE, MARLEEN								
02/05/2026	114771	02022026	18170	GILLESPIE, MARLEEN	210-452-43031	SNOW STORAGE 2025	2,400.00	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total GILLESPIE, MARLEEN:							2,400.00	
MAMMOTH LAKES TOURISM-TBID								
02/05/2026	20926004	FEB-2026	8858	MAMMOTH LAKES TO	218-480-49020	TBID PASS THROUGH	953,095.18	02/26
Total MAMMOTH LAKES TOURISM-TBID:							953,095.18	
MAMMOTH MOUNTAIN SKI AREA								
02/05/2026	20926005	2201-001985	330	MAMMOTH MOUNTAIN	210-456-43404	NOVEMBER 2025 PRO	149.14	02/26
Total MAMMOTH MOUNTAIN SKI AREA:							149.14	
MISSION LINEN SUPPLY, INC								
02/05/2026	114772	524980581	6482	MISSION LINEN SUPPL	100-464-42007	SUPPLIES	218.30	02/26
02/05/2026	114772	525025833	6482	MISSION LINEN SUPPL	210-456-42007	SUPPLIES	323.99	02/26
02/05/2026	114772	525067932	6482	MISSION LINEN SUPPL	100-464-42007	SUPPLIES	77.14	02/26
02/05/2026	114772	525096061	6482	MISSION LINEN SUPPL	858-436-42007	SUPPLIES	51.13	02/26
02/05/2026	114772	525096590	6482	MISSION LINEN SUPPL	858-436-42007	SUPPLIES	973.62	02/26
02/05/2026	114772	524980580	6482	MISSION LINEN SUPPL	210-456-42007	SUPPLIES	109.15	02/26
Total MISSION LINEN SUPPLY, INC:							1,753.33	
MONO COUNTY PUBLIC WORKS DEPT								
02/05/2026	114773	1125	3178	MONO COUNTY PUBLI	210-452-43031	SOLID WASTE	116.29	02/26
02/05/2026	114773	176 LMR2 SW	3178	MONO COUNTY PUBLI	100-464-43420	SOLID WASTE NON PA	60.00	02/26
02/05/2026	114773	210 COMMER	3178	MONO COUNTY PUBLI	100-438-43404	SOLID WASTE NON PA	240.00	02/26
02/05/2026	114773	299 COMMER	3178	MONO COUNTY PUBLI	210-456-43404	SOLID WASTE NON PA	240.00	02/26
02/05/2026	114773	960 FOREST T	3178	MONO COUNTY PUBLI	100-434-43404	SOLID WASTE NON PA	360.00	02/26
02/05/2026	114773	AIRPORT RD	3178	MONO COUNTY PUBLI	220-471-43420	SOLID WASTE NON PA	60.00	02/26
02/05/2026	114773	ICE RINK SWN	3178	MONO COUNTY PUBLI	858-436-43404	SOLID WASTE NON PA	60.00	02/26
Total MONO COUNTY PUBLIC WORKS DEPT:							1,136.29	
OPTIMUM BUSINESS								
02/05/2026	114774	07715-101881-	10002	OPTIMUM BUSINESS	100-438-43404	1000 FOREST TRAIL 12	5.39	02/26
02/05/2026	114774	07715-102041-	10002	OPTIMUM BUSINESS	210-456-43404	299 COMMERCE - 12/2	154.32	02/26
02/05/2026	114774	07715-653449-	10002	OPTIMUM BUSINESS	100-464-43404	1401 TAVERN 12/25	231.17	02/26
Total OPTIMUM BUSINESS:							390.88	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
02/05/2026	20926006	X101312151:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	29.63	02/26
02/05/2026	20926006	X101312037:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	261.90	02/26
02/05/2026	20926006	X101312009:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	44.50	02/26
Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							336.03	
STEVE'S AUTO & TRUCK PARTS								
02/05/2026	114775	159229	1221	STEVE'S AUTO & TRU	910-456-42002	PARTS	219.62	02/26
02/05/2026	114775	681061	1221	STEVE'S AUTO & TRU	910-000-13001	PARTS	780.34	02/26
Total STEVE'S AUTO & TRUCK PARTS:							999.96	
US BANK CORPORATE TRUST SVCS								
02/05/2026	20926007	3142306	19160	US BANK CORPORATE	854-590-49490	NORTH VILLAGE DEBT	59,470.80	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total US BANK CORPORATE TRUST SVCS:							59,470.80	
Grand Totals:							1,072,878.99	

Signature: Jamie Gray Date 2/9/26

Signature: Nolan Bobroff Date 2-9-26

Signature: Haislip Hayes Date 2-9-26

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
INTERNATIONAL CODE COUNCIL INC								
02/12/2026	114781	1002188238	19164	INTERNATIONAL COD	100-442-43110	BUILDING CODES	3,501.32	02/26
Total INTERNATIONAL CODE COUNCIL INC:							3,501.32	
KIMLEY-HORN AND ASSOC., INC.								
02/12/2026	21226004	34664235	18739	KIMLEY-HORN AND AS	300-531-43031	01/25-PROFESSIONAL	14,162.20	02/26
Total KIMLEY-HORN AND ASSOC., INC.:							14,162.20	
KTU&A								
02/12/2026	114782	37984	19923	KTU&A	100-432-43031	01/25-PROFESSIONAL	15,893.29	02/26
02/12/2026	114782	37885	19923	KTU&A	100-432-43031	11/25 - PROFESSIONA	27,330.30	02/26
Total KTU&A:							43,223.59	
LEHMAN CONSTRUCTION, INC								
02/12/2026	21226005	PROGRESS P	19754	LEHMAN CONSTRUCTI	300-531-43031	CRC-PROGRESS PMN	80,250.90	02/26
Total LEHMAN CONSTRUCTION, INC:							80,250.90	
LIEBERT CASSIDY WHITMORE								
02/12/2026	114783	313657	19919	LIEBERT CASSIDY WH	100-412-43031	PROFESSIONAL SERV	291.00	02/26
Total LIEBERT CASSIDY WHITMORE:							291.00	
LUTTRELL HOLDINGS IIM LLC								
02/12/2026	21226006	21276	19462	LUTTRELL HOLDINGS	100-442-43031	LIZBETH APODACA - T	1,350.00	02/26
Total LUTTRELL HOLDINGS IIM LLC:							1,350.00	
MAMMOTH LAKES CREATIVE								
02/12/2026	21226007	1647	18437	MAMMOTH LAKES CR	100-432-43031	DESIGN SERVICES	546.25	02/26
Total MAMMOTH LAKES CREATIVE:							546.25	
MAVERICK SIGNS AND GRAPHICS								
02/12/2026	114784	4517	5898	MAVERICK SIGNS AND	910-000-13003	SUPPLIES	215.50	02/26
Total MAVERICK SIGNS AND GRAPHICS:							215.50	
MOLINA JANITORIAL SERVICE								
02/12/2026	114785	7404	8617	MOLINA JANITORIAL S	220-471-43031	JANITORIAL SERVICE	2,340.00	02/26
Total MOLINA JANITORIAL SERVICE:							2,340.00	
NDGOFX								
02/12/2026	114786	2063B	10770	NDGOFX	215-511-45081	SIGNAGE	670.00	02/26
Total NDGOFX:							670.00	
PLEXUSGLOBAL								
02/12/2026	114787	19714	18747	PLEXUSGLOBAL	100-417-43140	EMPLOYMENT SERVIC	243.00	02/26
Total PLEXUSGLOBAL:							243.00	
QUILL CORPORATION								
02/12/2026	21226008	47645856	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	271.21	02/26

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
AMAZON CAPITAL SERVICES								
02/12/2026	21226000	14HM-73KV-M	19234	AMAZON CAPITAL SER	100-420-42002	SUPPLIES	57.61	02/26
Total AMAZON CAPITAL SERVICES:							57.61	
AT&T								
02/12/2026	114776	287347012516	1447	AT&T	100-420-43404	12/25-RADIO SERVICE	488.88	02/26
Total AT&T:							488.88	
AT&T DOJ LINE								
02/12/2026	114777	000024595857	18336	AT&T DOJ LINE	100-420-43031	PD-DOJ LINE	488.28	02/26
Total AT&T DOJ LINE:							488.28	
BOBCAT OF RENO								
02/12/2026	114778	P48370	6344	BOBCAT OF RENO	910-000-13003	PARTS	979.80	02/26
Total BOBCAT OF RENO:							979.80	
BORG EQUIPMENT & SUPPLY CO.								
02/12/2026	21226001	25-0957735-00	18780	BORG EQUIPMENT &	910-000-13003	PARTS	66.20	02/26
Total BORG EQUIPMENT & SUPPLY CO.:							66.20	
CHUCK VILLAR CONSTRUCTION INC.								
02/12/2026	21226002	29974	7277	CHUCK VILLAR CONS	100-452-43031	SNOW REMOVAL FIRE	355.00	02/26
02/12/2026	21226002	29973	7277	CHUCK VILLAR CONS	100-452-43031	SNOW REMOVAL - CO	1,518.47	02/26
02/12/2026	21226002	29972	7277	CHUCK VILLAR CONS	210-452-43031	SNOW REMOVAL CIVI	550.00	02/26
02/12/2026	21226002	29971	7277	CHUCK VILLAR CONS	853-452-43031	SNOW REMOVAL - BL	5,716.44	02/26
02/12/2026	21226002	29975	7277	CHUCK VILLAR CONS	100-452-43031	SNOW REMOVAL - HIL	2,244.11	02/26
02/12/2026	21226002	29976	7277	CHUCK VILLAR CONS	850-452-43031	SNOW REMOVAL - JUN	5,361.19	02/26
02/12/2026	21226002	29979	7277	CHUCK VILLAR CONS	210-452-43031	SNOW REMOVAL SHE	1,456.61	02/26
02/12/2026	21226002	29978	7277	CHUCK VILLAR CONS	210-452-43031	SNOW REMOVAL - SA	2,044.47	02/26
02/12/2026	21226002	29977	7277	CHUCK VILLAR CONS	100-420-43031	SNOW REMOVAL - PD	1,260.00	02/26
Total CHUCK VILLAR CONSTRUCTION INC.:							20,506.29	
DAYSMART SOFTWARE								
02/12/2026	114779	INV01619584	19303	DAYSMART SOFTWAR	100-432-43031	DASH SUBSCRIPTION	1,494.46	02/26
Total DAYSMART SOFTWARE:							1,494.46	
EMANUELS JONES AND ASSOCIATES LLC								
02/12/2026	21226003	F26 02 07	19350	EMANUELS JONES AN	100-416-43031	LOBBYING FEES	3,450.00	02/26
Total EMANUELS JONES AND ASSOCIATES LLC:							3,450.00	
ESTA								
02/12/2026	114780	260205-01	7884	ESTA	100-475-43031	01/26-TOTAL REVENU	71,523.48	02/26
02/12/2026	114780	260209-01	7884	ESTA	100-475-43031	UTILITY BILL REIMBUR	494.62	02/26
Total ESTA:							72,018.10	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total QUILL CORPORATION:							271.21	
SAWTOOTH INDUSTRIAL LLC								
02/12/2026	114788	381	19391	SAWTOOTH INDUSTRI	915-570-48200	PARTS	370,739.72	02/26
Total SAWTOOTH INDUSTRIAL LLC:							370,739.72	
SPIESS CONSTRUCTION CO., INC.								
02/12/2026	21226009	PROGRESS P	2906	SPIESS CONSTRUCTI	300-531-43031	PROGRESS PMNT #6 -	277,779.98	02/26
Total SPIESS CONSTRUCTION CO., INC.:							277,779.98	
SPORTWORKS NORTHWEST,INC.								
02/12/2026	114789	134351	7911	SPORTWORKS NORT	910-000-13003	PARTS	2,075.09	02/26
Total SPORTWORKS NORTHWEST,INC.:							2,075.09	
TITUS TOOLS LLC								
02/12/2026	114790	02032639563	19153	TITUS TOOLS LLC	210-452-46200	TOOLS	190.00	02/26
Total TITUS TOOLS LLC:							190.00	
TRIAD/HOLMES ASSOCIATES								
02/12/2026	114791	1022774	336	TRIAD/HOLMES ASSO	300-531-43031	SGS INVOICE 310950 -	14,220.64	02/26
02/12/2026	114791	1022773	336	TRIAD/HOLMES ASSO	300-531-43031	SGS INVOICE 310949 -	2,188.13	02/26
Total TRIAD/HOLMES ASSOCIATES:							16,408.77	
WATERDOGS RESTORATION								
02/12/2026	21226010	2078	19776	WATERDOGS RESTOR	858-436-43031	CUSTODIAL SVCS - 1/1	10,418.55	02/26
Total WATERDOGS RESTORATION:							10,418.55	
WHITE WATER SOLUTIONS								
02/12/2026	114792	20539	19020	WHITE WATER SOLUTI	910-000-13047	PARTS	665.85	02/26
Total WHITE WATER SOLUTIONS:							665.85	
Grand Totals:							924,892.55	

Signature: Jamie Gray Date 2/13/26

Signature: Nolan Bobroff Date 2-13-26

Signature: Haislip Hayes Date 2.12.26

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
SNOQUIP INC.								
02/13/2026	114793	D65428	2082	SNOQUIP INC.	210-452-43031	LEASE OF D65 SN D65	15,569.88	02/26
Total SNOQUIP INC.:							15,569.88	
Grand Totals:							15,569.88	

Signature: Jamie Gray Date 2/13/26

Signature: Nolan Bobroff Date 2-13-2026

Signature: Haislip Hayes Date 2-26-26

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
ALPINE PAINT								
02/26/2026	22626000	M0280908	5517	ALPINE PAINT	100-464-43031	PAINT	21.08	02/26
Total ALPINE PAINT:							21.08	
AMERIGAS								
02/26/2026	114800	3185213500/20	6982	AMERIGAS	100-438-43404	1000 FOREST TRAIL	759.21	02/26
02/26/2026	114800	3185147605/20	6982	AMERIGAS	210-456-43404	299 COMMERCE	4,571.96	02/26
02/26/2026	114800	3186298426/20	6982	AMERIGAS	100-420-43404	58 THOMPSON	1,355.26	02/26
02/26/2026	114800	3186305953/20	6982	AMERIGAS	100-464-43404	128 TAVERN A3	198.00	02/26
02/26/2026	114800	3186305955/20	6982	AMERIGAS	100-438-43404	ESTA BUILDING	14.32	02/26
02/26/2026	114800	3186305958/20	6982	AMERIGAS	210-456-43404	299 COMMERCE	6,744.38	02/26
02/26/2026	114800	3186695515/20	6982	AMERIGAS	220-471-43404	AIRPORT OFFICE	879.11	02/26
02/26/2026	114800	3185147601/20	6982	AMERIGAS	100-438-43404	TRANSIT BUILDING	23.11	02/26
02/26/2026	114800	3185136563/20	6982	AMERIGAS	100-420-43404	58 THOMPSON WAY	458.67	02/26
02/26/2026	114800	3184916761/20	6982	AMERIGAS	858-436-43404	CRC	9,248.21	02/26
02/26/2026	114800	3186466487/20	6982	AMERIGAS	220-471-43404	1334 AIRPORT RD-HA	14.32	02/26
02/26/2026	114800	3186386471/20	6982	AMERIGAS	220-471-43404	AIRPORT NEW TERMI	1,490.53	02/26
02/26/2026	114800	3186306889/20	6982	AMERIGAS	858-436-43404	CRC	14,415.18	02/26
Total AMERIGAS:							40,172.26	
ASCAP								
02/26/2026	114801	200012489926	10288	ASCAP	858-436-43110	MUSIC LICENSING	493.31	02/26
Total ASCAP:							493.31	
BEST BEST & KRIEGER								
02/26/2026	22626001	1051213	33	BEST BEST & KRIEGE	100-440-43031	TTM 25-002	11,761.00	02/26
Total BEST BEST & KRIEGER:							11,761.00	
BISHOP AUTOMOTIVE CENTER								
02/26/2026	22626002	1-81365	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	5,268.96	02/26
02/26/2026	22626002	1-81614	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	998.26	02/26
02/26/2026	22626002	1-81493	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,732.31	02/26
02/26/2026	22626002	1-81609	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	606.09	02/26
02/26/2026	22626002	1-81841	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,680.27	02/26
02/26/2026	22626002	1-GS81876	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,118.51	02/26
02/26/2026	22626002	1-GS81474	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,610.94	02/26
02/26/2026	22626002	1-GS81494	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	813.83	02/26
02/26/2026	22626002	1-GS81832	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,181.04	02/26
02/26/2026	22626002	1-GS81649	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	1,692.21	02/26
02/26/2026	22626002	1-GS82102	18309	BISHOP AUTOMOTIVE	910-000-13003	PARTS	961.31	02/26
Total BISHOP AUTOMOTIVE CENTER:							17,663.73	
BY MONNEY, INC. DBA PRINT FELLOWS								
02/26/2026	114802	2931	19780	BY MONNEY, INC. DBA	858-436-43120	CRC WALL VYNL	8,299.58	02/26
Total BY MONNEY, INC. DBA PRINT FELLOWS:							8,299.58	
CALIFORNIA BROADBAND COOP (CBC)								
02/26/2026	114803	20000094783	10416	CALIFORNIA BROADB	100-418-43404	02/26 MONTHLY CHAR	2,734.27	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
02/26/2026	114803	20000091611	10416	CALIFORNIA BROADB	100-418-43404	12/25-MONTHLY SERVI	2,732.32	02/26
Total CALIFORNIA BROADBAND COOP (CBC):							5,466.59	
CALIFORNIA CONSULTING, INC.								
02/26/2026	22626003	7738	19212	CALIFORNIA CONSULT	100-416-43031	GRANT WRITING SER	4,250.00	02/26
Total CALIFORNIA CONSULTING, INC.:							4,250.00	
CANON FINANCIAL SERVICES, INC								
02/26/2026	22626004	42476920	19353	CANON FINANCIAL SE	100-416-46010	COPIER CONTRACT	639.51	02/26
Total CANON FINANCIAL SERVICES, INC:							639.51	
CENTRAL VALLEY TOXICOLOGY, INC.								
02/26/2026	114804	344056	5913	CENTRAL VALLEY TOX	100-420-43031	TOXICOLOGY	174.00	02/26
Total CENTRAL VALLEY TOXICOLOGY, INC.:							174.00	
CERTIFIED ACCESS SPECIALIST INSTITUTE								
02/26/2026	114805	25-26-0015	19970	CERTIFIED ACCESS S	100-000-20073	K. BESSENBACHER 25	630.00	02/26
Total CERTIFIED ACCESS SPECIALIST INSTITUTE:							630.00	
COLE PRO MEDIA CORP								
02/26/2026	114806	5185	19819	COLE PRO MEDIA CO	100-420-43031	TRANSPARENCY ENG	1,500.00	02/26
Total COLE PRO MEDIA CORP:							1,500.00	
CONSTRUCTION SPECIALTY, INC.								
02/26/2026	114807	20015	683	CONSTRUCTION SPE	210-452-43031	CINDER DELIVERIES	3,900.00	02/26
Total CONSTRUCTION SPECIALTY, INC.:							3,900.00	
CURTIS TOOLS FOR HEROES								
02/26/2026	114808	INV990634	18324	CURTIS TOOLS FOR H	220-471-42007	50# Pail Purple-K Dry C	5,365.95	02/26
Total CURTIS TOOLS FOR HEROES:							5,365.95	
DEAN'S PLUMBING & HEATING, INC.								
02/26/2026	114809	59386	2410	DEAN'S PLUMBING &	100-420-43031	HEATER SERVICING	460.00	02/26
02/26/2026	114809	59986	2410	DEAN'S PLUMBING &	220-471-43031	HEATING REPAIR SER	869.32	02/26
02/26/2026	114809	60239	2410	DEAN'S PLUMBING &	210-456-43031	HEATING SERVICES	172.50	02/26
Total DEAN'S PLUMBING & HEATING, INC.:							1,501.82	
DEPT OF JUSTICE								
02/26/2026	114810	015422	1775	DEPT OF JUSTICE	100-420-43156	FINGERPRINT SERVIC	675.00	02/26
Total DEPT OF JUSTICE:							675.00	
DESIGNS UNLIMITED SCREEN PRINTS								
02/26/2026	114811	919923	63	DESIGNS UNLIMITED	100-413-42030	EMBROIDERY SERVIC	15.00	02/26
Total DESIGNS UNLIMITED SCREEN PRINTS:							15.00	
DIY HOME CENTER								
02/26/2026	114812	180409	5476	DIY HOME CENTER	100-464-42007	PARTS/SUPPLIES	38.76	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
02/26/2026	114812	180421	5476	DIY HOME CENTER	858-436-42008	Lysol Skate Spray	23.24	02/26
02/26/2026	114812	180487	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	34.96	02/26
02/26/2026	114812	180237	5476	DIY HOME CENTER	210-452-42022	PARTS/SUPPLIES	174.51	02/26
02/26/2026	114812	180262	5476	DIY HOME CENTER	858-436-42007	Snow Roof Rake	87.27	02/26
02/26/2026	114812	181258	5476	DIY HOME CENTER	210-452-46200	PARTS/SUPPLIES	45.55	02/26
02/26/2026	114812	181273	5476	DIY HOME CENTER	910-000-13003	PARTS/SUPPLIES	69.78	02/26
02/26/2026	114812	181336	5476	DIY HOME CENTER	210-452-42025	PARTS/SUPPLIES	31.99	02/26
02/26/2026	114812	181337	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	35.05	02/26
02/26/2026	114812	181338	5476	DIY HOME CENTER	210-452-46200	PARTS/SUPPLIES	28.48	02/26
02/26/2026	114812	181350	5476	DIY HOME CENTER	100-438-45080	SUPPLIES	24.23	02/26
02/26/2026	114812	181375	5476	DIY HOME CENTER	210-450-45224	PARTS/SUPPLIES	19.08	02/26
02/26/2026	114812	181432	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	44.90	02/26
02/26/2026	114812	181435	5476	DIY HOME CENTER	858-436-46200	PARTS/SUPPLIES	9.40	02/26
02/26/2026	114812	181498	5476	DIY HOME CENTER	100-467-42007	PARTS/SUPPLIES	11.62	02/26
02/26/2026	114812	181581	5476	DIY HOME CENTER	100-432-42008	Soccer Lines Tape	13.57	02/26
02/26/2026	114812	181610	5476	DIY HOME CENTER	858-436-42007	Bottle Filler Installation	10.65	02/26
02/26/2026	114812	180493	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	51.84	02/26
02/26/2026	114812	181787	5476	DIY HOME CENTER	100-464-43031	PARTS/SUPPLIES	38.98	02/26
02/26/2026	114812	181799	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	70.78	02/26
02/26/2026	114812	181828	5476	DIY HOME CENTER	210-452-45220	PARTS/SUPPLIES	129.67	02/26
02/26/2026	114812	181834	5476	DIY HOME CENTER	210-452-42022	PARTS/SUPPLIES	30.02	02/26
02/26/2026	114812	181840	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	70.78	02/26
02/26/2026	114812	181841	5476	DIY HOME CENTER	220-471-42007	PARTS/SUPPLIES	32.94	02/26
02/26/2026	114812	181884	5476	DIY HOME CENTER	858-436-42007	Bottle Filler Installation	29.63	02/26
02/26/2026	114812	181650	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	78.49	02/26
02/26/2026	114812	181653	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	73.66	02/26
02/26/2026	114812	181696	5476	DIY HOME CENTER	210-456-45060	PARTS/SUPPLIES	71.68	02/26
02/26/2026	114812	181730	5476	DIY HOME CENTER	210-456-45060	PARTS/SUPPLIES	29.40	02/26
02/26/2026	114812	181738	5476	DIY HOME CENTER	100-438-42007	PARTS/SUPPLIES	127.95	02/26
02/26/2026	114812	181784	5476	DIY HOME CENTER	210-456-45060	PARTS/SUPPLIES	15.26	02/26
02/26/2026	114812	182314	5476	DIY HOME CENTER	100-420-42002	PARTS/SUPPLIES	10.17	02/26
02/26/2026	114812	180507	5476	DIY HOME CENTER	220-471-42007	PARTS/SUPPLIES	28.11	02/26
02/26/2026	114812	180683	5476	DIY HOME CENTER	100-467-42007	PARTS/SUPPLIES	30.05	02/26
02/26/2026	114812	180509	5476	DIY HOME CENTER	858-436-42007	Shooting Cage Conversi	150.26	02/26
02/26/2026	114812	180522	5476	DIY HOME CENTER	858-436-42007	Shooting Cage Conversi	31.02	02/26
02/26/2026	114812	180678	5476	DIY HOME CENTER	300-531-43031	Hanging Hooks	15.49	02/26
02/26/2026	114812	182333	5476	DIY HOME CENTER	210-452-42022	PARTS/SUPPLIES	11.63	02/26
02/26/2026	114812	182339	5476	DIY HOME CENTER	210-456-45060	PARTS/SUPPLIES	92.99	02/26
02/26/2026	114812	182406	5476	DIY HOME CENTER	210-452-46200	PARTS/SUPPLIES	22.29	02/26
02/26/2026	114812	182440	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	14.52	02/26
02/26/2026	114812	182514	5476	DIY HOME CENTER	220-471-42007	PARTS/SUPPLIES	38.73	02/26
02/26/2026	114812	182550	5476	DIY HOME CENTER	210-452-46200	PARTS/SUPPLIES	212.30	02/26
02/26/2026	114812	181885	5476	DIY HOME CENTER	858-436-42007	Bottle Filler Installation	24.31	02/26
02/26/2026	114812	181894	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	89.20	02/26
02/26/2026	114812	181900	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	81.44	02/26
02/26/2026	114812	181924	5476	DIY HOME CENTER	210-452-45220	PARTS/SUPPLIES	56.20	02/26
02/26/2026	114812	181973	5476	DIY HOME CENTER	210-456-45060	PARTS/SUPPLIES	52.32	02/26
02/26/2026	114812	181988	5476	DIY HOME CENTER	210-452-45220	PARTS/SUPPLIES	6.77	02/26
02/26/2026	114812	182055	5476	DIY HOME CENTER	220-471-42007	PARTS/SUPPLIES	25.19	02/26
02/26/2026	114812	182104	5476	DIY HOME CENTER	858-436-46200	Zamboni Spring Repair	28.17	02/26
02/26/2026	114812	182143	5476	DIY HOME CENTER	858-436-42008	Curling Stabilizer & Zam	20.42	02/26
02/26/2026	114812	182175	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	14.45	02/26
02/26/2026	114812	182221	5476	DIY HOME CENTER	210-452-45220	PARTS/SUPPLIES	123.66	02/26
02/26/2026	114812	182244	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	65.93	02/26
Total DIY HOME CENTER:							2,799.74	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
ELBERT DISTRIBUTING								
02/26/2026	22626005	25223990	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	1,034.49	02/26
02/26/2026	22626005	PI0059898	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	527.35	02/26
02/26/2026	22626005	PI0059970	19208	ELBERT DISTRIBUTIN	910-000-13003	PARTS	76.29	02/26
Total ELBERT DISTRIBUTING:							1,638.13	
EMBLEM ENTERPRISES, INC.								
02/26/2026	114820	970248	4593	HPI2, LLC dba HERO'S	100-420-42006	BADGE SERVICES	394.12	02/26
Total EMBLEM ENTERPRISES, INC.:							394.12	
EMPIRE SOUTHWEST								
02/26/2026	114813	EMPS7274646	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	833.25	02/26
02/26/2026	114813	EMPS7277278	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	43.89	02/26
02/26/2026	114813	EMWK419990	19724	EMPIRE SOUTHWEST	910-000-13047	REPAIR SERVICES	1,436.03	02/26
02/26/2026	114813	EMPS7279419	19724	EMPIRE SOUTHWEST	910-000-13003	PARTS	715.95	02/26
02/26/2026	114813	EMPS7299833	19724	EMPIRE SOUTHWEST	910-000-13003	EMPS7299833	239.37	02/26
Total EMPIRE SOUTHWEST:							3,268.49	
FEDERAL EXPRESS CORP								
02/26/2026	114814	9-118-60934	717	FEDERAL EXPRESS C	100-420-42005	SHIPPING SERIVCES	53.10	02/26
02/26/2026	114814	9-140-83420	717	FEDERAL EXPRESS C	100-420-42005	SHIPPING SERVICES	9.00	02/26
Total FEDERAL EXPRESS CORP:							62.10	
FLOCK SAFETY								
02/26/2026	22626006	INV-84386	19715	FLOCK SAFETY	100-420-43031	FLOCK SAFETY SERVI	7,000.00	02/26
Total FLOCK SAFETY:							7,000.00	
FRONTIER COMMUNICATIONS								
02/26/2026	114815	12/25-0348	10869	FRONTIER COMMUNIC	210-456-43404	12/25-TOWN	368.26	02/26
02/26/2026	114815	12/25-2490	10869	FRONTIER COMMUNIC	100-420-43404	12/25-PD FAX	108.42	02/26
02/26/2026	114815	12/25-2536	10869	FRONTIER COMMUNIC	100-420-43404	12/25-PD	524.68	02/26
02/26/2026	114815	12/25-3119	10869	FRONTIER COMMUNIC	220-471-43404	12/25-AIRPORT	282.10	02/26
02/26/2026	114815	12/25-0000	10869	FRONTIER COMMUNIC	858-436-43404	12/25-TOWN	200.62	02/26
02/26/2026	114815	01/26-3636	10869	FRONTIER COMMUNIC	100-420-43404	01/26-PD	720.38	02/26
02/26/2026	114815	01/26-3825	10869	FRONTIER COMMUNIC	220-471-43404	01/26-AIRPORT	129.00	02/26
02/26/2026	114815	01/26-0348	10869	FRONTIER COMMUNIC	210-456-43404	01/26-TOWN	552.25	02/26
02/26/2026	114815	01/26-2490	10869	FRONTIER COMMUNIC	100-420-43404	01/26-PD FAX	94.82	02/26
02/26/2026	114815	01/26-2536	10869	FRONTIER COMMUNIC	100-420-43404	01/26-PD	513.40	02/26
02/26/2026	114815	01/26-3119	10869	FRONTIER COMMUNIC	220-471-43404	01/26-AIRPORT	282.93	02/26
02/26/2026	114815	01/26-0000	10869	FRONTIER COMMUNIC	858-436-43404	01/26-TOWN	200.58	02/26
02/26/2026	114815	01/26-7493	10869	FRONTIER COMMUNIC	100-464-43404	01/25-TOWN	94.85	02/26
02/26/2026	114815	02/26-3636	10869	FRONTIER COMMUNIC	100-420-43404	02/26-PD	378.18	02/26
Total FRONTIER COMMUNICATIONS:							4,450.47	
HIGH COUNTRY LUMBER								
02/26/2026	114816	19938	830	HIGH COUNTRY LUMB	220-471-42007	PARTS/SUPPLIES	260.93	02/26
02/26/2026	114816	16721	830	HIGH COUNTRY LUMB	215-511-42006	PARTS/SUPPLIES	24.77	02/26
02/26/2026	114816	17488	830	HIGH COUNTRY LUMB	220-471-42007	PARTS/SUPPLIES	123.91	02/26
02/26/2026	114816	18672	830	HIGH COUNTRY LUMB	220-471-42007	PARTS/SUPPLIES	140.66	02/26
02/26/2026	114816	19203	830	HIGH COUNTRY LUMB	220-471-42007	PARTS/SUPPLIES	50.79	02/26
02/26/2026	114816	19357	830	HIGH COUNTRY LUMB	220-471-42007	PARTS/SUPPLIES	174.64	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total HIGH COUNTRY LUMBER:							775.70	
HMC GROUP								
02/26/2026	22626007	183723	10804	HMC ARCHITECTS	300-531-43031	01/26-PROFESSIONAL	57,681.98	02/26
Total HMC GROUP:							57,681.98	
HOMETOWN MANUFACTURING INC.								
02/26/2026	114817	INV521	19426	HOMETOWN MANUFA	910-000-13003	PARTS	84.11	02/26
02/26/2026	114817	INV665	19426	HOMETOWN MANUFA	910-000-13003	PARTS	138.08	02/26
02/26/2026	114817	INV858	19426	HOMETOWN MANUFA	910-000-13003	PARTS	551.10	02/26
02/26/2026	114817	INV907	19426	HOMETOWN MANUFA	910-000-13003	PARTS	1,773.58	02/26
02/26/2026	114817	INV942	19426	HOMETOWN MANUFA	910-000-13003	PARTS	171.72	02/26
Total HOMETOWN MANUFACTURING INC.:							2,718.59	
HOT CREEK AVIATION, LLC								
02/26/2026	114818	MARCH 2026	6335	HOT CREEK AVIATION,	220-471-45010	HANGAR RENTAL	7,288.13	02/26
Total HOT CREEK AVIATION, LLC:							7,288.13	
HOT CREEK AVIATION, LLC CAR RENTAL								
02/26/2026	114819	02262026	6622	HOT CREEK AVIATION,	220-471-43031	JAN 2026-CAR RENTAL	1,499.30	02/26
Total HOT CREEK AVIATION, LLC CAR RENTAL:							1,499.30	
INYO CRUDE, INC.								
02/26/2026	114821	01292026	2713	INYO CRUDE, INC.	001-000-10760	REFUND OF BTC REN	1,000.00	02/26
Total INYO CRUDE, INC.:							1,000.00	
JIM CHARLON FORD, INC.								
02/26/2026	114822	68935FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	274.16	02/26
02/26/2026	114822	68961FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	548.23	02/26
02/26/2026	114822	69039FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	274.16	02/26
02/26/2026	114822	69060FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	221.68	02/26
02/26/2026	114822	69132FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	830.85	02/26
02/26/2026	114822	69182FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	19.98	02/26
Total JIM CHARLON FORD, INC.:							2,169.06	
KIMBALL-MIDWEST								
02/26/2026	22626008	104120675	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	2,576.17	02/26
02/26/2026	22626008	104127258	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,163.02	02/26
02/26/2026	22626008	104131438	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,644.47	02/26
02/26/2026	22626008	104131795	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	61.95	02/26
02/26/2026	22626008	104132214	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	97.56	02/26
02/26/2026	22626008	104135045	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	129.22	02/26
02/26/2026	22626008	104136099	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	181.41	02/26
02/26/2026	22626008	104136994	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	339.68	02/26
Total KIMBALL-MIDWEST:							6,193.48	
KIMLEY-HORN AND ASSOC., INC.								
02/26/2026	22626009	34148372	18739	KIMLEY-HORN AND AS	300-531-43031	TASK ORDER 2024-4 T	4,538.84	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total KIMLEY-HORN AND ASSOC., INC.:							4,538.84	
KITTREDGE SPORTS								
02/26/2026	114823	1-652140	18278	KITTREDGE SPORTS	100-420-42006	EQUIPMENT PURCHA	150.31	02/26
Total KITTREDGE SPORTS:							150.31	
L'ABRI HOMEOWNERS ASSOCIATION								
02/26/2026	114824	DEC 2025 - MA	5816	L'ABRI HOMEOWNERS	100-416-43404	12/25 - 03/26 UNIT 2	1,923.31	02/26
02/26/2026	114824	DEC 2025 - MA	5816	L'ABRI HOMEOWNERS	100-416-43404	12/25 - 03/26 UNIT 4	1,409.69	02/26
Total L'ABRI HOMEOWNERS ASSOCIATION:							3,333.00	
LIMELIGHT MAMMOTH LLC								
02/26/2026	22626010	02122026	19861	LIMELIGHT MAMMOTH	900-000-28022	LIMELIGHT TM 22-002	112,705.32	02/26
Total LIMELIGHT MAMMOTH LLC:							112,705.32	
LINDE GAS & EQUIPMENT INC.								
02/26/2026	22626011	52736105	19251	LINDE GAS & EQUIPM	210-454-43031	GAS SERVICES	1,264.93	02/26
02/26/2026	22626011	52834562	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	1,413.51	02/26
02/26/2026	22626011	52866789	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	2,530.36	02/26
02/26/2026	22626011	53103234	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	258.69	02/26
02/26/2026	22626011	53103235	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	426.54	02/26
02/26/2026	22626011	53896172	19251	LINDE GAS & EQUIPM	210-454-43031	GAS SERVICES	1,409.91	02/26
02/26/2026	22626011	54327043	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	461.62	02/26
02/26/2026	22626011	54375428	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	1,332.94	02/26
02/26/2026	22626011	54428051	19251	LINDE GAS & EQUIPM	210-454-43031	GAS SERVICES	1,409.91	02/26
02/26/2026	22626011	54513280	19251	LINDE GAS & EQUIPM	210-452-46200	GAS SERVICES	209.19	02/26
02/26/2026	22626011	54618724	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	937.96	02/26
02/26/2026	22626011	54870104	19251	LINDE GAS & EQUIPM	910-000-13003	GAS SERVICES	131.98	02/26
Total LINDE GAS & EQUIPMENT INC.:							11,787.54	
MAMMOTH DISPOSAL, INC.								
02/26/2026	114825	1392945U014	94	MAMMOTH DISPOSAL,	205-490-42030	TOML - VARIOUS LOCA	2,047.14	02/26
Total MAMMOTH DISPOSAL, INC.:							2,047.14	
MAMMOTH HOSPITAL								
02/26/2026	114826	210037773	7376	MAMMOTH HOSPITAL	100-420-43031	MEDICAL SERVICES	210.70	02/26
02/26/2026	114826	210037328	7376	MAMMOTH HOSPITAL	100-420-43031	MEDICAL SERVICES	632.10	02/26
Total MAMMOTH HOSPITAL:							842.80	
MAMMOTH LOCK AND KEY								
02/26/2026	22626012	52048	7888	MAMMOTH LOCK AND	100-464-43031	LOCKSMITH SERVICE	275.23	02/26
Total MAMMOTH LOCK AND KEY:							275.23	
MAMMOTH MOUNTAIN SKI AREA								
02/26/2026	22626013	2201-002020	330	MAMMOTH MOUNTAIN	857-452-43031	DECEMBER 2025 PRO	409.88	02/26
Total MAMMOTH MOUNTAIN SKI AREA:							409.88	
MCA DIRECT LLC.								
02/26/2026	114827	2026076	19971	MCA DIRECT LLC.	100-414-44620	SUPPLIES	203.15	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total MCA DIRECT LLC.:							203.15	
MCMASTER-CARR SUPPLY COMPANY								
02/26/2026	114828	58763382	272	MCMASTER-CARR SU	910-000-13003	PARTS	56.82	02/26
Total MCMASTER-CARR SUPPLY COMPANY:							56.82	
MEYERS EARTHWORK INC								
02/26/2026	22626014	02262026	19855	MEYERS EARTHWORK	220-531-43031	AIRPORT TERMINAL P	179,787.50	02/26
Total MEYERS EARTHWORK INC:							179,787.50	
MINARET VILLAGE SHOPPING CENTER								
02/26/2026	22626015	MAR-2026	1	MINARET VILLAGE SH	100-416-45010	MARCH RENT + CAM	35,862.64	02/26
Total MINARET VILLAGE SHOPPING CENTER:							35,862.64	
MONO COUNTY INFORMATION TECHNOLOGY								
02/26/2026	114829	IT-ESRI 25/26	10069	MONO COUNTY INFOR	100-418-48900	ESRI ENTERPRISE LIC	9,466.66	02/26
Total MONO COUNTY INFORMATION TECHNOLOGY:							9,466.66	
NATIONAL DATA & SURVEYING SERVICES								
02/26/2026	114830	26-110001-1	19959	NATIONAL DATA & SUR	250-540-43031	MOVEMENT COUNT 1	300.00	02/26
Total NATIONAL DATA & SURVEYING SERVICES:							300.00	
ODP BUSINESS SOLUTIONS, LLC								
02/26/2026	114831	450911781001	19198	ODP BUSINESS SOLU	100-420-42002	SUPPLIES	53.86	02/26
Total ODP BUSINESS SOLUTIONS, LLC:							53.86	
ONWARD								
02/26/2026	114832	10002376738	18118	ONWARD	100-464-43404	FEBRUARY 2025	518.80	02/26
Total ONWARD:							518.80	
PARS								
02/26/2026	114833	59611	6552	PARS	100-416-43031	ANNUAL ASSET FEE	572.49	02/26
02/26/2026	114833	59675	6552	PARS	100-416-43031	MONTHLY ADMIN FEE	800.00	02/26
Total PARS:							1,372.49	
PLACEMATE, INC.								
02/26/2026	22626016	1938	19701	PLACEMATE, INC.	245-445-43035	LEASE TO LOCALS SU	2,200.00	02/26
Total PLACEMATE, INC.:							2,200.00	
PLAISTED, ANGELA								
02/26/2026	114834	01282026	18589	PLAISTED, ANGELA	100-414-43150	PER DIEM	92.00	02/26
Total PLAISTED, ANGELA:							92.00	
PLEXUSGLOBAL								
02/26/2026	114835	19246	18747	PLEXUSGLOBAL	100-417-43140	EMPLOYMENT SERVIC	138.00	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total PLEXUSGLOBAL:							138.00	
SAWTOOTH INDUSTRIAL LLC								
02/26/2026	114836	380	19391	SAWTOOTH INDUSTRI	910-000-13003	PARTS	3,464.91	02/26
02/26/2026	114836	384	19391	SAWTOOTH INDUSTRI	910-000-13003	PARTS	8,090.71	02/26
02/26/2026	114836	400	19391	SAWTOOTH INDUSTRI	910-000-13003	PARTS	7,790.22	02/26
Total SAWTOOTH INDUSTRIAL LLC:							19,345.84	
SHEET, THE								
02/26/2026	114837	13025	6678	SHEET, THE	100-417-43140	ADS FOR JOBS	1,196.00	02/26
Total SHEET, THE:							1,196.00	
SHIELDS HARPER & CO								
02/26/2026	22626017	3403826	19969	SHIELDS HARPER & C	300-531-43031	VEEDER ROOT	16,287.52	02/26
Total SHIELDS HARPER & CO:							16,287.52	
SIERRA BUSINESS PARK OWNERS ASSOCIATION								
02/26/2026	114838	LOTS 36 & 37-	18782	SIERRA BUSINESS PA	205-490-43404	03/26-LOTS 36 & 37	1,520.18	02/26
Total SIERRA BUSINESS PARK OWNERS ASSOCIATION:							1,520.18	
SIERRA GEOTECHNICAL SVCS.								
02/26/2026	114839	310948	1876	SIERRA GEOTECHNIC	100-442-43031	FIELD INSPECTION	1,660.00	02/26
Total SIERRA GEOTECHNICAL SVCS.:							1,660.00	
SIERRA MANORS HOMEOWNERS ASSOC.								
02/26/2026	114840	DEC 2025 - MA	19351	SIERRA MANORS HOM	100-464-43420	12/25 - 03/26 UNIT SM5	2,126.83	02/26
Total SIERRA MANORS HOMEOWNERS ASSOC.:							2,126.83	
STEVE'S AUTO & TRUCK PARTS								
02/26/2026	114841	159276	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	11.13	02/26
Total STEVE'S AUTO & TRUCK PARTS:							11.13	
THOMAS PETROLEUM, LLC								
02/26/2026	22626018	1486789-IN	7891	THOMAS PETROLEUM	910-000-13003	FUEL SERVICES	1,811.07	02/26
02/26/2026	22626018	1489957-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICE	21,041.81	02/26
02/26/2026	22626018	1489954-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	7,722.15	02/26
02/26/2026	22626018	1483695-IN	7891	THOMAS PETROLEUM	220-471-42016	FUEL SERVICES	2,611.86	02/26
02/26/2026	22626018	1483692-IN	7891	THOMAS PETROLEUM	220-471-42016	FUEL SERVICES	775.60	02/26
02/26/2026	22626018	1477279-IN	7891	THOMAS PETROLEUM	910-000-13003	FUEL SERVICES	598.49	02/26
Total THOMAS PETROLEUM, LLC:							34,560.98	
VERIZON WIRELESS								
02/26/2026	114842	6131828911	10652	VERIZON WIRELESS	100-420-43404	COMMUNICATIONS SE	980.56	02/26
Total VERIZON WIRELESS:							980.56	
WHARTON CONCRETE FORMING SUPPLY OF NV								
02/26/2026	114843	21462A	19961	WHARTON CONCRET	220-471-42007	ICE MELT	575.45	02/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total WHARTON CONCRETE FORMING SUPPLY OF NV:							575.45	
WHITE CAP, L.P.								
02/26/2026	114844	50034985566	19191	WHITE CAP, L.P.	210-450-46200	PARTS	12,270.05	02/26
Total WHITE CAP, L.P.:							12,270.05	
XEROX CORPORATION								
02/26/2026	114845	024891204	234	XEROX CORPORATIO	100-420-46010	COPIER SERVICES	194.72	02/26
Total XEROX CORPORATION:							194.72	
ZAMBONI CO. USA, INC.								
02/26/2026	114846	115005	19161	ZAMBONI CO. USA, IN	858-436-46200	PARTS	1,762.81	02/26
02/26/2026	114846	120211	19161	ZAMBONI CO. USA, IN	858-436-46200	PARTS	766.61	02/26
02/26/2026	114846	122307	19161	ZAMBONI CO. USA, IN	858-436-46200	PARTS	110.89	02/26
02/26/2026	114846	126314	19161	ZAMBONI CO. USA, IN	858-436-46200	PARTS	6,127.51	02/26
Total ZAMBONI CO. USA, INC.:							8,767.82	
ZUMAR INDUSTRIES, INC.								
02/26/2026	22626019	55797	159	ZUMAR INDUSTRIES, I	210-450-45224	SIGNAGE	3,961.54	02/26
02/26/2026	22626019	55863	159	ZUMAR INDUSTRIES, I	210-450-45224	SIGNAGE	2,699.60	02/26
Total ZUMAR INDUSTRIES, INC.:							6,661.14	
Grand Totals:							673,768.32	

Signature: Jamie Gray Date 2/26/26

Signature: Nolan Bobroff Date 2-26-26

Signature: Haislip Hayes Date 2-26-26

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

MAMMOTH LAKES TOWN COUNCIL
STAFF REPORT

Council Meeting Date: March 4, 2026

Prepared by: Stuart Brown, Parks and Recreation Director
Katrina Kelly, Recreation Manager

Title: 2026 Youth Sports Funding Award

RECOMMENDATION: Award $49,000 of Town and Mono County funds to nine non-profit, and self-sustaining youth sports organizations to provide enhanced programing or to foster greater participation from low-income residents.

BACKGROUND INFORMATION:

The Town of Mammoth Lakes annually awards funds to supplement organized, non-profit, and self-sustaining youth sports programs that may be in need of additional funding to *provide enhanced programing or to foster greater participation from low-income residents.* The sum of $49,000 is identified in the FY2025/26 Parks and Recreation Department budget for allocation to the 2026 Youth Sports Funding Program. This sum includes $10,000 of funds from Mono County in support of county-wide youth sports programs.

At the regular meeting of the Parks and Recreation Commission on February 3, 2026, the Commission unanimously approved the funding recommendations as presented by Town staff in Table 1.

ANALYSIS AND DISCUSSION:

The application period for the 2026 award opened on Monday, January 5 and closed on Friday, January 23, 2026. A total of nine (9) Youth Sports Funding applications were filed and received by the Parks and Recreation Department. Staff have reviewed each application and confirmed their eligibility for funding.

Staff would also like to make the Town Council aware that *Mammoth Post 476 Mountaineers* is a newly formed travel baseball team that is submitting a funding application for the first time. Mono County Little League has also regained their non-profit status and now meets all eligibility criteria.

2026 funding requests exceeded available funds by $16,000.

A summary of 2026 funding applications can be viewed in Table 1 and in detail in Attachment A.

Complete funding applications are posted for public review on the dedicated Youth Sports Funding page: https://www.townofmammothlakes.ca.gov/1402/2026-Youth-Sports-Funding-Applications

Tony Colasardo Scholarship Fund

The Tony Colasardo Scholarship Fund provides full and partial scholarships for recreation programs provided, and supported, by the Mammoth Lakes Parks and Recreation Department. **In 2025, 106 children were awarded scholarships encompassing 172 programs valued at over $14,000.** Scholarships are awarded on an annual, calendar-year basis, and provide either a 25%, 50%, 75%, or 90% discount. The Tony Colasardo Scholarship Fund is available to youth sports participants to assist with registration fees, with a limit of **$300 per program**. Staff plan to continue working with each Youth Sports Organization during their registration periods to raise awareness of the scholarship program.

2026 Funding Applications

The Parks and Recreation Commission recommended 2026 Youth Sports Funding awards are highlighted below in Table 1. Historical funding requests and allocations can also be viewed in Attachment A.

Funding Methodology

Based on the fluctuating available funds year over year, the different operating environments that each youth sporting organization experiences, the disparate number of participants that each organization serves and the different types of non-profits and their respective missions, staff are proposing the funding methodology applied the past three years be utilized for the 2026 awards. To ensure organizational equity, each organization is categorized and placed in a Tier. Based on the average cost per participant of the varying sports and the associated expenses (i.e. swimming/hockey has a higher facility cost versus soccer or baseball based on Town facility use agreements), staff assigned an approximate revenue amount per participant.

The Tiers and revenue amount per participant are as follows:

Tier	Definition	Revenue/Participant
One	Youth Sports Organizations that use Town facilities and pays <$1/year	**Approx. $35**
Two	Youth Sports Organizations that have facility fees OR staff costs	**Approx. $45**
Three	Youth Sports Organizations that have facility fees AND staff costs	**Approx. $70**
Four	A non-profit organization that provides valuable community youth programming	**$2,500 award**

Table 1: Funding Recommendations

2026 Youth Sports Funding Recommendations					
$49,000 Funding Level					
Organization	2026 Recommendations	2026 Request	2025 Award	2025 Participants	
Tier One - Youth Sports Organizations that use Town facilities and pay <$1/year					
AYSO - Mammoth Lakes Region 316	$ 16,750.00	$ 18,000.00	$ 16,940.00	466	
Mono County Little League	$ 8,500.00	$ 10,000.00	$ -	240	
Mammoth Post 476 Mountaineers	$ 1,500.00	$ 3,000.00	$ -	18	
Mammoth Lakes Futbol Club	$ 1,300.00	$ 5,000.00	$ 1,300.00	36	
Tier Two - Youth Sports Organizations that have facility fees OR staff costs					
Eastern Sierra Nordic Ski Association	$ 1,000.00	$ 7,500.00	$ 6,100.00	19	
Mammoth Lakes Youth Hockey	$ 7,500.00	$ 5,000.00	$ 7,610.00	162	
Mammoth Club Volleyball	$ 3,200.00	$ 3,500.00	$ 3,350.00	70	
Tier Three - Youth Sports Organizations that have facility fees AND staff costs					
Mammoth Lakes Swim Team	$ 6,750.00	$ 10,000.00	$ 7,200.00	96	
Tier Four - A non-profit organization that provides valuable community youth programming					
Access Mammoth	$ 2,500.00	$ 3,000.00	$ 2,500.00	30	
TOTAL	$ 49,000.00	$ 65,000.00	$ 45,000.00	1,137	

STAFFING CONSIDERATIONS:

The youth sports funding program is part of the department's annual work program.

FINANCIAL CONSIDERATIONS:

Funds are approved by the Town Council every year as part of the annual Town Budget process. A total of $49,000 is available for award.

ATTACHMENTS:

A. 2026 Youth Sports Funding Recommendations

2026 Youth Sports Funding Recommendations

2025 Youth Sports Funding Recommendations

Organization	2026 Recommendations	2026 Request	2025 Award	2025 Request	2024 Award	2025 Participants	2024 Participants	2026 Request per Participant	2026 Recomm. per Participant	% Total Participants	% Total Growth Participants
AYSO - Mammoth Lakes Region 316	$ 16,750.00	$ 18,000.00	$ 16,940.00	$ 15,000.00	$ 13,680.00	466	418	$ 38.63		40.99%	11.48%
Access Mammoth	$ 2,500.00	$ 3,000.00	$ 2,500.00	$ 2,500.00	$ 1,800.00	30	31	$ 100.00		2.64%	-3.23%
Eastern Sierra Nordic Ski Association	$ 1,000.00	$ 7,500.00	$ 6,100.00	$ 6,000.00	$ 4,810.00	19	130	$ 394.74		1.67%	-85.38%
Mammoth Club Volleyball	$ 3,200.00	$ 3,500.00	$ 3,350.00	$ 3,500.00	$ 3,000.00	70	72	$ 50.00		6.16%	-2.78%
Mammoth Lakes Football Club	$ 1,300.00	$ 5,000.00	$ 1,300.00	$ 10,000.00	$ 1,500.00	36	32	$ 138.89		3.17%	12.50%
Mammoth Lakes Swim Team	$ 6,750.00	$ 10,000.00	$ 7,200.00	$ 10,000.00	$ 6,655.00	96	109	$ 104.17		8.44%	-11.93%
Mammoth Lakes Youth Hockey	$ 7,500.00	$ 5,000.00	$ 7,610.00	$ 6,000.00	$ 4,555.00	162	162	$ 30.86		14.25%	0.00%
Mono County Little League	$ 8,500.00	$ 10,000.00	$ -	$ -	$ 7,680.00	240	-	$ 41.67		21.11%	0.00%
Mammoth Post 476 Mountaineers	$ 1,500.00	$ 3,000.00	$ -	$ -	$ -	18	-	$ 166.67		1.58%	0.00%
Mammoth Track Club		$ -	$ -	$ -	$ 1,320.00	0	-				
Mammoth High School Boosters		$ -	$ -	$ 15,000.00	$ -	0	195				
TOTAL	**$ 49,000.00**	**$ 65,000.00**	**$ 45,000.00**	**$ 68,000.00**	**$ 45,000.00**	**1137**	**1,149**			**100.00%**	

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Consider amendments to Town of Mammoth Lakes Municipal Code Chapters 3.12, Transient Occupancy Tax, and 5.32, Transient Rentals of Residential Units

Council Meeting Date: 3/4/2026

Prepared by: Marcus Sproll, Housing Manager
Ben Manning, Revenue Accountant

Recommended Motion: Waive the reading and introduce by title only the ordinance amending Town of Mammoth Lakes Municipal Code Chapters 3.12, Transient Occupancy Tax, and 5.32, Transient Rentals of Residential Units.

Summary: Chapter 3.12 of the Municipal Code regulates Transient Occupancy Tax and Chapter 5.32 of the Municipal Code regulates Transient Rentals of Residential Units. Since the adoption of those chapters, Town staff have identified a number of ways in which Chapters 3.12 and 5.32 can be improved, including (1) revising Sections 3.12.060 and 3.12.070 to clarify that Accessory Dwelling Units (ADUs) and deed-restricted units cannot be registered as transient rental properties or used as transient rentals, and (2) revising Section 5.32.060 to clarify when certified property inspections shall occur. A summary of the proposed changes and the rationale for the changes is as follows:

- Chapter 3.12: Clarify that accessory dwelling units (ADU) or housing units that have a recorded deed-restriction that limits the sale or rental price to income eligible households cannot be used as transient rentals. This will help ensure that these units remain available for use by the local workforce and adhere to the terms of the applicable deed restriction document and/or State code.
- Chapter 5.32: Remove language requiring certified property inspections prior to issuance of a new business tax certificate. With the Town's certified property program, a Certified Property Authorization is only issued to the legal owner of the transient occupancy unit, whereas a Business Tax Certificate may be issued to whomever the operator of the transient occupancy unit is, and could be a property management company or the owner. Therefore, the requirement for a new inspection to occur solely because a new business tax certificate is to be issued is redundant since the owner, and the person or entity ultimately responsible for the property, is not changing. Additionally, this would discourage an owner from changing management companies or switching to self-management of the nightly rental business. An inspection will still be required for any new certified property authorization and every four years for units with existing certified property authorizations. Additionally, the Town retains the right to require a reinspection during the four-year period for any transient occupancy unit that violates the Code.

No other changes to the Municipal Code are being proposed by this item.

ORDINANCE NO. 26-__

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AMENDING MUNICIPAL CODE SECTIONS 3.12.060, 3.12.070 AND 5.32.060 REGARDING TRANSIENT OCCUPANCY TAX AND TRANSIENT RENTAL OF RESIDENTIAL UNITS

WHEREAS, the Town Council has previously adopted Chapter 3.12 of the Mammoth Lakes Municipal Code, establishing a transient occupancy tax and providing for its collection; and

WHEREAS, the Town Council has previously adopted Chapter 5.32 of the Mammoth Lakes Municipal Code, establishing operating requirements for properties used as transient rentals; and

WHEREAS, since adoption of those Chapters, Town staff have identified some necessary text clarifications to improve usage of the subject chapters, including revising Sections 3.12.060 and 3.12.070 to clarify that ADUs and deed-restricted units cannot be registered as transient rental properties or used as transient rentals, and revising Section 5.32.060 to clarify when certified property inspections shall occur; and

WHEREAS, the amendments to Chapter 3.12 and Chapter 5.32 addressed in this ordinance do not increase or extend the Town's transient occupancy tax, or expand the incidence of taxation, and thus do not require approval by Mammoth Lakes voters.

THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1: The Town Council hereby amends the Mammoth Lakes Municipal Code by amending Sections 3.12.060 (Registration) and 3.12.070 (Unauthorized operation of a transient occupancy unit) to read as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and amending Section 5.32.060 (Transient Rentals of Residential Units) to read as set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 2: EFFECTIVE DATE OF ORDINANCE: This Ordinance shall become effective and enforceable thirty (30) days from and after the date of its adoption, provided that the amendments to Chapters 3.12 and 5.32 set forth herein shall be effective as of 12:00 am on Monday, April 20, 2026.

Section 3: POSTING: The Town Clerk shall, within fifteen (15) days after the passage of this ordinance, cause it to be posted at the duly designated posting places established by resolution of the Town Council, published once in a newspaper of general circulation, and entered in the Book of Ordinances of the Town.

Section 4: SEVERABILITY: If any provision of this ordinance of the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

The foregoing Ordinance was introduced on the 4th day of March, 2026, and PASSED, APPROVED, AND ADOPTED on the 18th day of March, 2026.

_____
AMANDA RICE, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

EXHIBIT "A"

Amendments to Chapter 3.12

(Additions are shown in Blue Underline text)

3.12.060. - Registration.

(a) Each transient occupancy unit shall be registered with the Tax Collector prior to commencing business. It shall be unlawful to conduct transient rentals without:

(1) Having first procured a certified property authorization;

(2) Paying the tax prescribed in this title; and

(3) Complying with any and all applicable provisions of this chapter and/or Chapter 5.32.

(b) Upon proper application and payment, the Tax Collector shall issue a certified property authorization to the operator, in accordance with the provisions of this Chapter. Notwithstanding the foregoing or any provision of this chapter, no accessory dwelling unit (ADU) or housing unit which is encumbered by a recorded deed restriction that limits the sale price or rent shall be registered with the Tax Collector, and no certified property authorization shall be issued to the owner or operator of any such unit. The fees for a certified property authorization shall be established by resolution of the Town Council.

3.12.070. - Unauthorized operation of a transient occupancy unit.

(a) Any operator who: (i) fails to obtain a certified property authorization for a transient occupancy unit; and/or (ii) operates a transient occupancy unit which is an accessory dwelling unit (ADU) or a housing unit which is encumbered by a recorded deed restriction that limits the sale price or rent, shall be in violation of this chapter and shall be subject to all of the provisions of this chapter, in addition to being subject to all other remedies provided by law. It shall be a separate violation of this chapter for failure to obtain a certified property authorization for each day the operator is required to hold such authorization. It shall be a separate violation of this chapter for an operator to operate a transient occupancy unit which is an accessory dwelling unit (ADU) or a housing unit which is encumbered by a recorded deed restriction that limits the sale price or rent, for each day of such operation.

(b) In addition to the foregoing, each person, business entity or other entity operating a transient occupancy unit shall be subject to taxation and be liable to the Town for taxes, penalties, interest, and enforcement charges, imposed by this chapter. Such taxes, penalties, interest, and enforcement charges may be collected by the Town as otherwise provided in this chapter.

(c) When any operator or other person shall by use of any promotional media, including, but not limited to, print, audio, visual or electronic media, including web sites, web marketing, advertising or promotional websites, social media, or traditional promotional methods, including, but not limited to, signs, circulars, bills, cards, telephone books, or newspapers-promote, market, advertise, hold out or represent that

they or an entity they own, operate, manage, or control a transient occupancy unit these facts shall be considered prima facie evidence that such person is acting as an operator.

.

EXHIBIT "B"

Amendments to Chapter 5.32

(Deletions are shown in ~~Red strikeout text~~)

5.32.060. Inspection requirements.

(a) Any transient occupancy unit for which a new certified property authorization is requested shall be inspected, prior to commencement of the use, by a qualified inspector authorized and approved by the Town to conduct such inspections. The inspection shall verify compliance with all standards and conditions of operation including signage requirements as well as applicable safety requirements. The qualified inspector shall submit a completed inspection form to the Town showing that the unit has passed inspection and is approved for rental. The actual cost of such inspection shall be paid by the operator directly to the inspector. A unit shall be required to be inspected every four years and prior to the issuance of any new ~~business tax certificate or~~ certified property authorization.

(b) The Town may require transient occupancy units identified as being operated in violation of this chapter to be reinspected by a qualified inspector at any time. The cost of the reinspection or expenses incurred to reach compliance shall be paid by the operator.

(c) Operators shall complete the transient rental inspection within two months of the submission of applications to the Town indicating the intention to rent the transient occupancy unit on a transient basis. Failure to complete the transient rental inspection within the two-month period will result in the revocation of the applications and forfeiting of all application fees paid by the operator.

Agenda Item _____

File No. _____

AGENDA BILL

Subject: Councilmember Reports
Initiated by: Jamie Gray

BACKGROUND:
Each member of the Town Council is appointed to serve as a Town representative to a number of committees, commissions, and organizations. These groups meet infrequently and from time to time the representatives will report to the rest of the Council at a regularly scheduled meeting.

In addition, Councilmembers on occasion participate in meetings, conferences and seminars, and their reports on these educational opportunities are of benefit to the rest of the Council.

ANALYSIS/DISCUSSION:
California Government Code requirements pertaining to the open meeting act stipulate that all items for discussion must be listed on the agenda before the matter can be discussed and/or acted upon. To meet this requirement, and the intent of the Brown Act, Councilmember Reports are listed on each agenda to allow representatives to report to the rest of the Council at these meetings.

The following is a list of the commission/committees on which members of the Council serve:

Land Use:
Local Agency Formation Commission (LAFCO) – Sauser, Truax, and Bubser as alternate
Airport Land Use Commission – Rice, Truax, and Bubser as the alternate
Mono County Collaborative Planning Team (CPT) – Community and Economic Development Director Nolan Bobroff and Bubser and Truax as alternates

Intergovernmental Relations:
Town and County Liaison Committee – Sauser, Rice, and Town Manager and Truax as alternate
Desert Mountain Division of the League of California Cities – Sauser and Town Manager as alternate
Eastern Sierra Council of Governments (ESCOG) – Bubser, Wentworth, and Sauser as alternate
Great Basin Unified Air Pollution Control District – Wentworth and Bubser as alternate

League of California Cities City Voting Delegate – Sauser and the Town Manager as the alternate
California Joint Powers Insurance Authority Board – Truax and Assistant to the Town Manager as alternate

Transportation:
Local Transportation Commission (LTC) – Sauser, Truax, and Town Manager Rob Patterson; Community and Economic Development Director Nolan Bobroff as alternate
Eastern Sierra Transit Authority (ESTA) Board – Bubser and Sauser

Local Issues:
Mammoth Lakes Tourism (MLT) Board – Wentworth
Mammoth Lakes Recreation (MLR) Board – Truax
Eastern Sierra Community Housing Board – Rice
Treasury Oversight Committee – Finance Director; Town Manager as alternate
Parks and Recreation Master Plan Advisory Committee – Rice; Bubser as the alternate

LEGAL CONSIDERATIONS:
According to the California Open Meeting Act, commonly referred to as the Brown Act, the agenda must reflect every matter to be discussed by a governing body.

RECOMMENDATION(S):
This agenda bill is submitted for information only.