



## MAMMOTH COMMUNITY WATER DISTRICT

Post Office Box 597  
Mammoth Lakes, California 93546-0597

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### **NOTICE OF SPECIAL MEETING**

NOTICE IS HEREBY GIVEN that the President of the Board of Directors of the Mammoth Community Water District has called a **SPECIAL MEETING** to be held **WEDNESDAY, MAY 29, 2024** at **9:00 A.M.**

***Please Note:***

*Members of the public will have the opportunity to directly address the District Board of Directors concerning any item listed on the Agenda below before or during consideration of that item.*

*For members of the public interested in viewing and having the ability to comment at the public meeting via Zoom, an internet enabled computer equipped with a microphone and speaker or a mobile device with a data plan is required. Use of a webcam is optional. You also may call in to the meeting using teleconference without video. Please use the following*

*information to join the Zoom Videoconference Meeting:  
<https://zoom.us/j/7609342596> (meeting ID: 760 934 2596) OR  
Join via teleconference by dialing 1-669-900-9128, 760-934-2596#*

***Please Note:***

*Director Thompson will be participating by video/teleconference from the following location:  
Villa Delle Mimose 49 58015 Orbetello GR Italy*

### **AGENDA**

**9:00 A.M.**

#### **Roll Call**

Directors Cage, Domaille, Hylton, Smith, and Thompson

#### **Current Business**

- 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**

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
3. Update on the Status of the FY2024 Budget

## Adjournment

*The meeting will be held in the conference room at the District facility located one mile east of Old Mammoth Road on Meridian Boulevard, just off Highway 203, Mammoth Lakes, California.*



MARK BUSBY  
General Manager

Date of Issuance: Tuesday, May 28, 2024

Posted: MCWD Office  
MCWD Website: [www.mcwd.dst.ca.us](http://www.mcwd.dst.ca.us)  
cc: Members, Board of Directors  
Town of Mammoth Lakes  
KMMT, KIBS, KSRW Radio

*In compliance with the Americans with Disabilities Act, if you need a disability related modification or accommodation to participate in this meeting please call Stephanie Hake at (760) 934-2596 at least one full day before the meeting.*

*Documents and material relating to an open session agenda item that are provided to the Mammoth Community Water District Board of Directors less than 24 hours prior to a regular meeting will be available for public inspection and copying at the District facility located at 1315 Meridian Boulevard, Mammoth Lakes, California.*

## **AGENDA ITEM**

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**Subject:** Consideration of 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

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**There are no materials to support this agenda item**

## AGENDA ITEM

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**Subject:** 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

**Information Provided By:** Garrett Higerd, District Engineer

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### **Background**

Chuck Lande, the Snowcreek developer, has submitted a Tentative Tract Map for Snowcreek VIII Phase 1 to the Town of Mammoth Lakes and desires to obtain necessary approvals, permits, and start grading and infrastructure work (including water, sewer, and recycled water) this summer.

The Snowcreek VIII Specific Plan and EIR requires the project to use recycled water to the maximum extent feasible, including the planned 9-hole golf course expansion and irrigation of common areas.

In 2010 MCWD and Snowcreek entered into a 30-year agreement (with the potential to extend for an additional 30 years) for recycled water and untreated groundwater service. The agreement was amended once in 2012 and twice in 2015. The amended terms involved extending deadlines for Snowcreek to construct recycled water pond improvements and be able to accept recycled water. The second amendment included revised sunset clauses for MCWD's commitment to supply additional recycled water for the 9-hole golf course expansion and the common area landscaping. MCWD is no longer obligated to supply recycled water for the 9-hole golf course expansion and the common area landscaping because those provisions have expired.

The scope and scale of MCWD's recycled water program was defined and analyzed in a 2007 EIR Addendum. Many of the underlying assumptions related to long-term recycled water supply and demand have changed since the 2007 EIR Addendum was prepared. MCWD receives and treats less wastewater (about 1.4 MGD) than what was predicted (about 2.7 MGD) and, therefore, there is less supply of recycled water. This is due to slower growth than projected and greater water conservation.

The primary mitigation measure that came out of the EIR was to maintain Laurel Pond at a minimum size of 18 acres. Staff monitors the size and the pond has always remained much larger than 18 acres. The two golf courses in Mammoth Lakes currently use about 0.7 MGD during the summer.

### **Discussion**

Staff met with Mr. Lande on May 15, 2024. He continues to need recycled water for the existing 9-hole golf course and the new common area landscaping and desires to negotiate a new or amended agreement. However, he does not want to include the planned 9-hole golf course expansion.

Mr. Lande has requested that Snowcreek's receipt of recycled water be suspended for 2025 and 2026 while the recycled water pond is relocated for the Phase 1A townhomes.

There are no site constraints that would prevent the new recycled water basin from being constructed first so that recycled water service can be maintained during construction. The agreement states that the District shall determine, in its sole discretion, the quantities and delivery rates of each water supply source (untreated groundwater supply or recycled water supply) provided to customers.

### **CEQA Compliance**

Because circumstances related to long-term recycled water supply and demand have changed since the 2007 EIR Addendum was prepared, there is the potential that an additional CEQA review could be needed before the amended recycled water agreement moves forward.

### **Financial Impact**

MCWD loaned Snowcreek \$365,000 to construct the existing recycled water pond and Snowcreek continues to make payments. The current principal balance is approximately \$49,000.

### **Requested Action**

Provide direction to staff regarding existing and future uses of recycled water at Snowcreek.

**FY 2024 Year-end Update**

The preliminary finance report was presented to the Board at the April meeting. Since that time, additional transactions for FY 2024 have been posted, including:

- Adjusting the estimated property tax revenue to reflect the payment received in May
- Recognizing the property tax administration fee charged by Mono County
- Recognizing additional expenses for goods and services received in March, paid for in April and May
- Transferring the cost of capital labor from personnel expense into the correct capital projects
- Recognizing the cost of diesel fuel used to heat the vehicle storage building
- Recognizing the insurance reimbursement for repairs to the recycled water building roof

The most significant variances from budget to actual include:

- Miscellaneous Revenue \$1,621,006 over budget to recognize the insurance reimbursement for the replacement of Tank T-8
- Connection Fee revenue \$604,726 over budget, reflecting development activity in town
- Tax revenue \$426,806 over budget, a result of higher property values in town
- Interest revenue \$413,545 over budget, reflecting higher rates available for our reserve funds
- Water Use revenue \$297,459 under budget, a result of a shorter irrigation season
- Electric costs \$100,354 over budget
- M&R – Vehicles \$93,869 over budget, primarily caused by expensive repairs to our heavy equipment
- Insurance \$70,880 over budget, reflecting the broad market increases in the cost of insurance
- Water Conservation cost \$149,746 under budget, reflecting fewer water conservation rebate requests than budgeted
- M&R – Buildings \$147,228 under budget, partially a result of insurance reimbursement and partially a result of staff resources diverted from planned projects to emergency repairs.

The charts below reflect the final (un-audited) budget-to-actual comparison for revenue and expenses for FY 2024. The FY 2024 budget approved by the Board in March of 2023 projected revenue of \$17,903,000, total operating and capital expenses of \$16,605,000 and a contribution to reserves of \$1,298,000. The budget was modified by the Board to recognize the unexpected repairs to Tank T-8 and to add to the budget allocation for employee housing. The actual revenue and expenses resulted in a contribution to reserves of \$2,120,775.

<b>FY 2024</b>	<b>Initial Budget</b>	<b>Actual Rev/Exp</b>
<b>Revenue</b>	\$ 17,903,000	\$ 20,720,734
<b>Personnel Exp</b>	\$ (6,835,000)	\$ (6,764,751)
<b>Operating Expense</b>	\$ (3,833,000)	\$ (3,677,202)
<b>Capital Expense</b>	\$ (4,937,000)	\$ (7,158,006)
<b>Contribution to LADWP</b>	\$ (1,000,000)	\$ (1,000,000)
<b>Net to Reserves</b>	<b>\$ 1,298,000</b>	<b>\$ 2,120,775</b>

**MAMMOTH COMMUNITY WATER DISTRICT**  
**FY 2024 Year-end Update**  
**May 2024**

Agenda Item: 3

05-29-2024

Account	YTD Actual	Annual Budget	YTD Better/Worse	% Diff
Billing - Water Usage	1,591,541	1,889,000	(297,459)	-16%
Water Base Rates	1,905,669	1,894,000	11,669	1%
Wastewater Base Rates	2,708,472	2,696,000	12,472	0%
Wastewater Flow Rates	498,980	501,000	(2,020)	0%
Engineering Revenue	35,040	40,000	(4,960)	-12%
Housing Rents	159,948	142,000	17,948	13%
Miscellaneous Revenue	1,848,006	227,000	1,621,006	714%
Permits - Connection Fees	954,726	350,000	604,726	173%
Taxes and Assessments	9,854,806	9,428,000	426,806	5%
Interest Income	1,163,545	750,000	413,545	55%
Subtotal Revenue	<b>20,720,734</b>	<b>17,917,000</b>	<b>2,803,734</b>	<b>16%</b>
Investment Gain (Loss)	113,922	-	113,922	
<b>Total Revenue</b>	<b>20,834,656</b>	<b>17,917,000</b>	<b>2,917,656</b>	<b>16%</b>
Salaries & Wages	4,778,785	4,953,844	175,058	4%
Employee Benefits - Group Insu	894,748	975,382	80,634	8%
Employee Benefits - Pension	964,375	1,048,874	84,499	8%
Employer Paid Taxes	126,843	245,988	119,144	48%
<b>Total Personnel Expense</b>	<b>6,764,751</b>	<b>7,224,087</b>	<b>459,337</b>	<b>6%</b>
Outside Services	242,487	233,205	(9,282)	-4%
Property Tax Admin. Fee	199,540	220,000	20,460	9%
Sludge Disposal	45,878	46,750	872	2%
Software Licenses/Agreements	257,305	277,401	20,096	7%
IT Services	45,351	62,000	16,649	27%
Banking Fees	58,519	48,480	(10,039)	-21%
Professional Services	47,907	133,900	85,993	64%
Outside Lab Services	69,836	63,000	(6,836)	-11%
Equipment Rental	-	10,000		
Employee Housing Expenses	96,165	73,464	(22,701)	-31%
Operating Tools/Equipment	66,034	47,700	(18,334)	-38%
Employee Engagement	17,790	20,110	2,320	12%
Employee PPE/Uniform	21,056	23,575	2,519	11%
Gasoline	43,970	40,690	(3,280)	-8%
Diesel Fuel	54,011	24,620	(29,391)	-119%
Insurance	247,480	176,600	(70,880)	-40%
Legal Services	71,053	85,000	13,947	16%
M & R - Line Repair/Equipment	277,921	279,878	1,957	1%
M & R - Buildings	182,012	329,240	147,228	45%
M & R - Vehicles	203,241	109,372	(93,869)	-86%
Memberships/Certifications	50,175	47,977	(2,198)	-5%
Permit Meters	56,794	15,000	(41,794)	-279%
Operating Chemicals	300,216	326,619	26,403	8%
Operating Supplies	117,187	116,880	(307)	0%
Computer Systems/Equipment	56,156	54,500	(1,656)	-3%
Postage/Freight	8,205	10,094	1,889	19%
Advertising Publications & PR	25,159	28,000	2,841	10%
Books & Subscriptions	1,531	1,985	454	23%
Safety	22,993	37,508	14,515	39%
Permits & Licensing	84,917	95,125	10,208	11%
Settlement Cost	13,944	14,000	56	0%
Telephone	38,848	46,790	7,942	17%
Training & Meetings	86,359	85,081	(1,278)	-2%
Travel Expenses	40,358	69,300	28,942	42%
Uncollectables	2,138	-	(2,138)	
Utilities - Electric	443,254	342,900	(100,354)	-29%
Utilities - Propane	39,120	44,000	4,880	11%
Water Conservation	42,294	192,040	149,746	78%
<b>Total Operating Expense</b>	<b>3,677,202</b>	<b>3,832,783</b>	<b>155,581</b>	<b>4%</b>

# MAMMOTH COMMUNITY WATER DISTRICT

Agenda Item: 3

FY 2024 Year-end Update

05-29-2024

May 2024

Capital Project Summary

Fiscal Year: 2024

Spending through March 2024 as of 5-28-24

Project Name	BRE	FY 2024 Budget	FY 2024 YTD Expenditure	Prior Project Expenditure	Total Project Expenditure
Tank T-8 Replacement	21	1,550,000	1,997,030	2,586	1,999,616
Water Distribution System Improvements	21	390,247	78,239		78,239
Wastewater Collections System Improvements	21	358,578	318,756		318,756
Parcel Relief Main - Center St	18	256,143	165,302	13,892	179,194
Tank T-4 Rehab	18	0	14,957	420,411	435,368
Well 15 Rehab	18	69,473	72,686		72,686
Well 17 Rehab	18	116,680	132,488		132,488
Well 10 Pump & motor	18	38,668	40,416		40,416
Well 32	17	0	92,347	2,706,800	2,799,147
Hwy 203 Sewer Main	17	222,704	426,862	13,043	439,905
West Twin LS upgrade (PLC, mechanical)	13	71,769	37,475		37,475
Twin Lakes PR Upgrade	9	81,360	19,960		19,960
SCADA Server Replacement		0	5,850	199,792	205,642
Bluffs Lift Station Controls		0	5,000	33,407	38,407
<b>Capital Equipment</b>					
Vehicle replacement		45,000			
Bobcat replacement		97,000			
Vactor replacement		600,000	591,903		
938 Loader replacement		340,000	341,537		
Ee housing		3,100,000	2,817,197		
<b>Total Capital Projects and Equipment</b>		<b>7,337,622</b>	<b>7,158,006</b>		