Approved
07-16-2026

MINUTES

Thursday, May 21, 2026
Mammoth Community Water District
Regular Board Meeting

The Board of Directors convened in session at the hour of 5:35 p.m. After an unforeseen power outage, a recess was taken between 6:14 p.m. and 6:31 p.m. The meeting was adjourned at 6:34 p.m. when a second disruption in power occurred. Unfinished agenda items will be carried over to the next scheduled meeting.

Prepared by:

LRBlock

Leanna Block
Administrative Analyst

ATTEST:

Clay Murray
Board Secretary

THE REGULAR MEETING of the Board of Directors of the Mammoth Community Water District was held on Thursday, May 21, 2026 at 5:35 p.m.

ROLL CALL

Board Present
Director: Tom Cage
Director: Dennis Domaille
Director: Elizabeth Hylton
Director: Tom Smith
Director: Gary Thompson

Board Absent
None

Staff Present
General Manager: Clay Murray
District Engineer: Garrett Higerd
Finance Manager: Jeff Beatty
Operations Superintendent: Chris Monroe
Maintenance Superintendent: Rob Motley
Information Services Manager: Justin Mulbay
Principal Administrative Analyst: Michael Draper
Legal Counsel: Josh Horowitz *(remote attendance)*

Guests Present
Leanna Block – MCWD
Melissa Bretz – MCWD
Jonathan Guerrero – LADWP
Dustin Fischer – LADWP

PUBLIC FORUM

President Smith opened the public forum at 5:35 p.m.

No one addressed the Board and President Smith closed the public forum at 5:36 p.m.

PUBLIC HEARINGS

President Smith opened the public hearing at 5:36 p.m. to receive comments concerning the filing of reports on secured and unsecured delinquent water and sewer charges as of March 31, 2026.

Jeff Beatty said that since the April 16 regular Board meeting, a couple of customers on the secured list had paid the delinquent amounts in full; therefore, amending the list that had been presented to the Board in the materials.

Jeff Beatty stated that the one customer on the April 16 unsecured list had completely paid their past due balance. Therefore, they have been removed from the list, leaving no one on the unsecured list. Staff will not be submitting an unsecured list to Mono County for fiscal year 2026.

President Smith opened the public hearing at 5:37 p.m. to receive comments concerning the intent to adopt the Water Shortage Contingency Plan and the intent to adopt the 2025 Urban Water Management Plan.

President Smith acknowledged a letter of written comment received from Tom Hodges of Mammoth Mountain Ski Area. No one addressed the Board and President Smith closed the public hearing at 5:38 p.m.

CONSENT AGENDA A

A-1 Approve the April 2026 Check Disbursements
A-2 Approve the Minutes from the Regular Meeting held April 16, 2026
A-3 Approve AmeriGas Propane Tank Site Lease Agreement Extension
A-4 Adopt Resolution No. 05-21-26-12 Revising the Appropriations Limitation for the Fiscal Year 2026-2027
A-5 Adopt Resolution No. 05-21-26-13 Confirming Collection and Requesting Inclusion of Secured Delinquent Rates, Charges, and Penalties for Water and Sewer Service on the Mono County Tax Roll for the Forthcoming Fiscal Year in the Same Manner as the District's General Taxes

Jeff Beatty said that since the board packet had been published, the secured delinquent list (A-5, Exhibit A) had been modified; therefore A-5 should be pulled and acted on separately. Mr. Beatty noted the two customer accounts that had been paid-in-full and could now be removed from the list.

President Smith called for a motion and agenda item A-5 was handled separately.

BOARD ACTION – To approve Consent Agenda A, items A-1, A-2, A-3, and A-4

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

BOARD ACTION – To approve Consent Agenda A-5 with an amendment to the tax roll list

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

CONSENT AGENDA B – DEPARTMENT REPORTS

B-1 Operations Department Report
B-2 Maintenance Department Report
B-3 Finance Department Report
B-4 Engineering Department Report
B-5 Information Services Report
B-6 Personnel Services Report
B-7 Regulatory Support Services Report
B-8 General Manager's Report

Director Domaille made a motion.

BOARD ACTION – To approve Consent Agenda B

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

CURRENT BUSINESS

C-1 Discuss and Consider Adopting Separate Resolutions Pertaining to the District's 2025 Urban Water Management Plan

a) Resolution No. 05-21-26-15 Adopting the MCWD Water Shortage Contingency Plan, Chapter 8 of the Urban Water Management Plan

Clay Murray said that a few updates were made to the Water Shortage Contingency Plan, including the removal of a water shortage surcharge. There was no further discussion.

BOARD ACTION – To adopt Resolution No. 05-21-26-15 approving the updated MCWD Water Shortage Contingency Plan, Chapter 8 of the Urban Water Management Plan

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

b) Resolution No. 05-21-26-16 Adopting the 2025 Urban Water Management Plan

Director Cage said that the updates were discussed during the Finance Committee meeting, including suggestions for what topics to include in the next update in five years. He thanked staff for their work on both documents. There was no further discussion.

BOARD ACTION – To adopt Resolution No. 05-21-26-16 approving the updated 2025 Urban Water Management Plan

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

C-2 Discuss and Consider Ratifying the Policies and Procedures for Providing Priority Service to Affordable Housing Projects, PL-ADM-011

Leanna Block said that there have been no content changes to this policy since 2006. This draft has been reviewed by legal counsel.

Director Cage suggested that the Town of Mammoth Lakes be made aware of this policy.

BOARD ACTION – To ratify the Policies and Procedures for Providing Priority Service to Affordable Housing Projects, PL-ADM-011

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

C-3 Discuss and Provide Direction to Staff Regarding USGS Short-Term and Long-Term Lease Proposals for Communications Tower and Ground Space

Clay Murray provided the background and history of the original lease that started in 1999 and has had multiple extensions. He said that the USGS discussed requesting possible changes to the lease.

Discussion between the directors and staff ensued.

Director Cage suggested not moving forward with the lease renewal. Director Smith directed staff to give USGS time to pursue other options. Director Cage said that it would be a good idea not to renew the lease, but to provide a 6-months' notice to vacate to USGS.

President Smith directed Mr. Murray to work with Attorney Horowitz to draft a letter to USGS stating the existing lease will be terminated. The letter should also state that the USGS will have until December 31, 2026 to remove its equipment and property from the District property and to relocate its operations elsewhere, during which time the District will not charge any rent to the USGS.

BOARD ACTION – None. Direction Only

RECESS

At 6:14 p.m. Director Smith called for a recess as a result of a power outage.

At 6:31 p.m. power was restored and Director Smith called the meeting back to order.

A second disruption of power occurred at 6:34 p.m. and the Board agreed to adjourn the meeting.

COMMITTEE MEETINGS HELD DURING THE MONTH

Technical Services Committee – *May 20, 2026*
Dennis Domaille
Gary Thompson
Finance Committee – *May 20, 2026*
Tom Cage
Elizabeth Hylton

Carried over to Next Meeting

DIRECTOR COMMENTS, REQUESTS, AND REPORTS

Carried over to Next Meeting

ATTORNEY REPORT

Carried over to Next Meeting

CLOSED SESSION

None

ADJOURNMENT

After a second unexpected power outage, Director Hylton made a motion to adjourn the meeting.

BOARD ACTION – To adjourn the Board Meeting

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

The meeting was adjourned at 6:34 p.m.