

MINUTES

Thursday, February 19, 2026
Mammoth Community Water District
Regular Board Meeting

The Board of Directors convened in session at the hour of 5:33 p.m. No recess was taken, and the meeting was adjourned at 7:48 p.m.

Prepared by:



Stephanie Hake
Executive Assistant

ATTEST:



Clay Murray
Board Secretary

THE REGULAR MEETING of the Board of Directors of the Mammoth Community Water District was held on Thursday, February 19, 2026 at 5:33 p.m.

ROLL CALL

Board Present

Director: Tom Cage
Director: Dennis Domaille
Director: Elizabeth Hylton
Director: Tom Smith
Director: Gary Thompson (*attended via Zoom*)

Board Absent

None

Staff Present

General Manager: Mark Busby
District Engineer: Garrett Higerd
Finance Manager: Jeff Beatty (*attended via Zoom*)
Operations Superintendent: Clay Murray (*attended via Zoom*)
Maintenance Superintendent: Rob Motley
Information Services Manager: Justin Mulbay
Principal Administrative Analyst: Michael Draper
Executive Assistant: Stephanie Hake (*attended via Zoom*)
Legal Counsel: Josh Horowitz (*attended via Zoom*)

Guests Present

Jenny Uvira – Clean Up The Lake (*attended via Zoom*) Chris Monroe – MCWD
Leanna Block – MCWD Chris Weibert – MCWD (*attended via Zoom*)
Melissa Bretz – MCWD (*attended via Zoom*)

PUBLIC FORUM

President Smith opened the public forum at 5:33 p.m. and proceeded to read a draft resolution in honor of Mark Busby and his retirement at the end of February. He directed staff to agendize the resolution for the Board to consider adopting at the March 19 regular Board meeting. He finished with saying on behalf of the Board “thank you, Mark, for a job well done”.

Mr. Busby expressed his appreciation to the Board for the recognition.

No one else addressed the Board and President Smith closed the public forum at 5:37 p.m.

PUBLIC HEARING

Concerning the Status of Vacancies and Recruitment and Retention Efforts

President Smith confirmed with Attorney Horowitz that the public hearing could be held following the staff report for related current business item C-1.

Following the discussion of C-1, the public hearing was opened at 5:46 p.m.

No one addressed the Board and President Smith closed the public hearing at 5:47 p.m.

CONSENT AGENDA A

A-1 Approve the January 2026 Check Disbursements

A-2 Approve the Minutes from the Regular Board Meeting held January 22, 2026

A-3 Approve the Minutes from the Special Board Meeting held January 22, 2026

There was no discussion and Director Cage made a motion.

BOARD ACTION – To approve Consent Agenda A

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

CONSENT AGENDA B – DEPARTMENT REPORTS

B-1 Operations Department Report

B-5 Information Services Report

B-2 Maintenance Department Report

B-6 Personnel Services Report

B-3 Finance Department Report

B-7 Regulatory Support Services Report

B-4 Engineering Department Report

B-8 General Manager's Report

Director Hylton made a motion.

BOARD ACTION – To approve Consent Agenda B

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

CURRENT BUSINESS

C-1 Presentation on the Status of Vacancies and Recruitment and Retention Efforts per Assembly Bill 2561

Mark Busby addressed the Board and said that the recently hired Human Resources Manager had quit with no notice and Chris Weibert had agreed to support staff until the vacancy could be filled.

Chris Weibert then provided a brief explanation of Assembly Bill 2561's requirement to annually hold a public hearing and report on the status of job position vacancies and recruitment and retention efforts. Ms. Weibert noted the vacancy rate over the past year was well under the reportable threshold.

Director Cage thanked Ms. Weibert for her willingness to assist staff in the interim and there was no further discussion. President Smith then opened the public hearing.

BOARD ACTION – None, informational only

C-2 Presentation from Clean Up The Lake Organization and Possibly Approve a Sponsorship Grant in the Amount of \$25,000

Jenny Uvira with “Clean Up The Lake” (CUTL) provided a presentation on the accomplishments by CUTL in and around the Mammoth Lakes Basin over the past couple of years. Ms. Uvira detailed the volume of trash and debris that had been recovered as well as documenting aquatic invasive species. She described the local lakes CUTL is considering surveying this summer and next year. She mentioned Duck Lake as a possible future location and Director Cage noted that Duck Lake is in a different watershed and should be removed from the list of possible targets.

There was a brief discussion focused on the emerging threat of the invasive Golden Mussel, following which Director Cage made a motion.

BOARD ACTION – To approve a sponsorship grant of \$25,000 to Clean Up The Lake to support litter removal and surveying aquatic invasive species of lakes limited to the Mammoth Basin watershed

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

C-3 Presentation on the Close-out of 2025 MCWD Capital Projects

Garrett Higerd briefly described the significant projects completed during the 2025 construction season.

A short discussion followed, then Mark Busby congratulated Mr. Higerd, Mr. Motley, and their teams on the successful construction season.

BOARD ACTION – None, informational only

C-4 Presentation on the District’s Revised Capital Improvement Plan (CIP)

Garrett Higerd highlighted a few of the capital projects that staff are prioritizing for this coming construction season, as well as in the next few years. He noted that a priority is to hire an architect to conduct an in-depth needs analysis and assessment of the condition of the Administration Building.

Following a brief discussion, President Smith thanked Mr. Higerd for a comprehensive and well-done report.

BOARD ACTION – None, informational only

C-5 Review and Provide Direction to Staff Regarding the Draft Fiscal Year 2027 Capital and Operating Budget

Jeff Beatty addressed the Board and said the scheduled property tax payment had not yet been received from Mono County, but the amount of the payment had been provided after the deadline for distributing the draft

budget document for the Board meeting. Therefore, some numbers in the draft budget would be updated before the final presentation of the FY27 budget in March.

Mr. Beatty then turned the presentation over to MCWD staff member, Melissa Bretz, who had done most of the draft budget preparation. Ms. Bretz provided a high-level recap of the proposed budget and answered a couple of questions.

President Smith thanked Ms. Bretz and Mr. Beatty and said the only direction to staff for the final budget presentation was to update the numbers affected by the actual property tax payment once received.

BOARD ACTION – None

C-6 Discuss and Consider Approving the Revised Employee Housing Purchase Assistance Program Policy

Jeff Beatty said the proposed changes are minor and purely administrative. He added that the Code/Policy committee had approved of the changes.

There was no discussion and President Smith called for a motion.

BOARD ACTION – To approve the revised Employee Housing Purchase Assistance Program Policy

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

C-7 Discuss and Consider Approving the Revised Policy Regarding District-owned Rental Housing Units

Jeff Beatty said the only recommended change was to update the policy provision that determines the rental rate charged for each unit. The US Department of Housing and Urban Development (“HUD”) will remain the primary basis, but Fair Market Rent may be adjusted for specific amenities in each of the units.

There was no discussion and President Smith called for a motion.

BOARD ACTION – To approve the revised District-owned Rental Housing Policy

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

COMMITTEE MEETINGS HELD DURING THE MONTH

Pension Committee – February 10, 2026

Elizabeth Hylton

Technical Services Committee – February 18, 2026

Dennis Domaille

Gary Thompson

Finance Committee – February 18, 2026
Tom Smith (*alternate*)
Elizabeth Hylton

Pension Committee:

Director Hylton said that the Pension committee reviewed the plan's performance over the past six months. She reported that Target Date funds had recently been added to the list of available investment choices.

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Technical Services Committee:

Mark Busby said the meeting was cancelled due to weather and road closures.

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Finance Committee:

Director Hylton said the committee primarily reviewed the items discussed earlier in this evening's meeting.

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DIRECTOR COMMENTS, REQUESTS, AND REPORTS

There were no comments from directors.

ATTORNEY REPORT

Attorney Horowitz said there was nothing to report.

At 7:26 p.m., the Board went into closed session. Directors Smith and Domaille declared a conflict of interest, recused themselves, left the boardroom and did not participate in the closed session discussion.

CLOSED SESSION

D-1 Conference with Real Property Negotiators

Pursuant to Government Code Sections 54954.5(e) and 54956.8

Property Description: Mono County APNs – 022-400-023-000; 022-400-024-000; 022-400-025-000

Under Negotiation: Price and Terms of Payment

MCWD Negotiators: Mark Busby

Property Owner Negotiator: The Plum Family Limited Partnership

ADJOURNMENT

The Board came out of closed session at 7:48 p.m. Vice President Cage said there was nothing to report and adjourned the meeting.