Approved
10-15-2026

MINUTES

Thursday, September 17, 2026
Mammoth Community Water District
Regular Board Meeting

The Board of Directors convened in session at the hour of 5:34 p.m. A 10-minute recess was taken, and the meeting was adjourned at 7:50 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, September 17, 2026 at 5:34 p.m.

ROLL CALL

Board Present
Director: Tom Cage
Director: Dennis Domaille
Director: Elizabeth Hylton
Director: Tom Smith
Director: Gary Thompson *(remote attendance)*

Board Absent
None

Staff Present
General Manager: Clay Murray
District Engineer: Garrett Higerd
Finance Manager: Melissa McKenzie
Operations Superintendent: Chris Monroe
Maintenance Superintendent: Rob Motely
Information Services Manager: Justin Mulbay
Human Resources Manager: Renee English
Principal Administrative Analyst: Michael Draper
Executive Assistant: Stephanie Hake
Legal Counsel: Josh Horowitz *(remote attendance)*

Guests Present
Jared Solorosen – Nigro & Nigro *(remote attendance)*
Elliott Brainard
Susan Patterson
Nolan Ferguson – MCWD
Leanna Block – MCWD

PUBLIC FORUM

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

Clay Murray addressed the Board and said the District would be celebrating its 70th anniversary in August 2027. He said staff were planning an open house type of event to celebrate the milestone.

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

CONSENT AGENDA A

A-1 Approve the July and August 2026 Check Disbursements

A-2 Approve the Minutes from the Regular Board Meeting held July 16, 2026
A-3 Approve Changing the Time of the October Regular Board Meeting from October 15, 2026 at 5:30 p.m. to October 15, 2026 at 2:30 p.m.

Director Cage *made a motion.*

BOARD ACTION – To approve Consent Agenda A

MOVED BY:	Director Cage
SECONDED BY:	Director Domaille
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 Hylton made a motion.

BOARD ACTION – To approve Consent Agenda B

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

CURRENT BUSINESS

C-1 Presentation by Jared Solomosen, CPA, Nigro & Nigro PC, of the Fiscal Year 2026 Financial Audit and Board Discussion and Consideration of Accepting the Fiscal Year 2026 Audit Report for Filing

Mr. Solomosen opened by giving the Board an overview of his firm's responsibilities and scope of work for the FY 2026 financial audit. He provided a brief summary of their results; saying the audit went smoothly and the firm was issuing an "unmodified opinion". He highlighted that they found no material issues with internal controls, and the District has a healthy bottom line. He complimented the District's staff, saying they were transparent to work with.

A brief discussion followed before Director Hylton made a motion.

BOARD ACTION – To approve for filing the MCWD Fiscal Year 2026 Financial Audit as presented

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

C-2 Presentation by the survey architect on the MCWD Administration Building Needs Assessment and Board discussion and possible Direction to Staff Regarding options for improving or replacing the administration building, including possible appointment of ad hoc committee

Garrett Higerd introduced the item and provided a brief overview of the building's many deficiencies and the steps that staff have taken in the past several years to temporarily remedy or work around these.

Next Mr. Higerd introduced Elliott Brainard, the architect who was hired to work with staff to produce a Needs Assessment Report of the building. Mr. Brainard led the discussion and walked the Board through the results of his findings and the three options being presented; a complete renovation and expansion of the existing building; construction of a new building; or leaving it as is and doing nothing. He noted that the financial numbers in the report were derived from the Town of Mammoth Lakes recent Administration Building project.

There was a lengthy discussion, where all Directors were asking questions to Mr. Brainard and Mr. Higerd. All Directors were in favor of the option to replace the building but felt strongly about minimizing the impacts to staff during the construction phase.

Following the discussion, President Smith appointed Directors Domaille and Thompson to an ad-hoc committee to collaborate with staff on the next steps in the lengthy process to replace the building. He also asked Director Hylton to be the alternate committee member.

BOARD ACTION – None

C-3 Discuss and Consider Approving Resolution No. 09-17-26-19 adopting the 2026 Mono County and Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan

Michael Draper addressed the Board and said the Hazard Mitigation Plan is recognized by FEMA and needs to be updated by the county every five years in order to be eligible for FEMA funding if the need were to arise.

Following a brief discussion, Director Domaille made a motion.

BOARD ACTION – To adopt Resolution No. 09-17-26-20 adopting the 2026 Mono County and Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan

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

C-4 Discuss and Consider Adopting Resolution No. 09-17-26-20 Amending the MCWD Conflict of Interest Code

There was no discussion and Director Cage made a motion.

BOARD ACTION – To adopt Resolution No. 09-17-26-20 amending the MCWD Conflict of Interest Code

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

C-5 Appoint an Ad Hoc Committee to Conduct a Performance Review of the General Manager

President Smith appointed Director Cage to join him on the ad-hoc committee to conduct the General Manager's performance review.

BOARD ACTION – None

C-6 Discuss and Consider Adopting Resolution No. 09-17-26-21 Declaring Thursday, October 15, 2026 as Staff Appreciation Day and Closing the District's Offices from 11:30 a.m. through 4:30 p.m.

There was no discussion and Director Hylton made a motion.

BOARD ACTION – To adopt Resolution No. 09-17-26-21 as presented

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

COMMITTEE MEETINGS HELD DURING THE MONTH

Pension Committee – *August 18, 2026*
Elizabeth Hylton
Mono LAFCO – *September 10, 2026*
Tom Cage
Technical Services Committee – *September 16, 2026*
Dennis Domaille
Tom Cage *(alternate)*
Finance Committee – *September 16, 2026*
Tom Cage
Elizabeth Hylton

Pension Committee:

Director Hylton reported that the committee briefly discussed that the federal SECURE 2.0 Act requires updates and amendments to the District's 401(a) Money Purchase Pension Plan and the 457 Plan. These provisions would be brought to the entire Board for consideration at an upcoming Board of Directors meeting.

~

Mono LAFCO:

Director Cage reported that the Commission met and primarily discussed the outstanding MSR's (Municipal Service Reviews). He said there was a discussion about the several special districts in Mono County that are no longer functioning but remain on-the-books without a known contact person. LAFCO's Executive Director is working on how to legally disband these non-existent special districts.

~

Technical Services Committee:

Director Domaille said that Director Cage attended the meeting in Director Thompson's absence. The topics discussed were routine.

~

Finance Committee:

Director Cage welcomed Melissa McKenzie to her first meeting as the District's new Finance Manager. Director Hylton reported that the committee meeting was short and only routine topics were discussed.

DIRECTOR COMMENTS, REQUESTS, AND REPORTS

There were no comments from the Directors.

ATTORNEY REPORT

Attorney Horowitz said the state legislature's session is over, and the Governor has until September 30 to either veto or sign the many bills on his desk. There are a couple of bills that are of interest to the District and Mr. Horowitz will report on the results of those at the next Board meeting.

CLOSED SESSION

D-1 Conference with Real Property Negotiators
Pursuant to Government Code Sections 54954.5(e) and 54956.8
Property Description: Mono County APN – 037-240-009-000
Under Negotiation: Price and Terms of Payment
MCWD Negotiators: Clay Murray and Garrett Higerd
Property Owner Negotiator: Villar Family Trust 5-24-23

D-2 Conference with Real Property Negotiators
Pursuant to Government Code Sections 54954.5(e) and 54956.8
Property Description: Mono County APN – 037-210-064-000
Under Negotiation: Price and Terms of Payment
MCWD Negotiators: Clay Murray and Garrett Higerd
Property Owner Negotiator: The Trails Homeowners Association

ADJOURNMENT

President Smith said he was advised by staff there was nothing to discuss in closed session and asked for a motion to adjourn the meeting.

BOARD ACTION – To adjourn the Board Meeting

MOVED BY: Director Domaille
SECONDED BY: Director Cage

President Smith adjourned the meeting at 7:50 p.m.