Town Council Agenda

Wednesday, September 2, 2026, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

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

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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. INTRODUCTIONS
   - 5.1 Introduce Police Officer Matthew Kaplan.
6. PUBLIC PRESENTATIONS
   - 6.1 National Weather Service 2026/27 Fall/Winter Presentation.
7. STAFF PRESENTATIONS
   - 7.1 Dave and Roma McCoy Arts and Cultural Center Opening Plan.
8. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)
9. CONSENT AGENDA
   - 9.1 Approve the minutes of the regular meeting of August 19, 2026.
   - 9.2 Update and Request Approval to Continue Emergency Contract Work at Mammoth Yosemite Airport.
   - 9.3 Approve the resolution authorizing temporary closure of a portion of Berner Street.
   - 9.4 Accept Check Register 8/20/26 in the amount of $1,554,132.67.
10. POLICY MATTERS
    - 10.1 Award the contract for the Mammoth Yosemite Airport Multipurpose Building Phase II Project to Spiess Construction Company in the amount of $3,882,400.
    - 10.2 Approve the Town of Mammoth Lakes Fiscal Year 2026-27 5-Year Capital Improvement Plan (CIP).
    - 10.3 Appoint an applicant to fill the current Town Council vacancy.

11. COUNCILMEMBER REPORTS

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

12. REQUESTS FOR FUTURE AGENDA ITEMS

13. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, September 16, 2026 at 4:00 p.m.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Dave and Roma McCoy Arts and Cultural Center Opening Plan

Council Meeting Date: September 2, 2026

Prepared by: David Baron, Arts and Culture Manager

Recommended Motion: Receive a presentation from staff on the opening plan and tasks for the new Dave and Roma McCoy Arts and Cultural Center scheduled to open in the summer of 2027.

Summary: Construction of the new Dave and Roma McCoy Arts and Cultural Center is progressing on schedule, coinciding with the Town's hiring of local resident David Baron as the new Arts and Culture Manager.

The opening of the new 259-seat, custom-built performing arts center marks one of the most exciting developments in Mammoth Lakes' short history. Getting from here to opening day will require deliberate planning, strategic investment, and broad engagement and collaboration.

The presentation includes the following six primary activity buckets or work program areas.

1. Governance and Administration
2. Scheduling and Programming
3. Marketing and Communication
4. Staffing
5. Operations and Management
6. Fundraising

The presentation concludes with an Opening Timeline and overview of how Opening Night celebrations will showcase the very best of the Mammoth Lakes local arts community while generating momentum and support for the Dave and Roma McCoy Arts and Culture Center.



TOWN OF MAMMOTH LAKES | ARTS & CULTURE

The Dave and Roma McCoy Arts and Cultural Center Opening Plan

Prepared by David Baron · September 2, 2026

Introduction

The opening of the Dave and Roma McCoy Arts and Cultural Center is one of the most exciting developments in Mammoth Lakes' history — but getting from here to there requires deliberate planning, investment, and collaboration.

Infrastructure & Build-Out

Completing the physical space and technical capabilities for Day 1 readiness.

First Year Operations

Setting the stage for Year 1 — learning what works, staying flexible, and building momentum together.

Long-Term Vision

In success, this role extends far beyond the Performing Arts Center — creating arts and culture impact throughout the entire community.



Governance & Administration

Strong administrative foundations are essential before the doors open. These priorities ensure the Performing Arts Center launches on solid operational ground.

Construction & Technology

Complete the build-out and conduct a deep dive into technical capabilities for Day 1, including the identification of infrastructure not currently budgeted, such as tele-conferencing, broadcast, and video capture.

Explore opportunities for utilizing the modular space to the east of the Theater.

Planning & Partnerships

- Establish Year 1 and Year 2 programming calendars and budgets
- Develop working relationships with Mammoth Lakes Recreation, Mammoth Lakes Tourism, Mono Arts Council, MMCF, and other organizations and staff
- Create standard business terms and contracts for local and touring productions

Scheduling & Programming

Local organizations will fill the majority of available dates in the early years. How do we maximize the use of the space going forward? How do we program to support our various audiences? And how do we build a cohesive, supportive arts community?



Local Partnerships

Establish relationships with local artistic organizations

Review needs, capabilities, and financial models

Begin contracting and lock in commitments for Year 1

Outreach to other local entities including schools, corporations, indigenous tribes, non-profits, summer festival presenters



Community Engagement

Conduct town and regional surveys and focus groups to understand wants and needs — from jazz, blues, and Latin music to theater, comedy, dance, spoken word, tribal events, and film festivals



Touring and Regional Bookings

Introduce the new facility to regional booking agents.

Join and attend the Western Arts Alliance convention (Sept 8–11, Oakland)

Build touring co-production relationships through California Presenters



Diverse Space Uses

Art openings/installations, fundraisers, corporate events, non-profit meetings, tribal events, TED talks, speaker series, simulcasts, watch parties, cabaret/coffee house, and film festivals.

The facility can also be a home for numerous educational opportunities, including K-12 theater programs and college level courses.

Marketing & Communication

Building awareness and excitement for the new facility requires a multi-channel strategy that reaches residents, visitors, and the broader regional community.

Community Outreach

- Town and regional surveys and focus groups beyond full time residents including 2nd homeowners, indigenous tribes, and residents from Bishop to June
- Email list via NotifyMe on the Town website with defined cadence and content strategy
- Open Houses prior to opening: backstage tours, sound, lighting, and video showcases, and other technical demonstrations

Enhanced Promotion

- Create new identity, branding, and communications plan, including stand alone and custom website with focus on programming, activities, ticket sales, and fundraising; new social media strategy; dedicated CRM system
- Cooperative marketing with presenting arts organizations — expand their reach (1+1=3)
- Integration with MLR and MLT to position Arts and Culture as another reason to visit Mammoth Lakes
- Seasonal and event-specific messaging targeting evening activity beyond the "typical" outdoor experience

Build Awareness

- Promote awareness and availability of the facility to touring productions, event organizers, and booking agents.
- Creation of marketing materials, brochures, technical specification documentation



Staffing

The right team must be in place well before opening day. The Tech Operations Supervisor is the most critical early hire, ensuring all systems are operational and staff are trained.

Technical Operations Supervisor (FTE)

A critical role that must be filled well before opening. Responsible for overseeing all technical systems and training staff.

Facilities Staff (4 PT)

Part-time staff with focused roles: Front of House & Operations, Marketing & Promotions, and Tech Support.

Onboarding & Training

Comprehensive staff onboarding on all new theatrical and operational systems before the Center opens to the public.

Ongoing Evaluation

Continuously assess staffing needs as the department develops and Year 1 operations reveal new requirements.

Internships

We have an opportunity to give hands-on experience to HS and College students in the technical and administrative side of theater and train the next generation of artists.

Operations

Operational readiness spans ticketing, concessions, space utilization, and facilities all working together to deliver a seamless experience for patrons and performers alike.

Ticketing & Concessions

- Engage a ticketing service compatible with Clover POS
  - Flexible seating options
  - E-tickets, scanning
  - Accepts donations
  - Powerful CRM capabilities
  - TOML finance compatibility
- Evaluate concessions to determine the most appropriate, flexible, and compelling food and beverage service for shows as well as third party rentals, meetings, events, etc.

Space & Facilities

- Train staff on lighting, sound, rigging, and video systems
- Establish front of house policies and training on systems and procedures
- Evaluate rental space opportunities across facility
- Landscape, equip, and furnish the outdoor entertainment area
- Identify off-site space for set construction and additional storage
- Art installation capabilities in public areas
- Janitorial and maintenance requirements



Fundraising

The Mammoth Lakes Performing Arts Foundation (MLPAF) is a key partner in establishing the financial foundation for the Dave and Roma McCoy Arts and Cultural Center's long-term sustainability and growth.

1

Endowment

Establish funding priorities, strategies, and timing with MLPAF for creation of an endowment fund to support operating expenses

2

Corporate Sponsorship

Explore corporate sponsorship opportunities, including naming rights where appropriate, to support both operating costs and capital needs.

3

Grants & Special Events

Investigate and apply for appropriate grants — including education support and creative development funding

Plan the Opening Night Gala and establish annual Gala strategy.

Opening Night

Opening Night should be both a community celebration and a fundraising Gala — showcasing the very best of Mammoth Lakes' local arts community while generating momentum and support for the future.

The Performance

- Theatrical scenes, musical performances, dance numbers, and short films from local arts organizations and students from MUSD
- Art installations throughout facility
- Free (or minimal cost) and open to the public

The Fundraising Gala

Managed in conjunction with MLPAF, a pre-show dinner (or a separate event prior to Opening Night) will bring together sponsors, funders, and potential donors for:

- Catered dinner for key stakeholders
- TOML Arts & Culture community goals
- Funding objectives: endowment and capital improvements

Opening Timeline

Every milestone builds toward a successful launch in Spring/Summer 2027. Key dates require immediate attention to stay on track.
(Does not include construction.)

1
August 2026
Introduction of new Arts & Culture Manager
Community outreach begins

2
September 2026
Western Arts Alliance convention, Oakland — introduce facility to regional booking agents

3
October 2026
Re-launch of Endownment Campaign
Town survey and focus groups begin to gauge community wants and needs

4
December 2026
Finalize first season production calendar

5
January 2027
Website re-launch
Tech Director hired

6
February 2027
Ticketing vendor engaged

7
April 2027
F&B plans finalized for Year One
Additional staff hired
Systems training begins for all staff

8
June 2027
Dave and Roma McCoy Arts and Cultural Center — Grand Opening!

This timeline is a working document. Flexibility and collaboration will be essential as we learn together what works best for the Mammoth Lakes community.

Thank You!



Town Council of Mammoth Lakes

Minutes of Regular Meeting

August 19, 2026, 4:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Councilmember John Wentworth, Mayor Pro Tem Brent Truax, Mayor Amanda Rice

Members Absent: Councilmember Bill Sauser

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1. CALL TO ORDER AND ROLL CALL

The Mayor called the meeting to order at 4:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Jon Stewart led the flag salute.

3. PUBLIC COMMENTS

Phillip Bettencourt spoke about his visit to Mammoth, including the Limelight and the Wine Walk.

Kevin Lian, Mono County Office of Education, invited the Council and the community to the Mammoth Huskies Mural Celebration to be held next Tuesday at 5:00 p.m. at Mammoth High School.

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

Tom Hodges, President of the Board of Eastern Sierra Community Housing, introduced their new Executive Director Jon Stewart. Mr. Stewart introduced himself to the Council and the community.

4. ADDITIONS TO THE AGENDA

Town Manager Rob Patterson reported that Agenda Item 7.1 would be continued to a future meeting.

5. INTRODUCTIONS

5.1 Introduce new Arts & Culture Manager David Baron.

Parks and Recreation Director Stuart Brown introduced Mr. Baron to the Council and the community.

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

Parks and Recreation Director Stuart Brown gave an update regarding current parks and recreation activities. There was discussion among members of Council and staff.

Town Manager Rob Patterson outlined the hiring process for the Arts & Culture Manager position. There was discussion among members of Council and staff.

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

6.2 August 2026 Public Works Engineering CIP Update.

7. PUBLIC PRESENTATIONS

7.1 Presentation from the Eastern Sierra Community Foundation.

This item was continued.

8. STAFF PRESENTATIONS

8.1 Informational presentation on mobile home park regulations in California.

Town Attorney Andrew Morris introduced Sergio Rudin, Partner at Best Best and Krieger (BBK). Mr. Rudin gave a presentation regarding Mobile Home Park Regulation and Rent Control. There was discussion among members of Council, Mr. Rudin, and staff.

PUBLIC COMMENT:

Jennifer Kreitz, Mono County Board of Supervisors, recapped the status of current legislation. She said that the housing fund should fund this policy.

Jennifer Barrett, Sierra Holiday Mobile Home Park, outlined how their owners and management worked with their homeowners.

An owner and resident at Ski Trails said that there was a stark contrast between the two parks. She said their owners were trying to get them to sign new leases that said any new rent control ordinances would not apply and asked if that was legal.

Will, Ski Trails resident, said that the owners were receiving a fair return since they bought the park in the 70s. He said that in the seven years he had lived there, he had never seen anything repaired in the park. He asked the Town Council to help them.

Sophia Flores, Ski Trails resident, said that she was not asking to take away profit but wanted to work with the park owners to provide stability. She said that families were being pushed out.

A member of the community said that it was important that the Town supported its citizens to find a solution. She said that there were defensible space issues there. She asked that the Town work with HCD to help.

Mr. Rudin responded to questions from public comment.

There was discussion among members of Council and staff.

8.2 Update regarding Electric Vehicle (EV) Charging Stations.

Public Works Director Haislip Hayes gave a presentation outlining the Update on EV Charging Stations. There was discussion among members of Council and staff.

CONSENSUS:

Direct staff to move forward with a study or document to aid in future decisions and to return to the Town Council with deal points from Tesla to evaluate.

The Mayor called a recess at 6:29 p.m. and the Council reconvened at 6:34 p.m.

8.3 Understanding Credit Ratings: Standard & Poor's Rating Review.

Finance Director Lauren Warrem gave a presentation regarding the Town's credit rating. There was discussion among members of Council and staff.

9. CONSENT AGENDA

Councilmember Wentworth requested that Agenda Item 9.5 be removed from the consent agenda for separate discussion.

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember John Wentworth

Approve the Consent Agenda.

For (3): Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Absent (1): Councilmember Bill Sauser

Carried (3 to 0)

9.1 Approve the minutes of the regular meeting of August 5, 2026.

9.2 Approve the resolution authorizing the purchase and sale of real property located at 550 Mono Street, Unit C-201 in the Meridian Court Condominium complex under the Town's Housing Now! Revolving Loan Fund Program and Bridge Program.

9.3 Waive the reading and adopt by title only the ordinance amending Section 2.04.040 of the Town of Mammoth Lakes Municipal Code related to Town Council Compensation.

9.4 Update and Request Continuing Approval for Airport Emergency Contract Work.

9.5 Authorize a professional services agreement with Lisa Wise Consulting Inc. for Mammoth Crossing project management support.

This item was removed from the consent agenda for separate discussion.

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

Moved by Councilmember John Wentworth
Seconded by Mayor Pro Tem Brent Truax

Authorize the professional services agreement with Lisa Wise Consulting Inc., subject to the Town Attorney's approval and finalization of the agreement, for Mammoth Crossing project management support.

For (3): Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Absent (1): Councilmember Bill Sauser

Carried (3 to 0)

9.6 Approve agreement with Mammoth Lakes Recreation (MLR) to provide services related to management of Measure R and U funding for Recreation, Arts & Culture, and Mobility.

9.7 Reject all bids received for the 2026 Fencing and Railing Project, and re-bid.

9.8 Accept Check Register 7/30/26 in the amount of $598,235.63. Accept Check Register 8/6/26 in the amount of $481,995.21. Accept Check Register 8/13/26 in the amount of $879,405.54.

10. POLICY MATTERS

10.1 Consider the Option Agreement with the Mammoth Unified School District (MUSD) for the MUSD Parcel Housing Project.

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

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember John Wentworth

Authorize the Town Manager to sign the Option Agreement with Mammoth Unified School District (MUSD) for the MUSD Parcel Housing Project and containing the deal points identified in the staff report, subject to the Town Attorney's approval and finalization of the agreement.

For (3): Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Absent (1): Councilmember Bill Sauser

Carried (3 to 0)

10.2 Approve and adopt resolutions modifying the compensation plan and reclassification of specified full-time, permanent Management Employees' Association (MEA) and Executive positions and salary schedules.

Town Manager Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Mayor Pro Tem Brent Truax
Seconded by Mayor Amanda Rice

Approve the resolutions modifying the compensation plan and reclassification of specified Management Employees' Association (MEA) and Executive positions, as well as accompanying salary schedules as outlined in Exhibit A and Exhibit B.

For (3): Councilmember John Wentworth, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Absent (1): Councilmember Bill Sauser

Carried (3 to 0)

11. COUNCILMEMBER REPORTS

Mayor Pro Tem Truax attended the Local Transportation Commission (LTC) meeting, the Wine Walk, and the production of King Lear.

Councilmember Wentworth attended the Integrated Climate Adaptation and Resiliency Program (ICARP) Technical Advisory Committee (TAC) meeting and the Mammoth Lakes Tourism Board meeting.

Mayor Rice attended the Town County Liaison Committee meeting and the last Sierra Summer Nights event. She said that her children attended the Town's Skateboarding Camp.

12. REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Rice requested future agenda items regarding inclusionary housing and DIF fees.

13. ADJOURNMENT

The Council adjourned the meeting at 7:34 p.m.

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Jamie Gray, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Update and Request Approval to Continue Emergency Contract Work at Mammoth Yosemite Airport.

Council Meeting Date: 9/2/2026

Prepared by: Soibian Spring, Airport Manager

Recommended Motion: Approve findings to continue the authorized emergency contracts for installation of air conditioning, electrical system improvements and plumbing work to facilitate CalFIRE's lease of the mobile home between the Terminal and the Fixed-Base Operator (FBO) buildings at Mammoth Yosemite Airport. This includes sitework and installation of a temporary administrative office for the displaced Airport Operations Staff.

Summary: By prioritizing Facility Optimization of Mammoth Yosemite Airport, staff are providing crew quarters for a CalFIRE Engine Crew. This new CalFIRE station will be in the mobile home structure for three years, with the intention of occupying a purpose-built structure on the airfield in the future. On June 03, 2026, the Council adopted Resolution 26-31 authorizing the emergency awarding of contracts to complete the upfit of the current Airport staff headquarters in time for fire season. This project includes providing adequate plumbing, electrical and HVAC utilities in the CalFIRE unit and working facilities for the Airport staff.

CalFIRE now occupies the former Airport Administrative quarters. In addition to the upgrades made by contractors and airport crew, CalFIRE has installed state signage, radio, internet, stairs, and telephone infrastructure. They will continue to upfit the structure to suit the needs of the fire crews as needed.

The mobile office trailer that Airport staff will occupy for the duration of the CalFIRE contract has been delivered. Contractors and staff are installing the electrical, drinking water and sewer systems required. This temporary building required upgrading parts of the electrical service in this area of the airport. The new office, CalFIRE station, lineshack/pilot lounge, and GA terminal structures will all be backed up by one generator. This is an expansion of back-up power to the buildings rented by Hot Creek Aviation, which are critical to Airport Operations. The need for the work authorized by Resolution 21-36 continues to be necessary. A copy of the resolution is attached here for reference.

RESOLUTION 26-31

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, FINDING THAT EMERGENCY CIRCUMSTANCES JUSTIFY AWARDING CONTRACTS FOR INSTALLATION OF AIR CONDITIOING, A NEW OFFICE TRAILER, AND NECESSARY UTILITY CONNECTIONS

WHEREAS, California law generally requires the Town to award contracts for "public projects" in excess of $5,000 to the lowest bidder after the completion of a competitive bidding process; and

WHEREAS, Public Contract Code Section 20168 provides that in case of emergency the Town Council may pass a resolution by a four-fifths vote declaring that the public interest and necessity demand the immediate expenditure of Town funds to safeguard life, health, or property, and that if such a resolution is adopted the Town may expend any sum required in the emergency without complying with competitive bidding requirements; and

WHEREAS, Public Contract Code Section 22050 authorizes the Town Council, with a four-fifths vote, to "repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts" if the Town Council finds, based upon substantial evidence, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, the existing office space at the Mammoth Yosemite Airport does not meet health and safety requirements for 24-hour CalFIRE staffing; and

WHEREAS, the lease with CalFIRE begins June 1st, 2026 and necessitates hasty procurement of a new, temporary office space for airport staff; and

WHEREAS, the Town Council finds that due to the rapid development of the agreement with CalFIRE and shortened timeline for procuring and installing necessary office components and pursuant to Public Contract Code Section 20168 the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, safety, and property in the Town of Mammoth Lakes; and

WHEREAS, the Town Council finds that based on substantial evidence, including without limitation the staff report presented to the Town Council on June 3, 2026, pursuant to Public Contract Code Section 22050, the emergency will not permit a delay resulting from a competitive solicitation for bids, and that responding to the emergency requires repair of public facilities and infrastructure, other directly related and immediate actions, and procurement of the necessary equipment, services, and supplies for those purposes, without a competitive bidding process.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes as follows:

Section 1. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. The Town Council hereby directs and authorizes the Town Manager, Airport Manager, and Public Works Director to contract for procuring and installing necessary office components and appurtenant fixtures, to take any directly related action, and to procure the necessary equipment, services, and supplies for the repairs, without a competitive bidding process.

Section 3. Pursuant to Public Contract Code Section 22050, the Town Council shall review the emergency action authorized by this resolution at its next regular meeting and at each regular meeting thereafter until the emergency installation work is complete, to determine, by a four-fifths vote, that there is a need to continue the action.

Section 4. The Town Clerk shall certify as to the adoption of this resolution.

APPROVED AND ADOPTED this 3rd day of June 2026.

AMANDA RICE, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

STATE OF CALIFORNIA)
COUNTY OF MONO) ss.
TOWN OF MAMMOTH LAKES)

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 26-31 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 3rd day of June 2026, by the following vote:

AYES:	Councilmembers Bubser and Sauser, Mayor Pro Tem Truax, and Mayor Rice
NOES:	None
ABSENT:	Councilmember Wentworth
ABSTAIN:	None
DISQUALIFICATION:	None

JAMIE GRAY, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Approve the resolution authorizing temporary closure of a portion of Berner Street.

Meeting Date: September 2, 2026

Prepared by: Brigitte Toy, Sr. Public Works Inspector
Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Approve the resolution authorizing the Public Works Director to finalize arrangements for the temporary closure of a portion of Berner Street for the purpose of public safety.

BACKGROUND:

The Residence Inn project was approved by the Planning and Economic Development Commission in April 2022. Since that time, the Owner has obtained building and grading permit approvals and started construction in May of 2025. During the summer 2026 construction season this project started major construction activities. Due to the existing difficult site constraints, heavy construction vehicles and equipment have often been observed to constrict and block the Berner Street road right-of-way, leading to frequent pedestrian, bicycle and passenger vehicle conflicts and "near misses". Although the project Conditions of Approval require that haul routes avoid residential areas to the maximum extent practical, construction vehicles have been observed traveling through the adjacent residential areas multiple times each day, often at high speeds.

Public Works has been closely working with the Owner and Contractor to improve logistics, approve temporary traffic control plans and issue encroachment permits when applicable, however this area continues to present daily hazards to members of the public circulating through this block of Berner St. These hazards have required significant presence by Town staff to mitigate. Staff believe that temporarily closing the approximately 270-ft portion of Berner Street south of the project site to public vehicles will eliminate conflicts and will keep members of the public safe from traffic congestion, unsafe traffic movement and potential incidents with construction equipment.

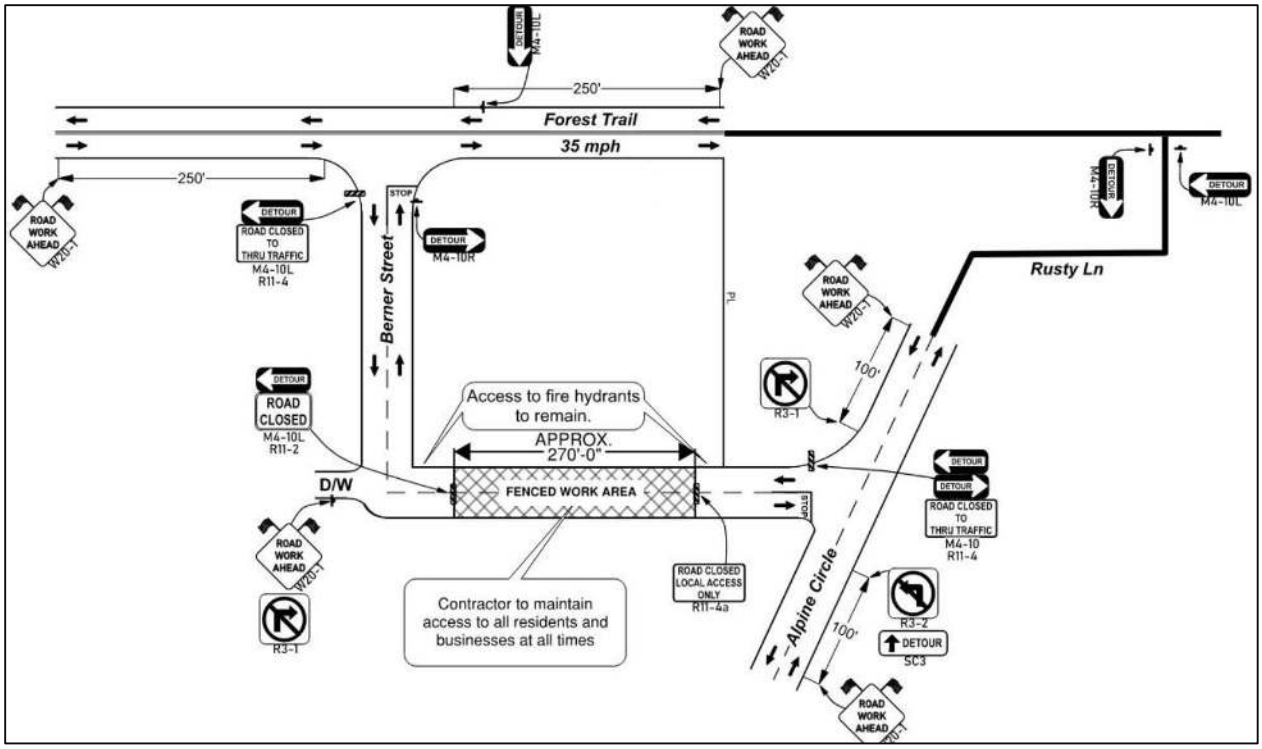


Fig. 1: DRAFT temporary road closure plan

ANALYSIS:

Municipal Code Title 12 (Chapters 12.04 and 12.08) governs right-of-way encroachments, which are overseen by the Public Works Director, and the Town's standard encroachment permit provides that traffic flow "shall be maintained at all times, unless approval to close all or a portion of the road is otherwise granted." Vehicle Code § 21101(e) authorizes a local authority, by ordinance or resolution, to temporarily close a portion of any street "for celebrations, parades, local special events, and other purposes when… the closing is necessary for the safety and protection of persons." The currently proposed construction closure would be considered under the "other purposes" clause, as a matter of safety not convenience, economy, or preference.

The proposed closure segment would incorporate the roughly 270-ft of road south of the project and would not interfere with access to the "Village Parking Lot" to the west or to any other properties south or east of the project. The closure would also be required to be removed prior to onset of winter weather, to allow regular flow of traffic and snow removal operations for the duration of winter. Any re-establishment of the closure for spring/summer 2027 would require additional approval by the Public Works Director. If approved by Town Council, final details for the temporary closure would be arranged between the Owner/Contractor team, the Public Works Director and Town Manager via an encroachment permit and would include adequate provisions for traffic control/detour signage and notice to the public and emergency services.

FINANCIAL CONSIDERATIONS:

Approval and implementation of this temporary road closure will have no financial impact to Town. The installation and removal of the closure and related temporary traffic control measures will be by Owner/Contractor. Owner currently has in place a surety bond, which would be held until permit conditions are met, including satisfactory ROW restoration.

ENVIRONMENTAL CONSIDERATIONS:

The requested action is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (c) Existing Facilities, as it involves the temporary closure of an existing street for the purpose of public safety and does not create additional automobile lanes.

RESOLUTION NO. 26-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF BERNER STREET FOR THE PURPOSE OF PUBLIC SAFETY

WHEREAS, the Town of Mammoth Lakes Public Works Department oversees the provisions of Municipal Code Title 12 which governs right-of-way encroachments, including the intrusion of construction vehicles into public roads; and

WHEREAS, complications related to ongoing construction activities at the Residence Inn project on Berner Street have resulted in several instances of road constrictions and blockages, leading to frequent pedestrian, bicycle and passenger vehicle safety concerns; and

WHEREAS, California Vehicle Code Section 21101 authorizes the Town Council, by resolution, to temporarily close a portion of any street when deemed necessary for public safety; and

WHEREAS, the temporary closure of a portion of Berner Street would enhance public safety while still providing emergency access; and

WHEREAS, the Town Public Works Department has discussed the closure with the Residence Inn property Owner, and will arrange details for appropriate traffic control equipment and signage and notice to the public and emergency services, including any modifications that are deemed necessary for public safety; and

WHEREAS, the Town Council has reviewed the draft road closure plan.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mammoth Lakes, California, hereby:

1. Declares that the action is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (c) Existing Facilities, as it involves the temporary closure of an existing street for the purpose of public safety and does not create additional automobile lanes; and
2. Declares that a portion of Berner Street south of the Residence Inn project site will be closed during construction activities at the discretion of the Public Works Director; and
3. Declares that the closure is in the interest of public safety; and
4. Authorizes traffic control equipment and signage to be placed along the roads prior to and during the closure; and
5. Directs the Mammoth Lakes Police Department and Public Works Department to monitor the closure area and make any modifications that are deemed necessary for public safety.

APPROVED AND ADOPTED this 2nd day of September, 2026.

AMANDA RICE, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

Jamie Gray

From: Amy Callanan
Sent: Tuesday, September 1, 2026 2:44 PM
To: Jamie Gray
Subject: FW: 214 Alpine circle in favor of resolution #9.3 on the consent agenda for 9/2/26 meeting

FYI.

Amy Callanan, PE
Engineering Manager

Office: 760-965-3657
Cell: 760-709-6074
acallanan@townofmammothlakes.ca.gov
www.townofmammothlakes.ca.gov

Disclaimer: Public documents and records are available to the public as provided under the California Public Records Act (Government Code Section 7920.000-7931.000). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requester.

From: John Sarkaria <johnsarkaria@yahoo.com>
Sent: Tuesday, September 1, 2026 8:24 AM
To: Amy Callanan <acallanan@townofmammothlakes.ca.gov>
Subject: 214 Alpine circle in favor of resolution #9.3 on the consent agenda for 9/2/26 meeting

You don't often get email from johnsarkaria@yahoo.com. Learn why this is important

[EXTERNAL EMAIL]

As one of the owners of a single family home at 214 Alpine circle, I am in favor of this resolution creating a temporary closure of Berner Street. (I would actually like it to be a permanent closure). John Sarkaria

September 1, 2026

Amy Callanan, PE
Engineering Manager
TOML
Mammoth Lakes, CA 93546

Dear Amy,

Thank you for your letter to residents advising of the possible closure of Berner Street and for taking an interest in the safety of the residents and visitors in this busy residential area.

We have lived in this neighborhood for more than 30 years and have raised concerns regarding safety on Berner Street before when changes were made to the Village parking lot entrance/exit several years ago. Those changes increased traffic considerably on these residential streets in addition to GPS mapping directions sending visitors through residential areas as opposed to using preferred main road routes. We appreciate the Town finally taking a serious look at these issues due to the additional stress to the area from the construction of the Residence Inn project.

As full-time residents, we strongly support taking action now rather than waiting for a serious accident to happen, and suggest that the best (long-term) solution might be to make Berner Street one-way for vehicle traffic from Alpine Circle to Forest Trail (in that direction), in addition to maintaining a dedicated pedestrian and bicycle path in the area.

Whilst we support the proposed closure to vehicles during the construction period, we would like to stress that there must remain a safe thoroughfare for pedestrians and bikes during the closure. If this is not made a priority, pedestrians and cyclists will find a way through, which is likely to cause an increased safety risk rather than a mitigated one. This would also benefit construction workers, some of whom seem to ride bicycles to work.

Berner Street already presents challenges, especially during the winter months, with snow, reduced visibility, and vehicles traveling on the wrong side of the road as they come around the blind corner to bypass traffic waiting to get into the Village parking lot. The addition of construction vehicles, equipment, parking, and additional traffic only make these problems worse.

For that reason, we believe one-way vehicle traffic is worth serious consideration and should be the preferred approach. Limiting vehicle traffic to one direction would reduce conflicts and make it easier to manage the construction area while allowing the road corridor to continue serving pedestrians and cyclists. It would also direct vehicles to the main streets rather than through the residential area.

We are also concerned that a temporary closure or traffic arrangement could unintentionally become a long-term situation. Temporary measures have a way of becoming permanent. With this in mind, we do not want Berner Street to become a construction parking lot, nor should construction vehicles and equipment take precedence over the neighborhood's established pedestrian and bicycle access. Any solution, short or long-term must be thought through thoroughly, and residents given a reasonable amount of time to provide input.

We strongly encourage the Town to consider a plan that:

- Establishes one-way vehicle traffic on Berner Street on a long-term basis.
- Maintains a safe, continuous pedestrian and bicycle thoroughfare to the Village.
- Provides clear separation between vehicles, construction activity, pedestrians, and cyclists.
- Prevents Berner Street from becoming a construction parking area.
- Addresses the additional hazards created by winter conditions and limited visibility on the blind corner across from the Village parking lot entrance/exit.

After more than 30 years of living in this neighborhood, we believe we have an opportunity to address a longstanding safety concern in a way that benefits everyone. The goal should not simply be to move traffic around the construction site—it should be to create a safer system for drivers, pedestrians, cyclists, residents, visitors, and construction workers alike.

Thank you for listening to the concerns of those of us who live in the area and for working toward a safer solution.

Sincerely,

Tabby and David Mannetter
183 Alpine Circle
Mammoth Lakes, CA 93546
(760) 914-1277

Cc: Town Council Members

Jamie Gray

From: Nicole Godoy - The Mammoth Agent <nicole@themammothagent.com>
Sent: Wednesday, September 2, 2026 2:54 PM
To: Amy Callanan; Jamie Gray
Subject: Town council agenda #9.3 - Closing of Berner Street

You don't often get email from nicole@themammothagent.com. Learn why this is important

[EXTERNAL EMAIL]

September 1, 2026

Dear Town of Council,

First of all - Thank you for asking for neighborhood input. I am on board with closing the street to cars in front of the construction site, including winter if it needs to be.

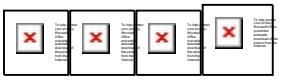
However, one of my concerns is if the plan also closes it off to walkers and bikers, not just cars. Many of us use that stretch on foot or by bike to get around, and cutting that off would push us into worse detours — kind of the opposite of what you're going for with the safety angle. Would be great if you could keep some kind of safe walking/biking path through there even while it's closed to vehicles.

Also, while this is in discussion — any chance the Town would consider just keeping the closure permanent, or maybe making that section one-way heading west instead of fully closing it? If it ends up working well for safety during construction, it might be worth keeping some version of it , for the safety of all along Berner Street.

Sincerely,

Nicole Godoy






Virus-free.www.avast.com

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
ACCESS APARTMENTS AFFORDABLE HOUSING LLC								
08/20/2026	82026000	ARINV-00026	19710	ACCESS APARTMENT	245-447-43031	Supervision by Zen Dev	226,194.94	08/26
08/20/2026	82026000	ARINV-00027	19710	ACCESS APARTMENT	245-445-43035	Pay App 18-Access Apa	36,732.02	08/26
08/20/2026	82026000	ARINV-00029	19710	ACCESS APARTMENT	245-447-43031	Pay App 18-Access Apa	40,152.67	08/26
Total ACCESS APARTMENTS AFFORDABLE HOUSING LLC:							303,079.63	
ALPINE PAINT								
08/20/2026	82026001	M0285988	5517	ALPINE PAINT	210-450-42025	PAINT/SUPPLIES	429.28	08/26
08/20/2026	82026001	M0286006	5517	ALPINE PAINT	210-450-42025	PAINT/SUPPLIES	317.17	08/26
08/20/2026	82026001	M0286058	5517	ALPINE PAINT	210-450-42025	PAINT/SUPPLIES	317.17	08/26
Total ALPINE PAINT:							1,063.62	
AMAZON CAPITAL SERVICES								
08/20/2026	82026002	1XCK-G31T-Q	19234	AMAZON CAPITAL SER	100-420-43110	Prime Business Annual	414.94	08/26
Total AMAZON CAPITAL SERVICES:							414.94	
AMERICAN RAMP COMPANY								
08/20/2026	82026003	AR-4131	20048	AMERICAN RAMP CO	100-432-43031	Professional Bike Park	7,250.00	08/26
Total AMERICAN RAMP COMPANY:							7,250.00	
AMS PLANNING & RESEARCH								
08/20/2026	82026004	3425-11	19921	AMS PLANNING & RES	100-436-43031	MACC consulting servic	2,000.00	08/26
Total AMS PLANNING & RESEARCH:							2,000.00	
ANDREW J. MORRIS,ATTORNEYAT LAW								
08/20/2026	82026005	JULY 2026	10439	ANDREW J. MORRIS,A	100-412-43031	COM DEV - Town Attorn	1,822.80	08/26
Total ANDREW J. MORRIS,ATTORNEYAT LAW:							1,822.80	
AT&T MOBILITY								
08/20/2026	115768	287347012516	8453	AT&T MOBILITY	100-420-43404	FIRST NET SERVICES	488.88	08/26
Total AT&T MOBILITY:							488.88	
AVIATION INSIGHTS, LLC								
08/20/2026	82026006	AUGUST 2026	19188	AVIATION INSIGHTS, L	220-471-43031	MONTHLY RETAINER -	3,200.00	08/26
Total AVIATION INSIGHTS, LLC:							3,200.00	
BARTILUCCI, BRYAN								
08/20/2026	115769	07282026	18588	BARTILUCCI, BRYAN	100-435-43150	PER DIEM	215.00	08/26
Total BARTILUCCI, BRYAN:							215.00	
BOBCAT OF RENO								
08/20/2026	115770	P51842	6344	BOBCAT OF RENO	910-000-13003	PARTS	240.15	08/26
Total BOBCAT OF RENO:							240.15	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
BRANDLEY ENGINEERING, INC.								
08/20/2026	82026007	11813	3443	BRANDLEY ENGINEER	220-531-43031	Supplemental Services	5,861.25	08/26
08/20/2026	82026007	11811	3443	BRANDLEY ENGINEER	220-531-43031	Supplemental Services	1,800.00	08/26
Total BRANDLEY ENGINEERING, INC.:							7,661.25	
CADENCE TEAM INC.								
08/20/2026	115771	5212	19689	CADENCE TEAM INC.	300-531-43031	IT EQUIPMENT PURCH	70,568.71	08/26
Total CADENCE TEAM INC.:							70,568.71	
CANON FINANCIAL SERVICES, INC								
08/20/2026	82026008	43687153	19353	CANON FINANCIAL SE	100-416-46010	COPIER LEASE - 6166	274.17	08/26
08/20/2026	82026008	43687154	19353	CANON FINANCIAL SE	100-416-46010	PLOTTER LEASE - 892	3,174.47	08/26
Total CANON FINANCIAL SERVICES, INC:							3,448.64	
CENTRAL VALLEY TOXICOLOGY, INC.								
08/20/2026	115772	346613	5913	CENTRAL VALLEY TOX	100-420-43031	SCREENING SERVICE	165.00	08/26
08/20/2026	115772	346839	5913	CENTRAL VALLEY TOX	100-420-43031	SCREENING SERVICE	95.00	08/26
Total CENTRAL VALLEY TOXICOLOGY, INC.:							260.00	
CERTIFIED ACCESS SPECIALIST INSTITUTE								
08/20/2026	115773	2627-003	19970	CERTIFIED ACCESS S	100-000-20073	ASSOCIATE MEMBERS	630.00	08/26
Total CERTIFIED ACCESS SPECIALIST INSTITUTE:							630.00	
COLE PRO MEDIA CORP								
08/20/2026	115774	5461	19819	COLE PRO MEDIA CO	100-420-43031	Transparency Engagem	1,500.00	08/26
08/20/2026	115774	5504	19819	COLE PRO MEDIA CO	100-420-43031	Transparency Engagem	1,500.00	08/26
Total COLE PRO MEDIA CORP:							3,000.00	
CRAFT'S HEATING & AIR CONDITIONING								
08/20/2026	115775	659792	20026	CRAFT'S HEATING & A	210-450-45224	SIGN FABRICATION SE	200.00	08/26
Total CRAFT'S HEATING & AIR CONDITIONING:							200.00	
CREATIVE IMAGE EMBROIDERY								
08/20/2026	115776	29655	6087	CREATIVE IMAGE EMB	100-435-42006	UNIFORM SERVICES	215.50	08/26
08/20/2026	115776	29688	6087	CREATIVE IMAGE EMB	100-442-42006	UNIFORM SERIVCES	48.49	08/26
Total CREATIVE IMAGE EMBROIDERY:							263.99	
DEAN'S PLUMBING & HEATING, INC.								
08/20/2026	115777	60897	2410	DEAN'S PLUMBING &	100-420-43031	HVAC SERVICE	460.00	08/26
08/20/2026	115777	61266	2410	DEAN'S PLUMBING &	858-436-45080	ICE RINK - JULY BILLIN	1,800.73	08/26
08/20/2026	115777	61246	2410	DEAN'S PLUMBING &	220-471-43031	HVAC WORK	194.05	08/26
Total DEAN'S PLUMBING & HEATING, INC.:							2,454.78	
DIY HOME CENTER								
08/20/2026	115778	194557	5476	DIY HOME CENTER	215-511-42007	PARTS/SUPPLIES	25.83	08/26
08/20/2026	115778	196100	5476	DIY HOME CENTER	300-531-43031	PARTS/SUPPLIES	126.06	08/26
08/20/2026	115778	196242	5476	DIY HOME CENTER	210-450-42022	PARTS/SUPPLIES	252.11	08/26
08/20/2026	115778	196317	5476	DIY HOME CENTER	210-450-42022	PARTS/SUPPLIES	58.16	08/26
08/20/2026	115778	196334	5476	DIY HOME CENTER	210-450-42022	PARTS/SUPPLIES	29.08	08/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
08/20/2026	115778	196404	5476	DIY HOME CENTER	100-438-45080	PARTS/SUPPLIES	4.83	08/26
08/20/2026	115778	196793	5476	DIY HOME CENTER	858-436-45080	PARTS/SUPPLIES	18.40	08/26
08/20/2026	115778	196802	5476	DIY HOME CENTER	215-511-42006	PARTS/SUPPLIES	7.46	08/26
Total DIY HOME CENTER:							521.93	
EASTERN SIERRA AUDIO								
08/20/2026	115779	208	7164	EASTERN SIERRA AU	100-416-44220	Provide sound for 3rd Si	600.00	08/26
Total EASTERN SIERRA AUDIO:							600.00	
EMPIRE SOUTHWEST								
08/20/2026	115780	EMWK438091	19724	EMPIRE SOUTHWEST	910-000-13047	EQUIPMENT SERVICE	1,957.83	08/26
Total EMPIRE SOUTHWEST:							1,957.83	
GARNICA, VICTOR								
08/20/2026	115781	08172026	18535	GARNICA, VICTOR	210-452-42030	OT MEAL ALLOWANCE	90.00	08/26
Total GARNICA, VICTOR:							90.00	
HIGH COUNTRY LUMBER								
08/20/2026	115782	31544	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	20.46	08/26
08/20/2026	115782	31804	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	50.72	08/26
08/20/2026	115782	31861	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	64.59	08/26
08/20/2026	115782	31890	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	53.16	08/26
08/20/2026	115782	31920	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	99.43	08/26
08/20/2026	115782	32067	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	2.88	08/26
08/20/2026	115782	32417	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	6.23	08/26
08/20/2026	115782	32803	830	HIGH COUNTRY LUMB	100-438-45080	PARTS/SUPPLIES	40.02	08/26
08/20/2026	115782	33773	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	165.85	08/26
08/20/2026	115782	34117	830	HIGH COUNTRY LUMB	220-471-42007	PARTS/SUPPLIES	41.33	08/26
08/20/2026	115782	34612	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	32.30	08/26
08/20/2026	115782	34713	830	HIGH COUNTRY LUMB	215-511-42007	PARTS/SUPPLIES	27.59	08/26
Total HIGH COUNTRY LUMBER:							604.56	
HMC GROUP								
08/20/2026	82026009	186562	10804	HMC ARCHITECTS	300-531-43031	TML CRC Interior Build	1,553.75	08/26
08/20/2026	82026009	186563	10804	HMC ARCHITECTS	300-531-43031	TOML New Civic Center	31,851.20	08/26
08/20/2026	82026009	186565	10804	HMC ARCHITECTS	300-531-43031	MACC Ph2 Add Balance	41,269.80	08/26
08/20/2026	82026009	186566	10804	HMC ARCHITECTS	300-531-43031	TOML MACC Renovate	18,131.25	08/26
Total HMC GROUP:							92,806.00	
JIM CHARLON FORD, INC.								
08/20/2026	115783	70756FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	280.62	08/26
08/20/2026	115783	70762FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	127.17	08/26
08/20/2026	115783	70780FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	1,372.90	08/26
08/20/2026	115783	70797FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	960.14	08/26
08/20/2026	115783	70805FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	75.71	08/26
08/20/2026	115783	70776FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	6,427.81	08/26
08/20/2026	115783	70846FOW	19138	JIM CHARLON FORD, I	910-000-13003	PARTS	127.17	08/26
Total JIM CHARLON FORD, INC.:							9,371.52	
KIMBALL-MIDWEST								
08/20/2026	82026010	104697512	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	3,939.71	08/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
08/20/2026	82026010	104700322	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	566.94	08/26
08/20/2026	82026010	104730914	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	1,034.36	08/26
08/20/2026	82026010	104737244	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	2,354.34	08/26
08/20/2026	82026010	104746078	4812	KIMBALL-MIDWEST	910-000-13003	PARTS	617.67	08/26
Total KIMBALL-MIDWEST:							8,513.02	
KINSMAN, MARLEY								
08/20/2026	115784	08172026	20047	KINSMAN, MARLEY	100-000-31610	SECURITY DEPOSIT R	437.03	08/26
Total KINSMAN, MARLEY:							437.03	
KTU&A								
08/20/2026	115785	38451	19923	KTU&A	100-432-43031	TOML P&R MASTER P	18,939.00	08/26
Total KTU&A:							18,939.00	
L.A. PERKS PLUMBING & HEATING, INC.								
08/20/2026	115786	899153	19441	L.A. PERKS PLUMBING	910-000-13047	FUEL ISLAND SERVIC	4,390.00	08/26
Total L.A. PERKS PLUMBING & HEATING, INC.:							4,390.00	
L'ABRI HOMEOWNERS ASSOCIATION								
08/20/2026	115787	SEPT 2026 UN	5816	L'ABRI HOMEOWNERS	100-416-43404	UNIT #2 MONTHLY DU	455.00	08/26
08/20/2026	115787	SEPT 2026 UN	5816	L'ABRI HOMEOWNERS	100-416-43404	UNIT #4 MONTHLY DU	455.00	08/26
Total L'ABRI HOMEOWNERS ASSOCIATION:							910.00	
LUTTRELL HOLDINGS IIM LLC								
08/20/2026	82026011	26198	19462	LUTTRELL HOLDINGS	100-442-43031	CLERK - BUILIDING TE	600.00	08/26
Total LUTTRELL HOLDINGS IIM LLC:							600.00	
MAMMOTH BUSINESS ESSENTIALS								
08/20/2026	115788	12419	18730	MAMMOTH BUSINESS	100-420-42005	SHIPPING SERVICES	632.83	08/26
Total MAMMOTH BUSINESS ESSENTIALS:							632.83	
MAMMOTH LAKES CREATIVE								
08/20/2026	82026012	1708	18437	MAMMOTH LAKES CR	100-432-43120	SUMMER RACK CARD	892.03	08/26
Total MAMMOTH LAKES CREATIVE:							892.03	
MAMMOTH SPA CREATIONS								
08/20/2026	115789	160830	19143	MAMMOTH SPA CREA	100-434-42009	SUPPLIES	135.74	08/26
08/20/2026	115789	160889	19143	MAMMOTH SPA CREA	100-434-42009	SUPPLIES	61.41	08/26
Total MAMMOTH SPA CREATIONS:							197.15	
MCCANDLESS TRUCK CENTER LLC								
08/20/2026	115790	P109013032:0	20006	MCCANDLESS TRUCK	910-000-13003	PARTS	27.11	08/26
08/20/2026	115790	P109012621:0	20006	MCCANDLESS TRUCK	910-000-13003	PARTS	1,118.40	08/26
Total MCCANDLESS TRUCK CENTER LLC:							1,145.51	
MINARET VILLAGE SHOPPING CENTER								
08/20/2026	82026013	2026-SEPT	1	MINARET VILLAGE SH	100-416-45010	MONTHLY RENT AND	35,862.64	08/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total MINARET VILLAGE SHOPPING CENTER:							35,862.64	
MISSION LINEN SUPPLY, INC								
08/20/2026	115791	526515942	6482	MISSION LINEN SUPPL	210-455-42006	LINEN SERVICE/SUPP	268.64	08/26
08/20/2026	115791	526553661	6482	MISSION LINEN SUPPL	100-434-45080	LINEN SERVICE/SUPP	273.25	08/26
08/20/2026	115791	526553692	6482	MISSION LINEN SUPPL	100-438-45080	LINEN SERVICE/SUPP	334.45	08/26
08/20/2026	115791	526559163	6482	MISSION LINEN SUPPL	210-455-42006	LINEN SERVICE/SUPP	490.52	08/26
08/20/2026	115791	526561799	6482	MISSION LINEN SUPPL	100-438-45080	LINEN SERVICE/SUPP	110.56	08/26
Total MISSION LINEN SUPPLY, INC:							1,477.42	
MOUNTAIN SHADOWS HOMEOWNERS' ASSOC								
08/20/2026	115792	2026 - UNIT D8	19168	MOUNTAIN SHADOWS	100-464-43404	UNIT D8 MONTHLY DU	423.93	08/26
08/20/2026	115792	2026 - UNIT G	19168	MOUNTAIN SHADOWS	100-464-43404	UNIT G1 MONTHLY DU	423.93	08/26
Total MOUNTAIN SHADOWS HOMEOWNERS' ASSOC:							847.86	
PERFORMANCE TOWING								
08/20/2026	115793	08082026	19062	PERFORMANCE TOWI	100-420-43031	TOWING SERVICES	280.00	08/26
Total PERFORMANCE TOWING:							280.00	
PETERBILT TRUCK PARTS & EQUIPMENT, LLC								
08/20/2026	82026014	X101343680:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	639.78	08/26
08/20/2026	82026014	X101344599:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	309.81	08/26
08/20/2026	82026014	X101346485:0	8484	PETERBILT TRUCK PA	910-000-13003	PARTS	228.96	08/26
Total PETERBILT TRUCK PARTS & EQUIPMENT, LLC:							1,178.55	
PYRO SPECTACULARS, INC.								
08/20/2026	82026015	INV512665	5908	PYRO SPECTACULAR	100-432-44320	SPECIAL FIREWORKS	21,000.00	08/26
Total PYRO SPECTACULARS, INC.:							21,000.00	
QUILL CORPORATION								
08/20/2026	82026016	49864659	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	44.40	08/26
08/20/2026	82026016	50020847	2090	QUILL CORPORATION	100-416-42002	OFFICE SUPPLIES	204.42	08/26
Total QUILL CORPORATION:							248.82	
RIVERSIDE COUNTY SHERIFF'S DEPARTMENT								
08/20/2026	115794	BCTC0098982	19758	RIVERSIDE COUNTY S	100-420-43150	LODGING - Basic Acad	6,188.00	08/26
08/20/2026	115794	BCTC0098983	19758	RIVERSIDE COUNTY S	100-420-43150	LODGING - Basic Acad	6,188.00	08/26
Total RIVERSIDE COUNTY SHERIFF'S DEPARTMENT:							12,376.00	
SHEET, THE								
08/20/2026	115795	13416	6678	SHEET, THE	100-413-43130	1/2 PAGE AD 4TH OF J	470.00	08/26
Total SHEET, THE:							470.00	
SIERRA BUSINESS PARK OWNERS ASSOCIATION								
08/20/2026	115796	LOT 36 & 37 S	18782	SIERRA BUSINESS PA	205-490-43404	09/26 - LOTS 36 & 37	1,520.18	08/26
Total SIERRA BUSINESS PARK OWNERS ASSOCIATION:							1,520.18	

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
SPIESS CONSTRUCTION CO., INC.								
08/20/2026	82026017	08192026	2906	SPIESS CONSTRUCTI	300-531-43031	Minaret MUP Pay Applic	774,549.25	08/26
Total SPIESS CONSTRUCTION CO., INC.:							774,549.25	
ST MORITZ OWNERS' ASSOC								
08/20/2026	115797	2026 - UNIT 07	19206	ST MORITZ OWNERS'	100-464-43404	UNIT# 079 - MONTHLY	354.99	08/26
Total ST MORITZ OWNERS' ASSOC:							354.99	
STEVE'S AUTO & TRUCK PARTS								
08/20/2026	115798	181531	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	485.76	08/26
08/20/2026	115798	181651	1221	STEVE'S AUTO & TRU	910-000-13003	PARTS	53.93	08/26
Total STEVE'S AUTO & TRUCK PARTS:							539.69	
THOMAS PETROLEUM, LLC								
08/20/2026	82026018	1654565-IN	7891	THOMAS PETROLEUM	910-000-13001	FUEL SERVICES	34,794.09	08/26
Total THOMAS PETROLEUM, LLC:							34,794.09	
T-MOBILE USA INC.								
08/20/2026	115799	L2511180690	20050	T-MOBILE USA INC.	100-420-42030	CELL TOWER DUMP	200.00	08/26
Total T-MOBILE USA INC.:							200.00	
TRIAD/HOLMES ASSOCIATES								
08/20/2026	115800	1022856	336	TRIAD/HOLMES ASSO	300-531-43031	Sierra Geotechnical Ser	456.25	08/26
08/20/2026	115800	1022922	336	TRIAD/HOLMES ASSO	300-531-43031	Sierra Geotechnical Ser	7,838.76	08/26
08/20/2026	115800	1022923	336	TRIAD/HOLMES ASSO	300-531-43031	Sierra Geotechnical Ser	29,029.38	08/26
Total TRIAD/HOLMES ASSOCIATES:							37,324.39	
VERIZON								
08/20/2026	115801	6149419876	5637	VERIZON	100-420-43404	07/26 WIRELESS SERI	860.53	08/26
08/20/2026	115801	6150269069	5637	VERIZON	910-456-43404	07/26 - FUEL TRUCK	134.05	08/26
08/20/2026	115801	6150703950	5637	VERIZON	100-416-43404	08/26-ADMIN	1,693.15	08/26
Total VERIZON:							2,687.73	
WESTERN NEVADA SUPPLY CO.								
08/20/2026	82026019	12405277	155	WESTERN NEVADA SU	300-531-43031	PARTS/SUPPLIES	139.95	08/26
Total WESTERN NEVADA SUPPLY CO.:							139.95	
WILLDAN								
08/20/2026	115802	002-38803	18417	WILLDAN	300-531-43031	PLAN CHECK: BP23-00	514.50	08/26
08/20/2026	115802	002-38804	18417	WILLDAN	300-531-43031	PLAN CHECK: BP24-00	294.00	08/26
Total WILLDAN:							808.50	
WILLIAM SCOTSMAN, INC.								
08/20/2026	82026020	9026823367	20049	WILLIAM SCOTSMAN, I	220-471-43031	CONTRACT # 1002841	74,351.81	08/26
Total WILLIAM SCOTSMAN, INC.:							74,351.81	
WILSON, MATTHEW R								
08/20/2026	115803	14MML-2	19888	WILSON, MATTHEW R	245-445-43035	LEASE TO LOCALS - FI	2,250.00	08/26

Check Issue Date	Check Nu	Invoice Number	Vendor Nu	Payee	Invoice GL Account	Description	Amount	GL Period
Total WILSON, MATTHEW R:							2,250.00	
Grand Totals:							1,554,132.67	

Signature: Jamie Gray Date 8/24/26

Signature: Haislip Hayes Date 8.24.26

Signature: Rob Patterson Date 8/25/2026

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

TOWN COUNCIL STAFF REPORT

Title: Award the contract for the Mammoth Yosemite Airport Multipurpose Building Phase II Project to Spiess Construction Company in the amount of $3,882,400.

Meeting Date: September 2, 2026

Prepared by: Soibian Spring, Airport Manager

RECOMMENDATION:

Staff recommend Town Council:

- Approve the plans and specifications.
- Award the contract to the lowest responsive bidder, Spiess Construction Co., Inc. in the amount of $ 3,882,400.00.
- Authorize the Town Manager to execute the construction contract.
- Authorize the Airport Manager to accept the project upon completion.
- Authorize the Airport Manager to review and approve minor revisions to complete the project, up to an additional 10% of the award amount.
- Authorize the Town Manager to execute the FAA grants.

BACKGROUND:

Mammoth Yosemite Airport (MMH) designed a Multipurpose Building that would provide offices for staff and storage for snow removal and maintenance vehicles and the Aircraft Rescue Firefighting engine (ARFF). Sitework (Phase I) to prepare for the Multipurpose Building was constructed in the summer of 2026. This project included new and renovated access roads to the Corporate hangars and relocating Taxiway A3, improving aircraft safety, and will provide direct ARFF access to the runway should the ARFF bay portion of the Multipurpose Building be built.

Phase II of the Multipurpose Building progress is the Snow Removal Equipment storage portion of the original building. This was separated from the whole building to be eligible for special supplemental “Airport Resilience” funding. MMH’s FAA project management team advocated at a national level for this funding. The Multipurpose Building is otherwise not competitive for discretionary funds due to lack of enplanements and commercial airline service. The Town currently stores snow removal equipment in a rented hangar. The location, size, monthly cost, and access to the runway create operational challenges. The new structure will enhance response time and operational efficiency for snow removal operations.

ANALYSIS:

The Town advertised for the Mammoth Yosemite Airport Multipurpose Building – Phase II project starting May 29th 2026. Bids were opened on July 23rd 2026, at 3:00 PM. The bids received were as follows for base bid.

Spiess Construction Co., Inc.	$ 3,882,400.00
SOLPAC Construction Inc	$ 4,006,600.00
AMG & Associates, Inc	$ 4,980,348.00
Seegert Construction	$ 5,343,155.48

A bid review was completed, and no irregularities were found.

FINANCIAL CONSIDERATIONS:

Federal Aviation Administration (FAA) moneys will fund 95% of the eligible project costs. The federal share of 95% is funded by the Airport Infrastructure Grant (AIG) as well as two Airport Improvement Program Grants (AIP). The sponsor, Town of Mammoth Lakes, is responsible for the remaining 5% of FAA eligible project costs, 100% of FAA ineligible project costs, and any additional costs where FAA funding was not available. The sponsor match would have been significantly less if the 10,000-person annual enplanement threshold had been met. FAA eligibility is based on amount of eligible snow removal equipment that requires storage. For this project, 86% of the building footprint and building costs are considered eligible and 14% is considered ineligible for FAA funding.

The Total project costs are as follows:

Construction – Base Bid	$ 3,882,400
Administration	$ 162,000
Engineering During Construction/Closeout	
Construction Management	$ 389,000
Total Project Costs	$ 4,433,400

The breakdown of project funds is:

Federal AIG/AIP Grant Funds	$ 2,705,840
Sponsor Match	$ 1,727,560
Total Project Funds Available	$ 4,433,400

ENVIRONMENTAL CONSIDERATIONS:

An Environmental Impact Report (EIR) was prepared for this project pursuant to the California Environmental Policy Act (CEQA) under California Code of Regulations with a Notice of Determination filed on January 12, 2023.

GENERAL NOTES:

1. CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CONTRACT AGREEMENT, THESE PLANS, TECHNICAL SPECIFICATIONS, SPECIAL PROVISIONS, INFORMATION FOR BIDDERS, AND ALL APPLICABLE FAA STANDARDS, MUNICIPAL STANDARDS, AND OTHER REFERENCED DOCUMENTS. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL SAFETY AND ENVIRONMENTAL REGULATIONS. THE PROJECT IS SUBJECT TO INSPECTION OF THE OWNER AND THE RESIDENT PROJECT REPRESENTATIVE DESIGNATED BY THE OWNER, THE FEDERAL AVIATION ADMINISTRATION, AND ANY OTHER GOVERNING AGENCIES.

2. THIS PROJECT FOLLOWS AFTER THE MULTIPURPOSE BUILDING SITE WORK PHASE 1 - RECONSTRUCT AND EXTEND SERVICE ROAD, RELOCATE TAXIWAY A3. THIS PROJECT MAY BE ISSUED FOR BID BEFORE THE COMPLETION OF PHASE 1. PHASE 1 IMPROVEMENTS ARE DEPICTED SEPARATELY FROM EXISTING FEATURES ON THESE PLANS.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION OF THIS PROJECT.

4. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING A MINIMUM OF 72 HOURS IN ADVANCE TO OBTAIN CLEARANCE FOR WORK.

5. THE CONTRACTOR'S SUPERINTENDENT SHALL BE ON THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS WHILE THIS PROJECT IS IN PROGRESS. SUPERINTENDENT SHALL BE CONTRACTOR'S DESIGNATED RESPONSIBLE REPRESENTATIVE AND SHALL BE AVAILABLE IN CASE OF EMERGENCIES ON A 24-HOUR DAILY BASIS.

6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CLEANLINESS, SAFETY, AND SECURITY OF THE WORK, STAGING AND STORAGE AREAS AT ALL TIMES.

7. THESE PLANS SHOW ITEMS TO BE CONSTRUCTED UNDER THIS CONTRACT AND EXISTING FIELD CONDITIONS AT THE TIME THESE PLANS WERE PREPARED. THE EXISTING INFORMATION SHOWN ON THESE PLANS IS FROM THE BEST SOURCES AVAILABLE AT THE TIME OF COMPILATION. ACTUAL FIELD CONDITIONS, GRADES, LOCATIONS AND OTHER FEATURES MAY DIFFER FROM CONDITIONS INDICATED ON THESE DOCUMENTS. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO BE SATISFIED THAT THE INFORMATION IS STILL CURRENT AT THE TIME OF CONSTRUCTION NOTICE TO PROCEED. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES OR CHANGES ENCOUNTERED.

8. ELECTRONIC FILES OF THESE PLANS MAY BE PROVIDED BY THE ENGINEER AS A CONVENIENCE TO THE CONTRACTOR. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS AND THE ELECTRONIC FILES, THE PLANS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE PROJECT TO THE PRINTED PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICES.

9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SERVICE LATERALS, AND CONDUIT ("UTILITIES") IS BASED ON THE BEST AVAILABLE INFORMATION TO THE ENGINEER AND SHALL BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND FOR REPAIRING ALL DAMAGE THAT OCCURS DUE TO THE CONTRACTOR'S ACTIVITIES.

   CALL BEFORE YOU DIG. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT PRIOR TO CONSTRUCTION AT 811 OR USANORTH811.COM. CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION, DEPTH, AND SIZE OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. NO EXTRA PAYMENT FOR POTHOLING

10. EXERCISE EXTREME CARE WHEN USING ANY EQUIPMENT TO PREVENT CONTACT WITH ANY NEARBY POWER LINES AND POWER SOURCES. SAFE WORKING CLEARANCES SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC).

11. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND RPR ON THE PRECISE LOCATION AND LIMITS OF THE CONTRACTOR'S STAGING AND STORAGE AREA, AS WELL AS ANY SPECIAL REQUIREMENTS FOR FENCING, SECURITY OR ACCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL UTILITIES AND HOOK-UPS NECESSARY FOR THE CONTRACTOR'S USE AND FOR ALL PROJECT FIELD OFFICES AS REQUIRED IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL USE THE STAGING AND STORAGE AREA FOR SHOP, MATERIAL AND EQUIPMENT STORAGE, AND OTHER PROJECT-RELATED ACTIVITIES, INCLUDING EMPLOYEE PARKING. ALL COSTS ASSOCIATED WITH PREPARATION AND CLEANUP OF THE STAGING AREA SHALL BE BORNE BY THE CONTRACTOR.

12. ANY AND ALL REQUIRED UTILITIES FOR THE CONTRACTOR'S OPERATIONS SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR DIRECTLY TO THE APPROPRIATE UTILITY. UTILITY ARRANGEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND RPR.

13. THE CONTRACTOR SHALL NOT ENTER ONTO ANY AREA OUTSIDE OF THE CONSTRUCTION LIMITS, STAGING AREA, OR DESIGNATED HAUL ROUTES WITHOUT APPROVAL OF THE OWNER AND RPR.

14. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE TRAFFIC REGULATIONS CONCERNING THE USE OF STREETS AND ROADWAYS FOR HAULING. ANY DAMAGE DONE TO THE ROADWAYS DUE TO THE CONTRACTOR'S EQUIPMENT OR HAULING OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.

15. NO MATERIAL SHALL BE WASTED OR STOCKPILED ON THE AIRPORT UNLESS APPROVED BY THE OWNER AND RPR. STOCKPILED MATERIAL SHALL MEET SWPPP REQUIREMENTS AND SHALL BE CONSTRAINED IN A MANNER TO PREVENT MOVEMENT AS A RESULT OF AIRCRAFT OPERATIONS OR WIND AND IN ACCORDANCE WITH FAA ADVISORY CIRCULARS.

16. THE CONTRACTOR SHALL INVESTIGATE THE AVAILABILITY OF AN ADEQUATE SUPPLY OF SUITABLE WATER AND PROVIDE NECESSARY FACILITIES TO FURNISH WATER FOR USE DURING CONSTRUCTION, SOLELY AT THEIR EXPENSE. CONTRACTOR SHALL NOT DRAW WATER FROM ANY FIRE HYDRANT FOR USE ON THE WORK WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE AIRPORT, CONTROLLING FIRE DEPARTMENT, OR UTILITY.

17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FIRE HYDRANTS AND BACKFLOW PREVENTERS AT ALL TIMES.

18. ANY WASTE, CONSTRUCTION DEBRIS, OR SOIL MUST BE DISPOSED OF PROPERLY. DISPOSAL OF MATERIAL OFF-SITE SHALL BE DONE IN A LAWFUL MANNER AND AT A SITE HAVING CURRENT APPROVAL TO ACCEPT SOLID WASTE. DISPOSAL SITE AND PROCEDURES MUST BE IDENTIFIED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER AND RPR FOR APPROVAL PRIOR TO USE.

19. CONTRACTOR SHALL HAVE SPILL KITS AVAILABLE IN WORK AREAS AND SHALL CONTAIN ALL SPILLS IMMEDIATELY AND SHALL NOTIFY RPR. AT ANY SIGN OF CONTAMINATED SOIL, THE CONTRACTOR SHALL NOTIFY RPR AND OWNER FOR ASSESSMENT OF APPROPRIATE REMEDIATION.

20. ANY SOLVENT USED TO CLEAN TOOLS, EQUIPMENT, OR SPILLS MAY BE CONSIDERED A HAZARDOUS WASTE AND MUST BE PROPERLY MANAGED. NO SOLVENTS, CLEANING BY-PRODUCTS, WASTE, REFUSE, OR LEFTOVER PAINT MAY BE DISPOSED OF OR DISCHARGED INTO STORM DRAINS, DRYWELLS, OR ANY GROUND SURFACE, OR OTHERWISE BE PERMITTED TO REMAIN ON AIRPORT PROPERTY. ALL SUCH MATERIAL SHALL BE REMOVED OFF-SITE BY CONTRACTOR IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

21. THE CONTRACTOR SHALL CONDUCT THE FINAL CLEANING OF AFFECTED AIRPORT PAVEMENTS PRIOR TO REOPENING THE PAVEMENTS TO AIR TRAFFIC. CONTRACTOR TO PROTECT ALL EXISTING UTILITY VAULTS AND LIDS DURING CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT ALL VAULT LIDS ARE OPERATIONAL FOLLOWING COMPLETION OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS DAILY CLEAN-UP OF THE WORK AREA. NO WIRE OR METAL BRISTLES ARE ALLOWED.

22. AT THE CONCLUSION OF ALL WORK, CONTRACTOR SHALL SEED CONTRACTOR'S STORAGE, STAGING AND TEMPORARY STOCKPILE AREA AND ALL DISTURBED GRADING OR EMBANKMENT AREAS. LIMITS OF SEEDING SHALL BE VERIFIED BY RESIDENT ENGINEER. HYDROSEEDING SHALL BE A REQUIRED BMP TO BE INCLUDED IN THE SWPPP. NO ADDITIONAL PAYMENT FOR SURFACE PREPARATION OR SEEDING OF DISTURBED AREAS SHALL BE MADE, ALL SUCH COSTS SHALL BE INCLUDED IN THE PREPARING AND IMPLEMENTING THE SWPPP.
    SEED MIX MUST MATCH LOCAL GRASSES, COMPLY WITH LOCAL REQUIREMENTS, AND BE SUITABLE FOR USE ON AIRPORTS. SEED MIX, MULCH, FERTILIZER, AND APPLICATION RATES SHALL BE APPROVED BY OWNER PRIOR TO USE. HYDROSEEDING MUST PRODUCE ADEQUATE GROWTH TO SATISFY THE STATE WATER BOARD SUCH THAT THE SWPPP CAN BE CLOSED OUT AFTER THE PROJECT IS COMPLETE.

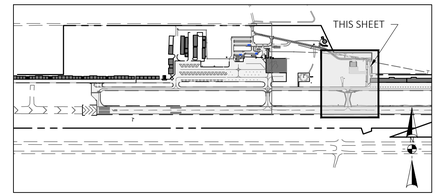
23. THE CONTRACTOR SHALL COMPLETE CLEANUP AND RESTORATION OF THE ENTIRE PROJECT AREA, INCLUDING STAGING AND STORAGE AREAS AND BATCH PLANTS PRIOR TO PROJECT FINAL ACCEPTANCE.

ABBREVIATIONS:

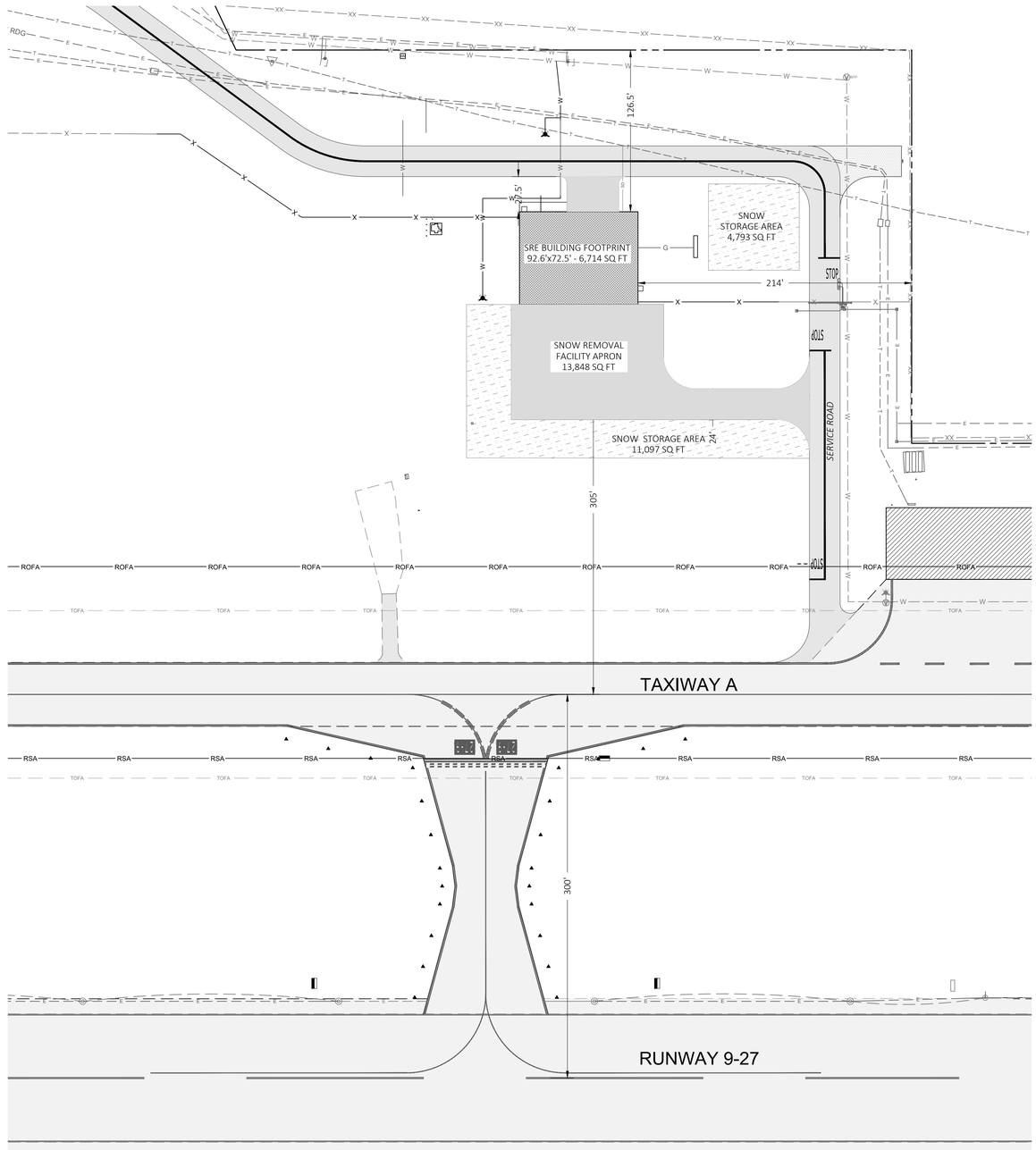
AB	AGGREGATE BASE
ABND	ABANDONED
AC	ASPHALT CONCRETE
ALT	ALTERNATE
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
ATCT	AIR TRAFFIC CONTROL TOWER
AWG	AMERICAN WIRE GAUGE
BNDY	BOUNDARY
BLD	BUILDING
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CBR	CALIFORNIA BEARING RATIO
CL OR ℄	CENTERLINE
COMM	COMMUNICATION
COORD	COORDINATE
CTAF	COMMON TRAFFIC ADVISORY FREQUENCY
CTPB	CEMENT TREATED PERVIOUS BASE
CSPP	CONSTRUCTION SAFETY & PHASING PLAN
CU YD OR CY	CUBIC YARD
DIA	DIAMETER
DI	DROP INLET
DIP	DUCTILE IRON PIPE
E	EAST
EA	EACH
EG	EXISTING GRADE (OR GROUND)
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX, EXIST	EXISTING
EXC	EXCAVATION
FAA	FEDERAL AVIATION ADMINISTRATION
FBO	FIXED BASED OPERATOR
FG	FINISHED GRADE (OR GROUND)
FL	FLOW LINE
FT	FEET
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GND	GROUND
HGR	HANGAR
HH	HANDHOLE
HORZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
kV	KILOVOLT
kVA	KILOVOLT AMPERE
L	LENGTH
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NE	NORTHEAST
NIC	NOT IN CONTRACT
No., #	NUMBER
NOTAM	NOTICE TO AIR MISSIONS
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OD	OUTSIDE DIAMETER
PAPI	PRECISION APPROACH PATH INDICATOR
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
PWR	POWER
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPR	RESIDENT PROJECT REPRENTATIVE
RT	RIGHT
RW	RUNWAY
S	SOUTH, OR SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SPEC	SPECIFICATIONS
SS	SANITARY SEWER
STA	STATION
SQ.YD, SY	SQUARE YARD
SW	SOUTHWEST
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TD	TOP OF DUCT
T/L	TAXILANE
T/W	TAXIWAY
TYP	TYPICAL
UG	UNDERGROUND
VAR	VARIES (OR VARIABLE)
VC	VERTICAL CURVE
VOL	VOLUME
W/	WITH
W	WEST, OR WIDTH, OR WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

N9738.46 E13727.35	AIRPORT GRID COORDINATE
	EXISTING BUILDING
	NEW BUILDING
	EXISTING PAVEMENT
	NEW ROAD, PARKING, & APRON PAVEMENT
	PROPERTY LINE
	EX CHAIN LINK FENCE
	EX BARBED WIRE FENCE
	NEW CHAIN LINK FENCE
	LIMITS OF CONSTRUCTION



LOCATION MAP



BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · MELISSA S. BRADLEY · No. C 71139 · Exp 6-30-2027 · CIVIL · STATE OF CALIFORNIA

5-22-26

No.	REVISIONS	BY	APR	DATE

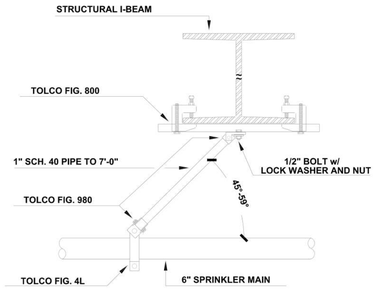
MAMMOTH YOSEMITE AIRPORT
MAMMOTH LAKES CALIFORNIA

SNOW REMOVAL EQUIPMENT BUILDING

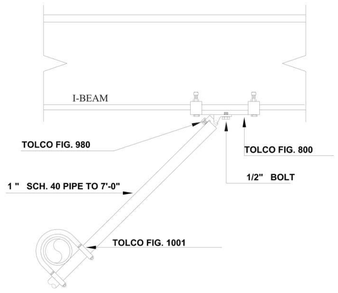
CIVIL SITE PLAN & GENERAL NOTES

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CHECKED	MSB
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SHEET No.	C01-01

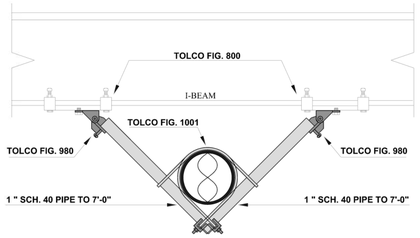
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SEISMIC SWAY BRACE ASSEMBLY
LONGITUDINAL

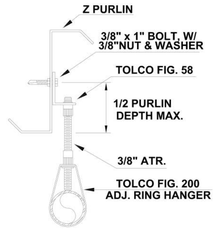


SEISMIC SWAY BRACE ASSEMBLY
LATERAL

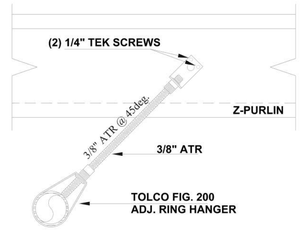


ORIENTATION:B

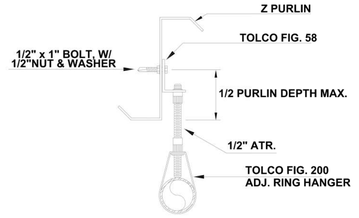
SEISMIC SWAY BRACE ASSEMBLY
4-WAY @ 6" RISER



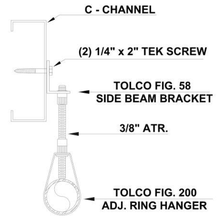
TOLCO FIG. 58
SIDE BEAM BRACKET
1" - 2" LINE HANGER



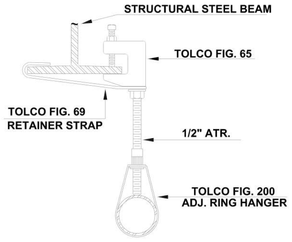
TOLCO FIG. 58
BRANCH LINE RESTRAINT **SYMBOL:**



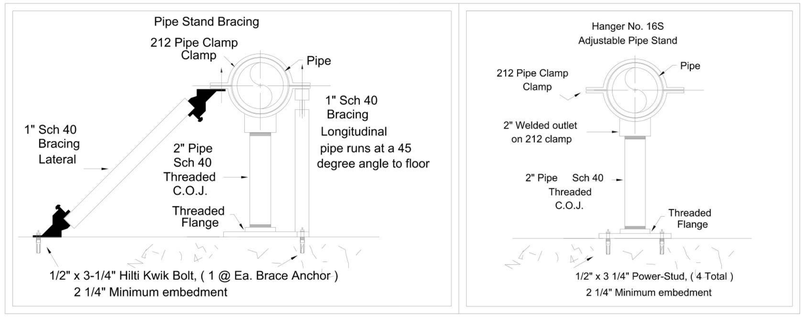
TOLCO FIG. 51
SIDE BEAM BRACKET
6" MAIN HANGER



TOLCO FIG. 58
SIDE BEAM BRACKET



TOLCO FIG. 65 DETAIL
BOTTOM FLANGE LOCATION
6" MAIN HANGER

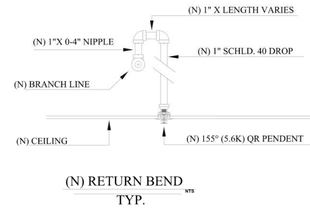


NFPA 13 2022 TABLE 17.4.2.1 (a)	1	1¼	1½	2	2½	3	3½	4	5	6	8
STEEL PIPE (except threaded lightwall)	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0
STEEL PIPE (threaded lightwall)	12-0	12-0	12-0	12-0	12-0	12-0	N/A	N/A	N/A	N/A	N/A

HANGING NOTE:

PER 2022 NFPA 13 SEC. 17.4.3.2.1 THERE SHALL NOT BE LESS THAN ONE HANGER FOR EACH SECTION OF PIPE

HANGERS FOR MAINS SHALL BE IN ACCORDANCE WITH TABLE 17.4.2.1(a) OR BETWEEN EACH BRANCH LINE, WHICHEVER IS THE LESSER DIMENSION. PER NFPA 13 2022, SEC. 17.4.4.1



TOLBrace™ Seismic Bracing Calculations V8.8.138

Contractor: Sacramento Engineering Cor
Address: 10555 Old Placerville Road Sacramento, ca
Phone:
License:

Project Address: Mammoth ARFF, 1300 Airport Road, Mammoth lakes, CA
Job # 22356
Calculations based on 2022 NFPA Pamphlet #13

Brace Information

Maximum Brace Length	7' 0" (2.134 m)
Diameter of Brace	1"
Type of Brace	Sch.40
Angle of Brace	45° Min.
Least Rad. of Gyration	0.42" (11 mm)
L/R Value	200
Max Horizontal Load	1310 lbs (594 kg)

Fastener Information

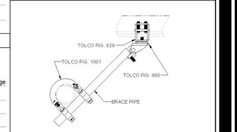
Orientation to Connecting Surface	NFPA Type B
Fastener	
Type	Fig.828 Along 1/2" - 7/8" Thick Flange
Diameter	N/A
Length	N/A
Maximum Load	1370 lbs (621 kg)
Prying Factor	N/A

TOLCO™ Brace Components

TOLCO™ Component	Listed Load	Adjusted Load
Fig. 1001 Clamp	2000 lbs (907 kg)	1414 lbs (641 kg)
Fig.980 - 3/4" Universal Swivel	2100 lbs (953 kg)	1485 lbs (674 kg)
Fig.828 Along 1/2" - 7/8" Thick	1370 lbs (621 kg)	968 lbs (439 kg)

*Calculation Based on CONCENTRIC Loading
*Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.

Seismic Brace Assembly Detail



Brace Identification on Plans RISER-4-WAY
Brace Type Lateral [ ] Longitudinal [ ] 4-Way [X]

Sprinkler System Load Calculation (Fpw = CpWp)
Cp = 0.83

Diameter	Type	Length	Total Length	Weight Per Unit Length	Total Weight
6" (150 mm)	Sch. 10	18 ft (5.5 m)	18 ft (5.5 m)	23.03 lb/ft (34.27 kg/m)	415 lbs (188 kg)

Subtotal Weight	415 lbs (188 kg)
Wp (incl. 15%)	477 lbs (216 kg)

Main Size	Type/Sch.	Spacing (ft)	Total (Fpw)
6"	Sch. 10	18	396 lbs (180 kg)

Maximum Fpw per 18.5.5.2 (if applicable) N/A

TOLBrace™ Version 8 | Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

TOLBrace™ Seismic Bracing Calculations V8.8.138

Contractor: Sacramento Engineering Cor
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Brace Information

Maximum Brace Length	7' 0" (2.134 m)
Diameter of Brace	1"
Type of Brace	Sch.40
Angle of Brace	45° Min.
Least Rad. of Gyration	0.42" (11 mm)
L/R Value	200
Max Horizontal Load	1310 lbs (594 kg)

Fastener Information

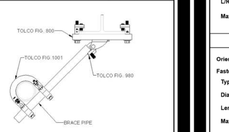
Orientation to Connecting Surface	NFPA Type B
Fastener	
Type	Fig.800 - Across 4" - 12" Wide
Diameter	N/A
Length	N/A
Maximum Load	1400 lbs (635 kg)
Prying Factor	N/A

TOLCO™ Brace Components

TOLCO™ Component	Listed Load	Adjusted Load
Fig. 1001 Clamp	2000 lbs (907 kg)	1414 lbs (641 kg)
Fig.980 - 3/4" Universal Swivel	2100 lbs (953 kg)	1485 lbs (674 kg)
Fig.800 - Across 4" - 12" Wide	1400 lbs (635 kg)	990 lbs (449 kg)

*Calculation Based on CONCENTRIC Loading
*Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.

Seismic Brace Assembly Detail



Brace Identification on Plans LAT
Brace Type Lateral [X] Longitudinal [ ] 4-Way [ ]

Sprinkler System Load Calculation (Fpw = CpWp)
Cp = 0.83

Diameter	Type	Length	Total Length	Weight Per Unit Length	Total Weight
6" (150 mm)	Sch. 10	20 ft (6.1 m)	20 ft (6.1 m)	23.03 lb/ft (34.27 kg/m)	461 lbs (209 kg)
2" (50 mm)	Sch. 10	120 ft (36.6 m)	120 ft (36.6 m)	4.22 lb/ft (6.28 kg/m)	506 lbs (230 kg)

Subtotal Weight	967 lbs (439 kg)
Wp (incl. 15%)	1112 lbs (504 kg)

Main Size	Type/Sch.	Spacing (ft)	Total (Fpw)
6"	Sch. 10	20	923 lbs (419 kg)

Maximum Fpw per 18.5.5.2 (if applicable) 4039 lb (1832 kg)

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TOLBrace™ Seismic Bracing Calculations V8.8.138

Contractor: Sacramento Engineering Cor
Address: 10555 Old Placerville Road Sacramento, ca
Phone:
License:

Project Address: Mammoth ARFF, 1300 Airport Road, Mammoth lakes, CA
Job # 22356
Calculations based on 2022 NFPA Pamphlet #13

Brace Information

Maximum Brace Length	7' 0" (2.134 m)
Diameter of Brace	1"
Type of Brace	Sch.40
Angle of Brace	45° Min.
Least Rad. of Gyration	0.42" (11 mm)
L/R Value	200
Max Horizontal Load	1310 lbs (594 kg)

Fastener Information

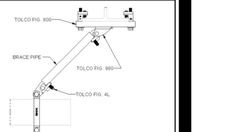
Orientation to Connecting Surface	NFPA Type B
Fastener	
Type	Fig.800 - Across 4" - 12" Wide
Diameter	N/A
Length	N/A
Maximum Load	1400 lbs (635 kg)
Prying Factor	N/A

TOLCO™ Brace Components

TOLCO™ Component	Listed Load	Adjusted Load
Fig. 4L Clamp	2000 lbs (907 kg)	1414 lbs (641 kg)
Fig.980 - 3/4" Universal Swivel	2100 lbs (953 kg)	1485 lbs (674 kg)
Fig.800 - Across 4" - 12" Wide	1400 lbs (635 kg)	990 lbs (449 kg)

*Calculation Based on CONCENTRIC Loading
*Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.

Seismic Brace Assembly Detail



Brace Identification on Plans LNG
Brace Type Lateral [ ] Longitudinal [X] 4-Way [ ]

Sprinkler System Load Calculation (Fpw = CpWp)
Cp = 0.83

Diameter	Type	Length	Total Length	Weight Per Unit Length	Total Weight
6" (150 mm)	Sch. 10	40 ft (12.2 m)	40 ft (12.2 m)	23.03 lb/ft (34.27 kg/m)	921 lbs (418 kg)

Subtotal Weight	921 lbs (418 kg)
Wp (incl. 15%)	1059 lbs (480 kg)

Main Size	Type/Sch.	Spacing (ft)	Total (Fpw)
6"	Sch. 10	40	879 lbs (399 kg)

Maximum Fpw per 18.5.5.2 (if applicable) N/A

TOLBrace™ Version 8 | Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

FIRE SPRINKLER GENERAL NOTES

1. THIS PROJECT DESIGN IS FOR A NEW STEEL CONSTRUCTED BUILDING FOR A FUTURE OFFICE AND SNOW REMOVAL EQUIPMENT STORAGE.

2. FIRE SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13 (2022) AND THE AUTHORITY HAVING JURISDICTION FORLIGHT HAZARD AND ORDINARY GRP. 2 HAZARD OCCUPANCY. MAXIMUM STORAGE HEIGHT IS 12'-0" TOP OF PRODUCT. DESIGN AREA FOR ORDINARY HAZARD GROUP 2 OCCUPANCY FOR A DRY SYSTEM HAS BEEN INCREASED TO 1950sq./ft.

3. PIPING TYPE SHALL BE SCHLD. 10 FOR GROOVED/WELDDED PIPING AND SCHLD. 40 FOR THREADED PIPING. NEW INSTALLED PIPE SHALL BE BLACK, UL LISTED AND APPROVED FOR FIRE SERVICE.

4. HANGERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13 (2022) AND MANUF. REQUIREMENTS.

5. SEISMIC BRACING SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13 (2022) AND MANUF. REQUIREMENTS.

6. BRANCH LINE RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13 (2022) AND MANUF. REQUIREMENTS.

7. THIS FIRE SPRINKLER SYSTEM IS A DRY PIPE SYSTEM. ALL PIPE SHALL BE SLOPED TOWARDS DRAINS PER NFPA 13.

8. SYSTEMS SHALL BE HYDRO-STATICALLY TESTED @ 200 PSI FOR 2 HOURS - PER NFPA. # 13.

9. 24 HOUR SUPERVISION BY A CENTRAL STATION SHALL BE PROVIDED BY OTHERS.

10. ALL ELECTRICAL, PAINTING OF PIPE, ACCESS PANELS, IF REQUIRED, ARE BY OTHERS.

11. ALL DROP SPRINKLER HEADS SHALL BE INSTALLED WITH A RETURN BEND FROM THE BRANCH LINE. SEE DETAIL SHT. # FS3.0

12. ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE CAULKED PER UL GUIDELINES. FIRE CAULKING IS BY OTHERS. DETAILS FOR FIRE STOPPING TO BE SUBMITTED TO THE A.H.J. FOR APPROVAL PRIOR TO INSTALLATION

13. ALL MECHANICAL TEE FITTINGS, (IF USED), SHALL ATTACH RETRIEVABLE DISC ON OR NEAR FITTING FOR INSPECTION.

14. ALL SPRINKLERS SHALL BE NEW, UL LISTED AND APPROVED FOR FIRE SERVICE.

15. LOW POINTS OF THE SYSTEM SHALL BE PROVIDED WITH A MEANS OF DRAINING TRAPPED WATER.

16. ALL AUXILIARY DRAINS SHALL USE A 1" X 2" X 1" DRUM DRIP.

DATE	ISSUED FOR	REV

This drawing has been prepared solely for the use of MAMMOTH YOSEMITE AIRPORT and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component

Key Plan

Consultants

Survey:	Brandley Engineering
Civil:	Kimley-Horn
Architecture:	NORR
Structural:	Bevier Structural Eng
Mechanical:	NORR
Electrical:	NORR
Interiors:	NORR
Fire Sprinkler:	Sacramento Engineering Consultants

Seal(s)



SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4458
Fax: (916)368-4490
www.eacsng.com

Job No. 22356

DATE SIGNED:04/09/26

NORR

2020 I Sreet, Suite 220
Sacramento, CA, US 95811
norr.com

Project Manager	Drawn JON PRICE
Project Leader	Checked MIKE NOVAK

Client
MAMMOTH YOSEMITE AIRPORT

Project
MAMMOTH SRE BLUIDING

MAMMOTH, CALIFORNIA

Drawing Title
NOTES & DETAILS

Scale

Project No.
IN2024-0022

Drawing No.
FS3.0

Autodesk Docs://Mammoth Phase 1/IN2024-0022_ARI_Mammoth Phase 1.rvt

TOWN COUNCIL STAFF REPORT

Title: Approve the Town of Mammoth Lakes Fiscal Year 2026-27 5-Year Capital Improvement Plan (CIP).

Meeting Date: September 2, 2026

Prepared by: Haislip Hayes, PE Public Works Director
Rob Patterson, Town Manager

RECOMMENDATION:

Staff recommend the Town Council approve the 5-year Capital Improvement Plan.

BACKGROUND:

On September 3, 2025 the Town Council approved the current version of the Capital Improvement Plan (CIP). The current version includes both the 5-year CIP and Long-range CIP. Staff revised the CIP and presented the documents to the Parks and Recreation Commission and the Planning and Economic Development Commission (PEDC). Staff incorporated comments received from these Commissions. Revisions to the CIP were presented to Council as part of the budget process and advanced during the 2026 budget presentation. After a Staff presentation and discussion by Town Council there was consensus to advance the draft document and associated projects. Government Code Section 65401 requires the Town's planning agency to review and report on proposed CIP projects for conformity with the General Plan. The PEDC is the Town's designated planning agency. On July 8, 2026 Staff presented to the PEDC the draft CIP along with a matrix demonstrating each project's conformance with the General Plan. The Planning and Economic Development Commission adopted a resolution confirming that the 5-year CIP is consistent with the General Plan.

ANALYSIS/DISCUSSION:

The 5-Year CIP is the Town of Mammoth Lakes plan for short and mid-range capital facilities and infrastructure implementation. The plan is well coordinated with the ongoing maintenance of facilities and infrastructure as well as the development of new infrastructure. The CIP provides a linkage between the Town General Plan, Strategic Priorities, the budget and various master planning documents, and provides a means for planning, scheduling, and implementing capital projects over the next five years. The 5-year Capital Improvement Plan attempts to program the highest priority Capital Projects and Maintenance and Rehabilitation Projects for the next five-year period. Projects included in the Five-Year CIP are generally non-recurring projects that generally cost $25,000 or more and have a long service life. CIP expenditures are considered beyond the scope of normal annual operating or maintenance expenditures and work programs.

CIP Process and Structure

The draft Five-Year CIP is designed to be reviewed at least twice a year and revised based on current circumstances and opportunities. Revisions made with the budget process and during the third and fourth quarter adjustments should consider historic requirements and expenditures for capital projects. The funding for the CIP may also be considered with the close-out of the Fiscal Year analysis of fund balances. While the Five-Year Plan does not appropriate funds, it does serve as a planning tool to identify needed capital projects, estimate capital requirements, and coordinate financing and timing. The CIP identifies projects for annual funding, focuses resources in program areas, and supports planning recommendations.

Where appropriate, the CIP identifies project impacts on future operating budgets, including additional staffing, maintenance, and other recurring operational expenditures that require ongoing funding that must be considered in the planning and approval of projects. In general, the full cost of the project will be identified in the fiscal year work is proposed to begin; however, most projects will take more than one fiscal year to complete. In all cases a project is fully funded at the time of construction contract award, and the annual budgeting of multi-year projects is represented in the Finance Department's annual budget. In some cases, incremental steps or phases of large projects will be taken with future work dependent on funding. For this reason, Staff will carry over aspects of multi-year projects in the CIP for reference. This helps to maintain focus on new project development, scheduling, and financing. Future reports will have background information on completed projects and those in process looking back at least three years. The CIP includes some planning projects intended to help the Council understand impacts to staffing, work programs, and upcoming projects. Many of these planning projects require significant staff resources.

The 5-year CIP will include a large variety and number of projects. To allow focused and comparative evaluation and decision-making, facilities will be grouped by the following general categories:

- **Affordable Housing (AF)**. Includes capital projects that advance the Town's housing goals. Includes development of The Parcel and other Town owned land and creative solutions to attain additional community housing for the local workforce.

- **Airport (AP)**. The Town of Mammoth Lakes owns and operates "The Mammoth-Yosemite Airport" (MMH). The facility is located within the Town limits six miles south of the Town on Highway 395. The facility includes hangars, a commercial terminal building, runway and apron, and support vehicles and equipment.

- **General Facilities (GF)**. The category includes Town owned structures and equipment. This includes the municipal corporation yard on Commerce Drive. The corporate garage maintains Town vehicles as well as vehicles and equipment for ESTA, MLPD, MLFPD, MCOE, & MUSD. Structures specific to Transit are categorized as TT.

- **Police Department (PD)**. The Town of Mammoth Lakes owns the MLPD Police Station. Regular maintenance and improvements are the responsibility of the Town of Mammoth Lakes. The maintenance of the MLPD fleet is managed under general facilities.

- **Parks and Recreation (PR)**. Projects within this category are related to the numerous park facilities owned and managed by the Town. This category has been subdivided by park facility.

- **Storm Drain Projects (SD)**. This category includes all drainage related facilities within the Town, including storm drains, culverts, inlets, and basins.

- **Streetscape and Signage (SS)**. Includes street side landscaping, furniture, banners and decorations, and wayfinding signage.

- **Streets (ST)**. This category includes capital improvements within the 118 miles of public right-of-way in the Town. The improvements may include reconstruction of roadways, new traffic signals or streetlights, and new curb and gutter.

- **Sidewalks (SW).** This section contains all the Town sidewalks.

- **Trails (TR)**. The Town is responsible for a large network of multi-use paths and trails. This system is managed within this category.

- **Transit and Mobility (TT).** Includes bus shelters, signs, and structures used to maintain and store transit vehicles.

The CIP includes a Long-range project list. The purpose is to identify projects which are important, but implementation and funding extend beyond the five-year window. Some of these Long-range projects may not be fully developed and ready to be placed in the 5-year CIP. The Long-range project list also supports the ongoing and future Development Impact Fee study. The CIP does not include all capital purchases and programs. For example, the Town has a robust vehicle replacement program, which is managed separately from the CIP. The Town regularly sets aside funding to update technology (hardware and software) outside of the CIP. The Town provides departmental or Town wide contingency funding to address emergency repairs or equipment failures.

Project Outlook

The FY26-27 CIP Project outlook represents 22 carry-over projects from FY25-26 and 12 new projects in development, planning, or ready for construction. A brief description of the projects is included in the draft CIP FY26-27 Project Summary. The budget breakdown including funding sources for FY25-26 Carry-over and FY26-27 projects are included in **Table 1** and **Table 2**. The significant carry-over projects include the Town Hall, MACC (Dave and Roma McCoy Arts & Culture Center), Minaret MUP (Multi-use path) and street maintenance projects. The FY26-27 CIP program is well established, and staff have started

working on many of these projects. Not all the proposed FY26-27 projects are funded. Staff will propose funding for some of these projects during the 2025/26 Q4 budget adjustment.

The summer of 2026 was exceptionally busy with the Town Hall, MACC, and Minaret MUP all under construction at the same time. Staff also oversaw major maintenance projects such as the Townwide striping project and the "Slopes" slurry project currently underway. Considering the number of large carry-over projects, Staff are not proposing any new remarkably large projects for 2027. The proposed FY27-28 program is included as **Table 3**. Staff expect the CIP to evolve over the next year. Planning efforts will develop into priorities and action items that Staff expect to work in to the CIP. Staff are also contemplating a Measure R expenditure plan. The plan will recommend use of the funds to meet Council and Community objectives over a 5-10 horizon. This will help decision making and recommending bodies put these funds to work. Staff expect these projects to fold into the 26-27 work program.

Table 4 represents the complete 5-year CIP. Many of the projects in outlying years are there as place holders waiting for funding to be allocated. These projects have been discussed by Council and/or are identified in existing Town documents. This Table represents the totality of the 5-year program and offers the most opportunity for Council participation. Beyond FY27-28 Staff are looking for some consensus on future investment projects the Council desires to advance and those they wish not to pursue. As part of the presentation and approval process staff will walk through these tables and associated charts and provide an opportunity for Council to respond to the proposed opportunities and provide direction. The results of this conversation will be included in the final draft at which time CIP final project sheets, tables, and charts will be completed and incorporated into the final document.

STAFFING CONSIDERATIONS:

The FY26-27 CIP represents a significant workload that continues to be historically large. The Town continues to add more capital and maintenance projects. Staff recognizes the importance of these projects to the community and has not declined to take on additional projects; however, many projects will be delayed as the capital work program is beyond the capacity of the existing Staff. The CIP is only one aspect of the overall Public Works work program and Staff are working to balance the many important competing priorities.

FINANCIAL CONSIDERATIONS:

Almost all the FY26-27 projects are funded. Beyond FY26-27 funding becomes less certain. The Town's current financial planning and budget process has provided a very workable and effective means of funding unforeseen budgetary needs and capital projects. This process is recommended to continue going forward. The 5-year CIP is designed to assist in prioritizing projects and funding allocations through a regular process. Annual funding recommendations and adjustments are recommended as part of the 3rd and 4th quarter budget review. This can also mean shifting project priorities. As part of the audit process and later discussion on available fund balances also represent an opportunity for funding, provided other fiscal policies are met such as reserve levels, cash flow, increased costs for existing projects, or other unforeseen impacts.

ATTACHMENTS:

Table 1 - CIP Budget Outlook for 25-26 Carry Over
Table 2 - CIP Budget Outlook for 26-27
Table 3 - CIP Budget Outlook for 27-28
Table 4 - 26-27 5-year CIP
Draft CIP -
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/16923/Draft-CIP-2026-27

TABLE 1 - CIP Budget Outlook for 25/26 Carry Over to 26/27											
Project #	Carry over - Project	Phase	Totals	TOML - GF Committed	STIP	M - U	M - R	Assessment District	FAA	Other	Grants / Donations
AF1	The Housing Now! Initiative (245)		$8,000,000	$8,000,000							
AP2a	Multipurpose Building Phase 1 - Design	PS&E	$505,000						$505,000		
AP17	Temporary TOML and CalFire HQ	CON	$180,000	$180,000							
AP20	Water System Upgrades	CON	$220,000	$220,000							
GF9	Mammoth Arts and Cultural Center (MACC)	CON	$18,970,000	$3,570,000		$4,400,000				$7,500,000	$3,500,000
GF14b	Town Hall Construction	CON	$33,763,000	$33,763,000							
GF15	CRC Phase III - Rental and Concession Space Build out	CON	$500,000	$500,000							
GF17	Childcare Facility	CON	$1,468,510	$1,468,510							
PR9	Pump Track	CON	$100,000	$100,000							
PR15	Shady Rest Restroom	PS&E	$500,000	$300,000			$200,000				
PR16	Park Signage	CON	$100,000	$100,000							
PR17	Shady Rest Fencing Project	CON	$60,000	$60,000							
SS1	Old Mammoth Road Beautification	CON	$500,000					$500,000			
SS3	Trail and Municipal Signage Updates	CON	$25,000	$25,000							
ST3	203 / Mountain Blvd Pedestrain Beacon (HSIP)	PS&E	$350,000								$350,000
ST15	Minaret / Meridian round-a-bout design	PS&E	$400,000		$400,000						
ST16	2026 Slurry Seal Project	CON	$400,000	$400,000							
ST17	2026 Townwide Striping Project	CON	$215,000	$215,000							
ST18	2026 Asphalt and Concrete Maintenance Project	CON	$150,000	$150,000							
TR2	Main Street South Side MUP Gap Closure (Town Loop)	PS&E	$200,000		$200,000						
TR4	Minaret MUP	CON	$3,000,000		$3,000,000						
TT9	Parking at Parcel (50+ Spaces)	CON	$150,000	$150,000							
TBID1	TBID Kiosk Project	CON	$100,000								$100,000
			$69,856,510	$49,201,510	$3,600,000	$4,400,000	$200,000	$500,000	$505,000	$7,500,000	$3,950,000

TABLE 2 - CIP Budget Outlook for 26/27								
Project #	26/27 - Project	Phase	Totals	TOML - GF Uncommitted	TOML - GF Committed	TBID	FAA	Grants
AF5	Missing Middle Project	PS&E	$100,000		$100,000			
AP2b	Multipurpose Building Phase 1 - Construction	CON	$3,882,400	$1,681,560			$2,200,840	
AP3	Wildlife Security Fence	CON	$4,892,075				$4,892,075	
AP4a	Reconstruct Town-Hangar Taxilanes Design	CON	$235,500				$235,500	
AP19	Public Safety Complex	PS&E	$60,000	$60,000				
GF3	ADA Specific Improvements	CON	$25,000	$25,000				
PR19	Skate Park Maintenance Contract	CON	$150,000	$90,000				$60,000
SS3	Trail and Municipal Signage Updates	CON	$25,000	$25,000				
SS4	Winter Animation and Decorations (Purchase Additional Décor and Install/Remove Annually)	CON	$35,000	$35,000				
ST4	Annual Slurry and Striping Project	CON	$500,000		$500,000			
ST19	Tavern Road Realignment & Intersection Improvements	CON	$600,000	$600,000				
TT5	Intelligent Transit System Improvements - Real Time Transit Information	CON	$80,000			$80,000		
			$10,584,975	$2,516,560	$600,000	$80,000	$7,328,415	$60,000

TABLE 3 - CIP Budget Outlook for 27/28									
Project #	27/28 - Project	Phase	Totals	TOML - GF Uncommitted	TOML - GF Committed	STIP	Assessment District	Transit Reserves	Grants / Donations
AP2c	Multipurpose Building Phase 2 - Construction	CON	$7,324,000	$7,324,000					
AP11a	Helicopter Parking Apron Phase I with Access Taxiway, Access Road and Parking Lot - Design		$801,872	$801,872					
AP14	MAGVAR Change Runway Numbers to 11-29 including updating signage		$233,640	$233,640					
GF3	ADA Specific Improvements		$25,000	$25,000					
GF16	CRC Phase IV - Trash Enclosure w/ Storage		$400,000	$400,000					
PR15	Shady Rest Restroom		$900,000	$400,000	$500,000				
SS3	Trail and Municipal Signage Updates		$25,000	$25,000					
SS4	Winter Animation and Decorations (Purchase Additional Décor and Install/Remove Annually)		$35,000	$35,000					
ST4	Annual Slurry and Striping Project		$500,000		$500,000				
ST12	Bluffs Assessment District Maintenance Project - Fog Seal		$10,000		$10,000				
SW1	Minaret Road Sidewalk Gap Closure - Rockspring to Burgers		$400,000						$400,000
TR2	Main Street South Side MUP Gap Closure (Town Loop)		$3,200,000	$3,000,000		$200,000			
TT4	Transit Shelter Project - Vons / OMR Stop 2 / Tavern Road		$700,000					$700,000	
			$7,230,512	$4,920,512	$1,010,000	$200,000	$0	$700,000	$400,000

TABLE 4 - 26/27 5 year CIP									
Page	Project #	Description	Previous & carryover	26/27	27/28	28/29	29/30	30/31	Total
Affordable Housing									
	AF1	The Housing Now! Initiative (245)	$8,000,000						$8,000,000
	AF5	Missing Middle Project		$100,000					$100,000
Airport									
	AP2a	Multipurpose Building Phase 1 - Design	$505,000						$505,000
	AP2b	Multipurpose Building Phase 1 - Construction		$3,882,400					$3,882,400
	AP2c	Multipurpose Building Phase 2 - Construction			$7,324,000				$7,324,000
	AP3	Wildlife Security Fence		$4,892,075					$4,892,075
	AP4a	Reconstruct Town-Hangar Taxilanes Design		$235,500					$235,500
	AP4b	Reconstruct Town-Hangar Taxilanes Construction				$3,798,721			$3,798,721
	AP10	Equipment Acquisition - Replace ARFF Vehicle				$1,380,000			$1,380,000
	AP11a	Helicopter Parking Apron Phase I with Access Taxiway, Access Road and Parking Lot - Design			$801,872				$801,872
	AP11b	Helicopter Parking Apron Phase I with Access Taxiway, Access Road and Parking Lot - Construction					$7,247,538		$7,247,538
	AP14	MAGVAR Change Runway Numbers to 11-29 including updating signage			$233,640				$233,640
	AP15	Replace Doe Ridge Obstruction Lights				$247,000			$247,000
	AP17	Temporary TOML and CalFire HQ	$90,000	$90,000					$180,000
	AP18	PFAS Plume Monitoring Wells							$289,000
	AP19	Public Safety Complex		$60,000					$60,000
	AP20	Water System Upgrades	$220,000						$220,000
General Facilities									
	GF3	ADA Specific Improvements		$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
	GF9	Mammoth Arts and Cultural Center (MACC)	$18,970,000						$18,970,000
	GF10	Community Center at Parcel (Future Phase Addition)							$0
	GF14b	Town Hall Construction	$33,763,000						$33,763,000
	GF15	CRC Phase III - Rental and Concession Space Build out	$500,000						$500,000
	GF16	CRC Phase IV - Trash Enclosure w/ Storage			$400,000				$400,000
	GF17	Childcare Facility	$1,468,510						$1,468,510
Police Department									
	PD1								$0
Parks and Recreation									
	PR3	Parks Maintenance & Improvements				$300,000	$300,000	$300,000	$900,000
	PR8	Whitmore Park Improvements (Restrooms, Locker Rooms, Trails)						$3,000,000	$3,000,000
	PR9	Pump Track	$100,000						$100,000
	PR15	Shady Rest Restroom	$500,000		$400,000				$900,000
	PR16	Park Signage	$100,000						$100,000
	PR17	Shady Rest Fencing Project	$60,000						$60,000
	PR18	Tennis Court Reconstruction							$1,000,000
	PR19	Skate Park Maintenance Contract		$150,000					$150,000
Storm Drain									
	SD1	Storm Drain Construction Plans (John Muir and Davison)							$0
Streetscape and Signage									
	SS1	Old Mammoth Road Beautification	$500,000						$500,000
	SS3	Trail and Municipal Signage Updates	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$150,000
	SS4	Winter Animation and Decorations (Purchase Additional Décor and Install/Remove Annually)		$35,000	$35,000	$35,000	$35,000	$35,000	$175,000
Streets									
	ST3	203 / Mountain Blvd Pedestrian Beacon (HSIP)	$350,000						$350,000
	ST4	Annual Slurry and Striping Project		$500,000	$500,000	$500,000	$500,000	$500,000	$2,500,000
	ST6	SB1 Projects				$185,000	$185,000	$185,000	$555,000
	ST12	Bluffs Assessment District Maintenance Project - Fog Seal			$10,000				$10,000
	ST15	Minaret / Meridian round-a-bout design	$400,000			$2,500,000			$2,900,000
	ST16	2026 Slurry Seal Project	$400,000						$400,000
	ST17	2026 Townwide Striping Project	$215,000						$215,000
	ST18	2026 Asphalt and Concrete Maintenance Project	$150,000						$150,000
	ST19	Tavern Road Realignment & Intersection Improvements		$600,000					$600,000
Sidewalks									
	SW1	Minaret Road Sidewalk Gap Closure - Rockspring to Burgers			$400,000				$400,000
Trails									
	TR2	Main Street South Side MUP Gap Closure (Town Loop)	$200,000		$3,000,000				$3,200,000
	TR4	Minaret MUP	$3,000,000						$3,000,000
Transit and Mobility									
	TT4	Transit Shelter Project - Vons / OMR Stop 2 / Tavern Road			$700,000				$700,000
	TT5	Intelligent Transit System Improvements - Real Time Transit Information		$80,000					$80,000
	TT7	Village Parking and Pedestrian Improvements - Pending Grant/Other Funding				$1,000,000			$1,000,000
	TT9	Parking at Parcel (50+ Spaces)	$150,000						$150,000
TBID Projects									
	TBID1	TBID Kiosk Project	$100,000						$100,000
		TOTALS	$69,766,510	$10,674,975	$13,854,512	$9,995,721	$8,317,538	$4,070,000	$117,968,256

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Appoint an applicant to fill the current Town Council vacancy.

Council Meeting Date: 9/2/2026

Prepared by: Jamie Gray, Town Clerk

Recommended Motion: Appoint an applicant to fill the current Town Council vacancy, with the term ending when the candidates elected at the November 3, 2026 election are sworn into office.

Summary: Chris Bubser resigned from the Town Council on July 28, 2026. At the August 5, 2026 Town Council meeting the Town Council directed the Town Clerk to publicize the Town Council vacancy, set the deadline for receipt of applications as Monday, August 24, 2026, and bring the applications to the September 2, 2026 Town Council meeting for the Town Council to make an appointment. The Town Council is required to appoint someone by September 26, 2026 to serve for the remainder of Councilmember Bubser's term.

Five applications were received. The applicants are Cleland Hoff, Dan O'Connell, Jack Archie, Connor Botkin, and Lakota Mikulicich. The applications are attached.

After the Town Council votes to appoint an applicant to fill the vacancy, the Town Clerk will swear in the new Councilmember.

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
A separate application is required for each appointive position for which you apply. Applications should be filled out completely so that the Town Council may fully evaluate your qualifications. Once submitted, this application is a public document and is open for inspection and copying.

Return your completed application to:

Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD Mammoth Lakes Town Council			DATE 8/3/26
NAME FIRST Virginia Cleland	LAST Hoff		EMAIL ADDRESS clelandhoff@gmail.com
RESIDENCE ADDRESS 3251 Chateau Road #25			HOME PHONE 760 914-2000
MAILING ADDRESS P.O. Box 8110			CELL PHONE 760 914-2000
CITY Mammoth Lakes	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES?
BUSINESS ADDRESS N/A			BUSINESS POSITION 35 Years in Mammoth
CITY	STATE	ZIP	BUSINESS PHONE

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES	
NAME	PHONE
Sheryl Saari	760 914-0627
Stacey Powells	760 433-9800

OTHER RELEVANT EXPERIENCE/EXPERTISE

I served on the Mammoth Lakes Town Council from 2016-2020; served as Mayor 2018-2019. Included in the time period, I served as a board member of ESTA and MLT, and attended many other meetings of various groups.

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

The role and responsiblity of a Town Councilmember is to study information/packet supplied by staff, and to connect with the public to hear their thoughts, and make decisions to afford Mammoth Lakes the best possible future.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Twice a month for 4 1/2 years serving as a Town Councilmember, years covering meetings for various media outlets, and assorted meetings for public recoganiztion and general public interest.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

Absolutely none.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

Following the Brown Act.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

Listening to mean or hateful public comments.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

I would not change anything; this appointment just needs someone to catch on quickly and deal with the current issues.

HOW WOULD APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/ PROJECTS LISTED ABOVE?

N/A

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING Both_____ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

Virginia Cleland Hoff

SIGNATURE

August 3, 2026

DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

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Return your completed application to: Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD Town Council			DATE 10-Aug-26
NAME FIRST Dan		McConnell	EMAIL ADDRESS danmcconnell55@gmail.com
RESIDENCE ADDRESS 1629 Old Mammoth RD			HOME PHONE
MAILING ADDRESS Box 7905			CELL PHONE 760-937-2043
CITY Mammoth Lakes	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? Since 1979
BUSINESS ADDRESS			BUSINESS POSITION
CITY	STATE	ZIP	BUSINESS PHONE

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES	
NAME	PHONE
Amanda Rice	5623312589
John Eastman	7609201158

OTHER RELEVANT EXPERIENCE/EXPERTISE

Worked as a feature story reporter for the local TV station Channel 5 from 1981-1995

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

Fill vacant seat of the Town Council until the end of 2026. Represent the community

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

I have been to several hundred council meetings beginning when the town incorporated in 1984.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

None that I am aware of.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

Sign Ordinance Major Developments Housing Trails Lakes Basin Summer Use

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

Budget

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

Major Developments - Roads - Trails

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

Listen to voter and visitor input

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING X BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

Dan McConnell 8/11/2026
SIGNATURE DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

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Return your completed application to:

Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD Town Council			DATE 08/20/2026
NAME FIRST Archie	LAST Jack		EMAIL ADDRESS aj@odin-fx.com
RESIDENCE ADDRESS 2289 Sierra Nevada Rd., Unit K8			HOME PHONE (619) 350-6102
MAILING ADDRESS P.O. Box 8491			CELL PHONE
CITY Mammoth Lakes	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? 10 years
BUSINESS ADDRESS 306 Laurel Mountain Rd., Unit S3			BUSINESS POSITION President, Siren FX Corp
CITY Mammoth Lakes	STATE CA	ZIP 93546	BUSINESS PHONE (619) 350-6101

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
None			

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
Timothy Wagner, 73 Dorrance, Mammoth Lakes, CA	(360) 261-1901
Maoli Yamaguchi, 167 Meadow Lane #7, Mammoth Lakes, CA	(310) 940-8736

OTHER RELEVANT EXPERIENCE/EXPERTISE

EMERGENCY MANAGEMENT: In the military, I authored standard operating procedures for various emergency responses, ranging from structure and wildland fire through chemical and biological incidents. I then created emergency response and active-shooter plans for my security company and developed wildfire mitigation and response strategies for my family's logging business. FINANCE AND OVERSIGHT: MBA from UCLA Anderson with a focus on corporate governance. I review public and private financial statements for accuracy and proper fund utilization. During my military service, I managed deployment and infrastructure budgets up to $10 million. Additionally, I have experience in writing and assessing federal grant applications. CONTRACTS: I review government contracts for my company and prepare draft and redline agreements prior to counsel review

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

Mammoth Lakes operates as a general law town with a council-manager government. The Council is responsible for setting policies, approving the budget, and guiding the Town Manager and Town Attorney, but it does not oversee staff or daily operations. It also enacts ordinances, land use policies, and appoints advisory commissions. Council meetings are open to the public under the Brown Act, with members avoiding serial meetings and recusing themselves when required by the Political Reform Act. Their responsibility extends to the entire town, balancing the needs of about 7,000 residents against millions of visitor days and a tourism-funded budget. An appointee filling an unexpired term should continue ongoing work rather than alter its course.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

I have not attended regular Town Council meetings but have attended committee meetings on housing development and CAL FIRE hazard maps. I have reviewed agendas and staff reports and plan to attend the September 2 Council meeting.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

I am President of Siren FX Corp, which maintains an office at 306 Laurel Mountain Road, Unit S3, Mammoth Lakes. The company has no current projects, contracts, or clients in the Town and no business before the Council. I hold no contracts with the Town and serve on no board of any organization doing business with the Town. I rent my residence, own no real property in or near the Town, and have received no income from any Mammoth Lakes source. Should any matter involving Siren FX Corp come before Council, I would recuse. I will file my Statement of Economic Interests promptly on appointment.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

Preparedness for winter emergency management is a priority. I have developed emergency response plans and standard operating procedures across military, private security, and wildland fire mitigation sectors. That background is most directly useful to the Town's response team, public notification technology, and the revised wildfire protection plan. Second, workforce housing. The MUSD parcel option agreement is important because housing is the main constraint affecting many aspects here, including staffing Town departments and retaining working families in the community.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

Utility engineering detail is furthest from my background, and an area where I would rely on staff and colleagues with the technical expertise. That said, I would still do the homework. I like learning new subject matter, and I would not vote on an item I did not understand well enough to explain to a resident.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

WINTER AND WILDFIRE READINESS. The Community Wildfire Protection Plan, developed in 2019 by the Mammoth Lakes Fire Protection District with the Town, was updated in 2026 to incorporate CAL FIRE's new hazard severity maps. I want to see this translated into tangible, resident-facing outcomes: clear evacuation routes suitable for a town with limited exits, an active public notification system that residents and visitors are enrolled in, and a Town emergency response team with documented standard operating procedures and a regular drill schedule. WORKFORCE HOUSING. With The Parcel Phase 2 reaching initial occupancy and the MUSD parcel option agreement before Council, the priority is delivery on schedule and closing the missing middle gap.

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

First, I would learn the current state before proposing any changes. In my first two weeks, I would meet with the Town Manager, Fire Chief, District staff, and leaders in emergency management and housing. I would review the wildfire protection plan and the adopted budget to understand what is already funded, staffed, and scheduled. Much of what seems missing externally is actually underway. Next, work through the Town Manager. Since the council-manager system directs actions to the Manager, not individual staff, I would request items to be presented as formal agenda reports. Third, operate in public. The Brown Act is essential; it ensures residents see the reasoning behind votes. I would raise agenda items publicly rather than in side conversations. Fourth, focus on building support. No member moves anything alone. I would meet individually with colleagues to understand their needs for a yes vote and shape proposals to secure three votes, avoiding efforts aimed at a losing one. Fifth, clarify what success looks like: enrollment numbers in the notification system, completion of an evacuation routing review, and scheduling a drill. Finally, hand over the work. Since the term ends December 2, I would document the current status, outstanding questions, and next steps so the incoming Council can continue effectively. A short appointment is most useful when it leaves the work clearer than it found it.

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING X_____ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

Archie Jack
SIGNATURE

08/20/2026
DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
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Return your completed application to:

Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD			DATE
Town Council			8/22/26
NAME FIRST Connor	LAST Botkin		EMAIL ADDRESS connorbotkin@gmail.com
RESIDENCE ADDRESS 193 Pinecrest Ave.			HOME PHONE (435)565-0937
MAILING ADDRESS PO Box 3201			CELL PHONE (435)565-0937
CITY Mammoth Lakes	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? 4.5 Years
BUSINESS ADDRESS N/A			BUSINESS POSITION
CITY	STATE	ZIP	BUSINESS PHONE

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
Rotary Club of Mammoth Lakes	6/26	Current	President
Peace Corps (Ghana)	6/10	7/12	Health, Water, Sanitation Sp
Boulder County (CO)	4/09	8/09	Environmental Health Volunt

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
Tony Taylor	(760)914-2085
Brianna Goico	(760)965-6211

OTHER RELEVANT EXPERIENCE/EXPERTISE

I hold a Master's in Climate Change and Development and spent 12 years in the renewable energy private sector including GHG emissions monitoring, EV charging, solar, and energy storage systems. I've worked directly with utilities, independent power producers, and regulators, bridging engineering, finance, and business strategy to make sound decisions under real resource constraints. I've managed

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

I'm not running in November but I'm stepping up to fill this interim seat. I understand I'm voting on work already underway and not necessarily driving new strategy. The fall includes Parks Master Plan adoption, Parcel Phase 2 predevelopment, and other key decisions. I'll prioritize continuity and operational efficiency so the next Council can focus on new priorities.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

I have attended four meetings, three in-person, one remotely.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

I have no business interests, equity holdings, or consulting arrangements that would conflict with Town Council service.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

I'm most interested in wildfire resilience and climate adaptation. I spent years in GHG emissions monitoring and energy work with utilities. The Town's investment in ESCCRP and the infrastructure decisions Council will make this fall directly tie to long-term community survival. Second, balancing new development with keeping the culture and people of Mammoth intact. Growing up in Park City, Utah, I saw firsthand

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

I recognize that all aspects of this role are critical and am committed to fulfilling any task. That being said- topics relating to zoning variances, setback adjustments, and parking enforcement seem routine but necessary. I'll conduct my research and vote thoughtfully on them but I'm drawn toward strategy and less of the granular land-use tweaks or traffic regulation details.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

Parks Master Plan review and approval. Parcel Phase 2 predevelopment moving forward. Mobile home park rent stabilization.

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

I recognize the Parks Master Plan is inherited long-term work. I'd plan to provide thoughtful input before final implementation.

Parcel Phase 2: the Town committed $24M to housing since 2021 and Measure L adds $4M annually. I won't slow it down as predevelopment and financial feasibility are underway and I'll get out of the way and let staff do their job.

I've followed the evolving discussions around mobile home rent stabilization and look forward to contributing to this ongoing conversation.

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING X_____ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

Connor Botkin
SIGNATURE

8/24/26
DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph. (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
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Return your completed application to:

Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD **Town Council (Interim Appointment)**			DATE August 24th 2026
NAME FIRST **Lakota**	LAST **Mikulicich**		EMAIL ADDRESS lmikulicich@gmail.com
RESIDENCE ADDRESS **141 Alpine Circle Mammoth Lakes CA 93546**			HOME PHONE
MAILING ADDRESS **1727 Shoshone Drive Bishop CA 93514**			CELL PHONE **7.609E+09**
CITY Bishop	STATE CA	ZIP *93514*	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? **Lifelong resident 33 years (born in Bishop and raised here)**
BUSINESS ADDRESS **1727 Shoshone Drive Bishop CA 93514**			BUSINESS POSITION **Realtor**
CITY Bishop	STATE CA	ZIP 93514	BUSINESS PHONE 7.609E+09 7.609E+09

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (include professional, charitable, and community organizations.)

NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
International Volunteer Headquarters (IVHQ) – Nairobi, Kenya (NGO humanitarian work)			
	2011	2019	

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
Matthew Lehman	**760 822-5845**
Tom Cage	**760 920-4688**

OTHER RELEVANT EXPERIENCE/EXPERTISE

Background in journalism and international relations, including time in Kenya working with International Volunteer Headquarters (IVHQ) in Nairobi, where exposed to UN staff and humanitarian program work. Extensive on-the-ground experience across local Mammoth Lakes businesses and working-class jobs. Currently works in real estate and housekeeping in the short-term rental (STR) industry, giving direct insight into both its economic benefits and its impact on local housing supply. Local business donor.

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

The Town Council is Mammoth Lakes' legislative and policy-making body. It sets the town budget, adopts ordinances and land-use policy, oversees town departments (through the Town Manager, and is ultimately accountable to residents for how town funds and resources are used, including on housing, public safety, infrastructure, and economic development.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Yes about 5 meetings in total thus far.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

I own a housekeeping business that's still started to get off the ground so no I do not think I have many conflicting interests

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

The budget process, making sure town funds are being used appropriately and in ways that have a genuine, positive impact on the community.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

None in particular. I'm engaged across the full range of Council responsibilities, not just one area.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

Strengthening local support for housing that working residents can actually access.

Ownership housing programs are currently calibrated for higher income bands than most of the local service/hourly workforce falls into, which slows uptake even as rental (lower-AMI) housing has real demand and waitlists. I'd also like to see full accountability from short-term rental operators on local fees and taxes so that revenue intended for housing mitigation is actually captured.

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

Ground recommendations in the town's actual fee ordinances, budget, and housing plan AMI bands before advocating for changes, rather than assumptions. Engage residents and local businesses directly to understand real-world impact, and work collaboratively with Council, staff, and state housing programs to implement changes that are both fiscally sound and genuinely responsive to the community.

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME Anytime _____ EVENING Anytime _____ BOTH Yes

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

SIGNATURE



DATE

August 24th 2026

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 Vacant as alternate
Airport Land Use Commission – Rice, Truax, and Vacant as the alternate
Mono County Collaborative Planning Team (CPT) – Community and Economic Development Director Nolan Bobroff and Vacant 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) – Vacant, Wentworth, and Sauser as alternate
Great Basin Unified Air Pollution Control District – Wentworth and Vacant 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 – Vacant and Sauser

Local Issues:
Mammoth Lakes Tourism (MLT) Board – Wentworth
Mammoth Lakes Recreation (MLR) Board – Truax
Treasury Oversight Committee – Finance Director; Town Manager as alternate
Parks and Recreation Master Plan Advisory Committee – Rice; Vacant 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.