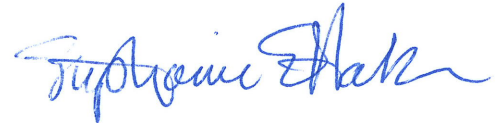


MINUTES

Wednesday, May 29, 2024
Mammoth Community Water District
Special Board Meeting

The Board of Directors convened in session at the hour of 9:02 a.m. No recess was taken, and the meeting was adjourned at 10:04 a.m.

Prepared by:



Stephanie Hake
Executive Assistant

ATTEST:



Mark Busby
Board Secretary

THE SPECIAL BOARD MEETING of the Board of Directors of the Mammoth Community Water District was held on Wednesday, May 29, 2024 at 9:02 a.m.

ROLL CALL

Board Present

Director: Tom Cage
Director: Dennis Domaille
Director: Elizabeth Hylton
Director: Tom Smith

Board Absent

Director: Gary Thompson

Staff Present

General Manager: Mark Busby
District Engineer: Garrett Higerd
Finance Manager: Jeff Beatty
Maintenance Superintendent: Rob Motley
Information Services Manager: Justin Mulbay
Human Resources Manager: Chris Weibert
Principal Administrative Analyst: Michael Draper
Executive Assistant: Stephanie Hake
District Counsel: Joshua Horowitz (*attending via Zoom*)

Guests Present

Leanna Block – MCWD Staff
Tyler Nelson – MCWD Staff
Daniel Pijuan – MCWD Staff
Melissa Bretz – MCWD Staff
Chuck Lande – Snowcreek Development (*attending via Zoom*)

Some items were taken out of order to facilitate the meeting.

AGENDA ITEMS

1. Consider Offer Under First Right of Refusal for the Sale of an Employee Home Purchased Under Employee Down Payment Assistance Program and Provide Direction to General Manager for Responding to Offer – Subject Property: 311 Mono Street, Mammoth Lakes

Jeff Beatty introduced the item and said this proposal was initially considered at the May 16 regular Board meeting. At that time, staff were directed to get an official appraisal of the property so the Board could make an informed decision. Mr. Beatty said the appraisal had been completed, but the final report has not come in yet.

There was some discussion between Board members and staff regarding the pros and cons of purchasing the property to use in the rental program.

Following some discussion, the Board decided that due to the type and estimated value of the property, it wouldn't be a good fit for the District's rental program.

Tyler Nelson and Daniel Pijuan each addressed the Board and expressed their appreciation for the District's progressive options for housing assistance.

Director Cage made a motion.

BOARD ACTION – To waive the right to purchase the property at 311 Mono Street, Mammoth Lakes

MOVED BY: Director Cage
SECONDED BY: Director Domaille
AYES: Directors Cage, Domaille, Hylton, and Smith
NAYS: None
ABSENT: Director Thompson

2. Presentation on the Status of the Snowcreek VIII Development Proposal and Possible Direction to Staff Regarding Terms for Amending the Snowcreek Recycled Water Service Agreement

Garrett Higerd provided the Board with a detailed overview of the Snowcreek VIII development project and the developer's request to amend the recycled water service agreement between Snowcreek and MCWD. The current agreement was signed in 2010 and has been amended three times since.

The developer, Chuck Lande, spoke and said he would like to cease taking and using the District's recycled water for golf course irrigation in 2025 and 2026. He said that construction of the Snowcreek VIII project requires the existing recycled water pond to be relocated, taking it offline in the meantime. He is asking to use raw well water or potable water for the existing golf course irrigation and any common area irrigation that would come online in the interim while the recycled water is offline. Mr. Lande assured the Board that the project's construction plan has the new recycled water pond online in 2026, but he would like an extra construction season as a contingency. He also stated that they may or may not build the second 9-holes extending the existing golf course to 18-holes.

Board members expressed concern about allowing the Snowcreek development to use raw or potable water for golf course and common area irrigation if the District were to increase its water conservation level during the next couple of years. Michael Draper noted that a golf course using potable water for irrigation would need to submit a comprehensive water conservation plan consistent with the District's conservation level at the time. The Board asked about completing construction of the new recycled water pond if changing economic conditions slowed down construction at Snowcreek VIII. Mr. Lande assured the Board that changing economic conditions would not delay completion of the recycled water pond.

There was additional discussion regarding the District's production capability as well as the recycled water storage capacity of both Snowcreek and Sierra Star golf courses and the commitment to serve each golf course.

Following a lengthy discussion, the Board directed staff to work with legal counsel to amend the 2010 recycled water agreement and bring it back in July for approval. The amendments are to include:

- Allow a 2-year (2025 and 2026) hiatus in recycled water service while a new pond is constructed.*
- The Snowcreek VIII common area will be irrigated with recycled water and subject to WELO (Water Efficient Landscape Ordinance).*
- No commitment to build and serve an additional 9-hole golf course is being requested at this time.*

BOARD ACTION – None, direction only

3. Update on the Status of the FY2024 Budget

Jeff Beatty addressed the Board to say that the end of fiscal year 2024 report presented to the Board in April was somewhat incomplete because many transactions had not yet been posted. Today's report is simply to update April's estimated figures with actual numbers. Mr. Beatty highlighted a couple of updates and there was very little discussion.

BOARD ACTION – None, informational only

ADJOURNMENT

President Smith asked for a motion to adjourn the meeting.

BOARD ACTION – To adjourn the Special Board Meeting

MOVED BY: Director Domaille
SECONDED BY: Director Smith
AYES: Directors Cage, Domaille, Hylton, and Smith
NAYS: None
ABSENT: Director Thompson

President Smith adjourned the meeting at 10:04 a.m.