

# **Town Council Staff Report**

**To: Town Council**

**From: Daniel C. Holler, Town Manager  
Haislip Hayes, Public Works Director  
Rob Patterson, Finance/Administrative Services Director**

**Meeting: April 27, 2022**

**RE: Capital Improvement Program Preliminary FY22-23 Budget**

## **Capital Improvement Project Budget Development**

The Town Council has received presentations on the development of the Town's five-year Capital Improvement Program (CIP) and a draft a long-range range (20 year) capital program. The 5-year program includes information for ongoing projects as well as those planned for the coming year. The development of the 5-year CIP serves as a budget planning tool, with the first year of the program used to develop the Fiscal Year budget. The information presented below includes current year projects continuing in to FY22-23, projects going to bid the last quarter of FY21-22, and the projects recommended as part of the FY22-23 capital projects budget. Capital projects often extend across fiscal years requiring funding to be carried forward or funding to be allocated as part of the quarterly budget review and modification. The program includes traditional projects, such as roads, sidewalks, drainage, park improvements, etc. The program also identifies funding for Council priorities, which may not be traditional capital projects. Most notably is the allocation of funds for housing. This includes allocations for the Town's Housing Now! initiative and reflects funding committed to The Parcel affordable housing project. Smaller project funding sources are included as well such as ADA improvements and Trail and Municipal Signage updates. The program also includes Major Maintenance Projects (MMP) and incorporates maintenance funding in general with specific project scope, costs, and timing developed throughout the fiscal year.

The purpose of information presented here is to develop the FY22-23 Capital Budget. The Town has several capital projects underway or in the bid process. Funds to support these projects come from a variety of State and local sources. The Town does not have a typical approach to funding our CIP and MMP work program. The Town's program is often characterized as being 'opportunistic.' We continue to look for grant opportunities, public-private partnerships, and have shovel-ready projects to take advantage of unanticipated funding opportunities. Over the past few years, the Town has made specific capital funding levels a priority. For example, deferred maintenance funding for parks and minimum funding level for the Housing Now! initiative. The Town is also committing larger than anticipated revenues to the capital program to enhance community investment. The Town's overall budget process supports this method of funding capital projects as well as using ongoing restricted revenues such as gas tax (SB1), Local Transportation Commission funding, Development Impact Fees, grants, debt, and dedicated local tax revenues such as Measure R and U. Below is a summary of the carryover (continuing) projects from FY21-22 and the preliminary project list developed for the FY22-23 Capital program.

## **Fiscal Year 2021-22 Continuing Projects and FY2022-23 Proposed Projects**

### **Housing Now! Initiative**

The Town's Housing Now! initiative is focused on expanding the availability of affordable workforce housing in the community. This initiative includes purchasing existing housing units and selling them to local qualified residents at affordable prices, expanding options for affordable rental units, continued support for The Parcel development, securing property for near term new affordable housing projects, partnering with private sector developers, and providing match funding in partnership with MLH or other partners for affordable housing projects. The Town Council has committed to providing a minimum of

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

\$1,100,000 funding for housing projects, each fiscal year. The current and proposed housing program exceeds this minimum level of funding in FY22-23.

### 60 Joaquin Rd – Four New Housing Units

Town acquired the vacant 0.20-acre site at 60 Joaquin Road in the Sierra Valley Sites in summer-2021. The Town Council authorized a contract with the selected Design-Build entity, MMI Consulting LLC, in April 2022 and the Town is looking forward to kicking off the project in Spring 2022. The project will provide four (4) for-sale units in two (2) duplex buildings that will be available to households earning up to 120% of the area median income (AMI). Per the schedule provided by the Design-Build entity, construction is scheduled to begin in late Summer 2022 and be completed in late Summer 2023. A rendering of the project as proposed is below. The final design is subject to the Town's typical entitlement process.

Current Budget Allocation for 60 Joaquin FY21-22: \$2,700,000



### Creative Housing Initiative – Five Workforce Housing Units/Two Town Units

Under the Town's Bridge program five housing units were purchased for the purpose of making the units available to households earning up to 120% of the area median income (AMI). The funding provides a "bridge" the local workforce to move from renting to homeownership. This program has the added benefit of previous rental units being available. A four-bedroom unit in San Joaquin Villas complex and a three-bedroom room unit in the Meridian Court complex are set to close escrow in FY21-22. A two-bedroom unit in LaVista Blanc and two 1-bedroom units in the Meridian Court complex have been purchased and are available for purchase by qualifying households. The Town also provided down payment assistance for the two units in escrow. Down payment assistance is provided from miscellaneous funding within the Housing Now! program from repayment of previous loans. Proceeds from the sale of these units are placed back in the program. Over time these funds will be diminished due to the lower selling price. The Town has also acquired two-studio units to use to assist Town and other agency partners in transitioning employees to the region. The Town also owns a one-bedroom unit and two, two-bedroom units used for this purpose.

Bridge Program Allocation FY21-22: \$1,400,000

Town Employee Units Spent FY21-22 \$ 710,500

### Town Housing Partnerships with Mammoth Lakes Housing

The Town has four partnership programs with Mammoth Lakes Housing (MLH). MLH serves as a subrecipient of Town awarded CDBG or HOME Funds used for down payment assistance. The Town has as Deed Restriction Preservation program currently funded at \$600,000 to be used by MLH or the Town to buy back deed restricted units should a qualified buyer not be found within the allowed time frames. The

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

program is funded primarily from in-lieu fees collected from new development projects. Staff is recommending program funding be increased to \$750,000 in FY22-23 using current in-lieu fees. Mono County also sets aside \$300,000 for this program. The increase in funding is reflective of efforts to increase the number of deed restricted ownership units. The Town has committed \$1.5 million to support the 11-unit affordable housing Access Apartment Project located at 238 Sierra Manor Road. Under the State's Homekey program, the Town has committed \$1 million to a local project to create 15 units of affordable housing. The Town is also the co-applicant on grants to support these projects. Mono County also committed funds to the Homekey project.

Revolving Loan Fund (Deed Restriction Preservation) FY21-22 Allocation	\$ 600,000
Requested Allocation Increase for FY22-23 (In-lieu fees)	\$ 150,000
Access Apartments (238 Sierra Manor Road) FY21-22 Budget Allocation:	\$1,500,000
Homekey Project FY21-22 Budget Allocation	\$1,000,000

### Private Sector Partnership

The Town is in active discussions with private sector partners on the development of a six-unit condo complex. The complex would be restricted to local workforce tenants. The concept is to structure the housing with a lease(s) to local employers to support the financing of the project along with a Town grant. A regulatory agreement will be in place to cap maximum lease amounts and to address the potential future sale of the units. Employers may further subsidize rents to secure housing for their employees. If the partners and agreements are satisfactory to all, the project could proceed to construction in FY22-23 with a 16+/- month construction schedule. Total funding is recommended at \$1,000,000.

Private Sector Partnership FY21/22 Allocation \$1,000,000

### Parcel Infrastructure Grant

The Town and the Parcel Development Partner (Pacific West Communities) were awarded a \$20.6 million Infill Infrastructure Grant (IIG) from the California Department of Housing and Community Development. The use of these funds will extend over several years as the Parcel is built out. The funding will be used for public and private infrastructure to support this affordable housing project. Build out is planned to include a minimum of 450 housing units. Phase I (81 units) is under construction and Phase II is in the approval process (see details below). The Capital Budget carries the grant funding over time and actual use of the funds will depend on construction schedules. The FY21-22 budget allocated \$7.5 million with remaining funds extending out over the 5-year capital plan.

Current Budget FY21-22:	\$7,500,000
Budget Allocation FY22-23:	\$3,500,000

### Parcel Phase II

Staff and the development team at Pacific West Communities have completed preliminary design work on the second phase of the Parcel. At this time, the project is envisioned to include approximately 141 units consisting of a mix of studio, 1 bedroom, 2 bedroom, and 3-bedroom rental units. The project is working its way through the entitlement process now with the intentions of having it ready to submit for grant funding this summer. The probable funding sources are well known, and an estimate of the Town's contribution has been based on these opportunities. The current estimated Town participation for Phase II is \$5.1 million. One million has already been set aside for the project. Over the course of FY22-23 and the close out of FY21-22, additional funds will be identified to support the project. While only an estimate the Town needs to set aside funding to match potential grant opportunities. Having match funding available at

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

the time the Town and/or Pacific West Communities applies for grants will strengthen the application and the possibility of receiving funding.

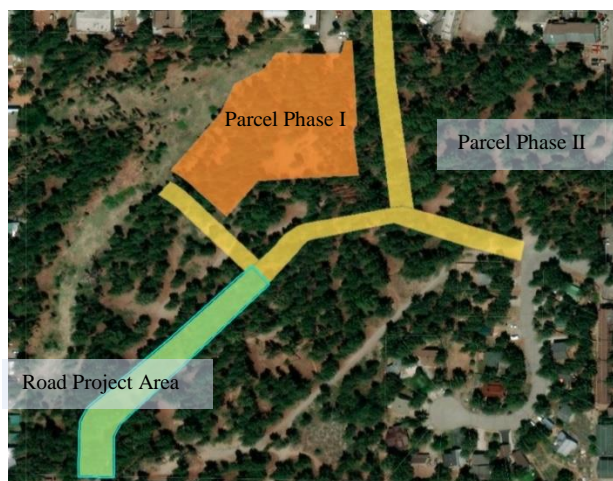
Current Budget FY21-22: \$1,000,000

Budget Allocation for Parcel Phase II FY22-23: \$1,200,000



**Chaparral Road Extension.** This project will extend Chaparral Road into the Parcel connecting it with the Parcel Phase 1 street network to allow for flow of traffic, transit, and pedestrians. The project includes underground utilities, sidewalks, MUPs, transit stops and related infrastructure for a complete street. The projected cost is \$1,600,000. The cost estimate will be refined with final design. The project is planned to go to bid in 4<sup>th</sup> quarter FY21-22, with construction starting FY22-23. Funding for the project is from the Mono County allotment of SB1 Funds.

Budget Allocation of Mono County SB1 Funds provided to the Town for FY22-23: \$1,600,000

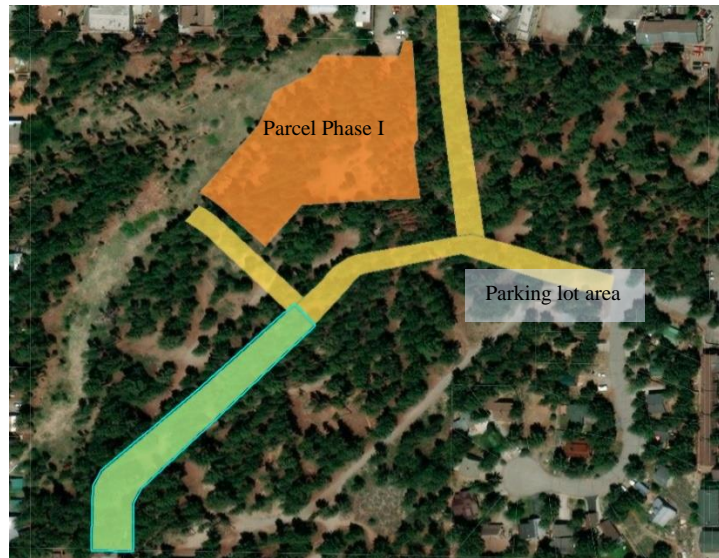




## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

**Additional Parking Lot in the Parcel.** This project will add approximately 50 parking spaces within the Parcel to assist with parking management plans. The added spaces are designed to meet specific needs of residents of the Parcel and is not intended as a public lot. As parking management plans are implemented throughout the Parcel the site may be converted in the future to housing units. The rough estimate for this project is \$150,000. Funding is recommended from the Gas Tax/Road Fund reserves. The final location and design will be completed along with Phase II planning of the Parcel project. The work will be start in FY22-23.

Allocation of Road Fund Reserves for FY22-23: \$150,000



**Childcare and Park at the Parcel.** Phase I of the Parcel includes approximately 2700 square feet of space for childcare and 0.8 acres of space for a public park. The park is split between dedicated childcare space and community park area. The childcare space is being designed to include the pre-school services which will be relocated from the current High School site. The childcare space is planned to be in use year-round. The space will accommodate 25-30 children. The funding for the outdoor area and tenant improvements includes a Town contribution of \$250,000 and the use of childcare DIF revenue of \$160,000 for total funding of \$410,000. The final cost of improvements has not been determined. The park has initial funding of \$268,000 from a CARES Act CDBG grant to purchase playground and other equipment. The full build out of the park will require additional funding. The project will need to be phased.

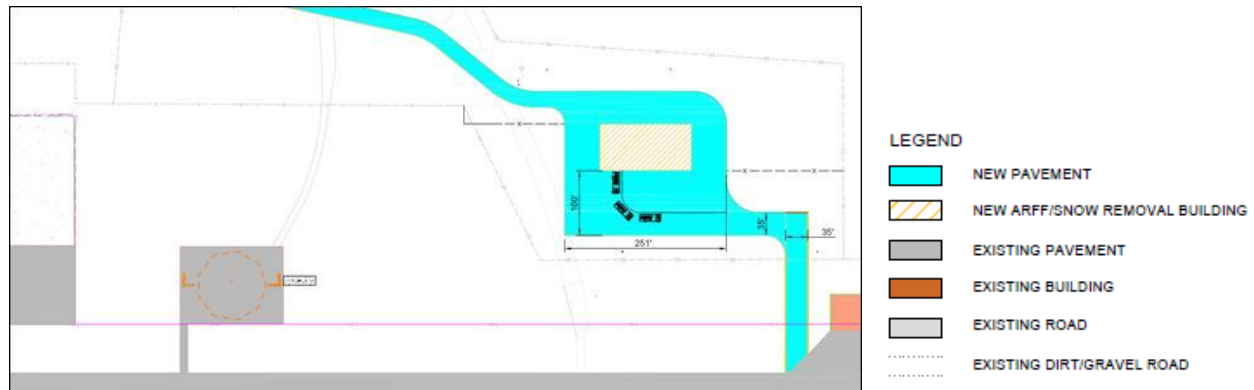
Budget Allocation for FY22-23 Childcare:	\$250,000
Recommended use of Childcare DIF Revenue	\$160,000
Community Park Grant Funding Allocation	\$268,000

**Aircraft Rescue & Fire Fighting (ARFF)/Snow Removal Equipment Building.** Mammoth Yosemite Airport currently leases a hangar from the Fixed Based Operator to house its ARFF and snow removal equipment. The hangar does not have adequate space to house all of the equipment and therefore much of the equipment is stored outside. The project will provide adequate storage for equipment and will enhance airport safety by providing adequate ARFF support rooms and increase ease of access and response times to any airport incident. This project includes a new 7-bay equipment building with apron for vehicles and an access road. NEPA and CEQA have both been completed for the proposed project. The Town requested

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

a FY2022 Airport Improvement Program (AIP) Grant for design and plans. This work will facilitate a request for a construction grant in FY2023 to use AIP and discretionary funds. The town also plans to use airport capital improvement plan funds to fund one of the bays that is not AIP eligible. The cost estimate for design is \$491,000 and construction is \$7,254,000. Construction is dependent on receiving AIP funding.

Budget Allocation of Airport Reserves for ARFF Building FY22-23      \$841,000.  
AIP Grant Funding: \$6,904,000



**ADA Improvements.** The Town has an approved ADA transition plan. The plan outlines various ADA improvements for Town facilities. Each year the Town continues to make reasonable effort to implement ADA improvements. The funding is noted in the Capital program to track progress made on plan implementation. The minimum annual allocation is \$25,000.

Budget Allocation for ADA Improvements FY22-23      \$25,000

**Town Public Works Yard Fuel Island Upgrade/Replacement.** The future upgrade and replacement of the Town's fueling system at the Public Works Yard (or Corporation Yard) is scheduled to be upgraded and relocated to improve overall use and circulation with the Yard. The first phase is the purchase and placement of above ground fuel tanks. The existing underground tanks will be removed as part of a future project along with the relocation of the Fuel Island. The current fuel island will continue to be used for the interim period of time. The projected project cost for Phase 1 is \$600,000 with funding set aside in FY21-22. The project work will be initiated in FY22-23, however ordering of new tanks may be completed in FY21-22. Total project costs will be higher and additional funding will need to be allocated.

Budget Allocation for Fuel Island Upgrade FY22-23:      \$600,000



## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

**Communication System.** The Town of Mammoth Lakes is working with its regional partners to upgrade the 30-year-old communications system. Mono County has hired consultants to evaluate and recommend the most viable alternative. The Town is setting aside funding to support the implementation of the preferred alternative. The final cost of a new system is expected to cost upwards of \$1.5M. Currently \$1,250,000 has been set aside for the project. Setting aside funding when available to the Town will mitigate the financial impact of upgrading the system. Staff is recommending an additional \$125,000 be set aside with the potential need for additional funding of \$125,000 for full project. The current analysis supports integration of communication systems with the planned State system. The California Radio Interoperable System (CRIS) Program was established in 2019 as part of a strategic effort to leverage the more advanced radio technology available on the market today and to put a more robust and effective communication tool at the disposal of California's first responder community. The key features of the CRIS will be a Project 25 compliant trunked radio system which interfaces to similar local systems throughout the state of California. When fully developed the CRIS will provide radio coverage to over 90% of the State's population and over 60% of the State's geographic footprint.

Current Budget Communication System FY21-22: \$1,250,000  
Budget request for FY22-23: \$ 125,000

**Main Street Landscaping.** This project includes rehabilitation of existing irrigation and installation of new drip irrigation where necessary, and installation of seed mix and drought-resistant plantings along both sides of Main Street from Mountain Blvd to just past Old Mammoth Road. Estimated project cost for construction is \$250,000. Due to anticipated water restrictions, the project may be phased to reduce quantity of plantings and water demand.

Main Street Landscaping Budget FY21-22: \$200,000  
Funding Requested FY22-23 \$ 50,000

North Side



South Side



**Old Mammoth Road Landscaping.** This project includes rehabilitation of existing irrigation and installation of new drip irrigation where necessary, installation of pavers and concrete in existing dirt strips to reduce overall planting area, installation of drought-resistant plantings at select locations (primarily at intersections), and placement of several annual planter boxes along the length of the road. These planter



## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

boxes will be removed and stored for the winter. Estimated total project cost is \$1,300,000, to be split between phases. Total current available funding is \$630,000. Phase 1 involves all irrigation work and select planting areas and a portion of the planter boxes, with an estimated cost of \$500,000. Funding is from the Old Mammoth Road Benefit Assessment District. Additional funding will be necessary to complete Phase 2.

Budget Allocation for Old Mammoth Road Landscaping Budget FY22-23: \$500,000

West Side



East Side



**Laurel Mountain Infrastructure (Street Rehab, Sidewalks, Storm Drain, Streetlights):** Project is located on Laurel Mountain Rd in the Town of Mammoth Lakes. The project limits are Main Street (SR203) and Sierra Nevada Road, with the southerly 575 feet to be constructed by a private developer. Improvements include sidewalk on the east side of the road, streetlights, curb and gutter, bike lanes, storm drain, sewer extension, pedestrian flashing beacon, and pavement reconstruction. This project will serve the new Parcel development and the existing residents. The project will be designed to work with and complement the new development at the Parcel, recently constructed Main Street sidewalks, the new transit shelter across from Laurel Mountain Rd on Main Street, and the Highway Safety Improvement Program (HSIP) crosswalk upgrades. The project has a mix of funding sources, and estimated cost for the Town's portion of the project is \$2,485,000. This will be a multi-year and phased project.

Budget Allocation Laurel Mountain Infrastructure FY22-23: \$2,485,000

**Trail and Municipal Signage.** The updating, repair and installation of new signage is an ongoing program of work. The Capital Budget allocates \$25,000 for the program. This level of work is not generally a defined capital project, but the program provides ongoing dedicated maintenance funding as a priority. The program is coordinated between the Office of Outdoor Recreation and Public Works. While noted in the CIP the funding is allocated in the Office of Outdoor Recreation.

Budget Allocation Trail & Municipal Signage FY22-23: \$25,000

**Minaret Road Multi-Use Path (MUP):** The proposed Minaret Road multi-use path (MUP) will be located on the west side on Minaret Road from Lake Mary Road to Old Mammoth Road. The proposed 7200 LF



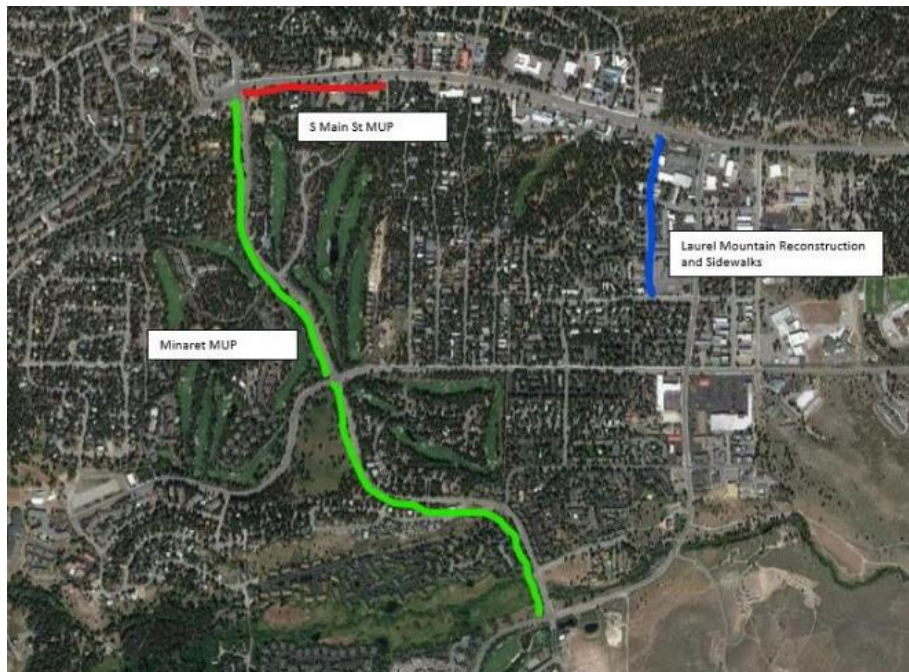
## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

of path will connect the Old Mammoth Road MUP to the Lakes Basin Path MUP along Minaret Rd and other existing and future pedestrian and bicycle facilities. The Minaret Road MUP Project will construct a Class I MUP that is physically separated from the roadway and provides for additional non-motorized modes of travel. The project will include signage and wayfinding, drainage improvements, and intersection lighting as needed. The alignment of the MUP may require additional intersection improvements at Minaret and Meridian. A round-a-bout is being looked at as a solution to remedy pedestrian, bicycle, and golf cart conflicts at the intersection. Design for project will have an estimated cost of \$250,000 and is funded by a State Transportation Improvement program (STIP) grant. The planning and design work will be completed early FY22-23. Construction is dependent on identification of funding.

Budget Allocation for Minaret MUP (STIP Funds) FY21-22: \$250,000

**Main Street South Side MUP Gap Closure (Town Loop):** The Main Street MUP will close a gap between the Lakes Basin Path MUP and the Town Loop MUP located at Callahan Way. The project is located on the south side of Main Street/SR203 within the Caltrans ROW. The project includes 1700LF of separated ADA compliant asphalt multi-use path, drainage improvements, slope protection, transit improvements, lighting, signage and wayfinding, and other supporting infrastructure. The project provides better connectivity, continuity, and mobility for non-motorized users. The project provides a significantly safer option than the existing conditions. The project will include design of trail wayfinding signage that will extend into the existing Main Street sidewalk project as recommended by the Trails Manager. Design for the project will have an estimated cost of \$250,000 and is funded by a STIP grant. The planning and design work will be completed late FY22-23. Construction is dependent on identification of funding.

Budget Allocation Main Street South Side MUP (STIP Funds) FY21-22: \$250,000



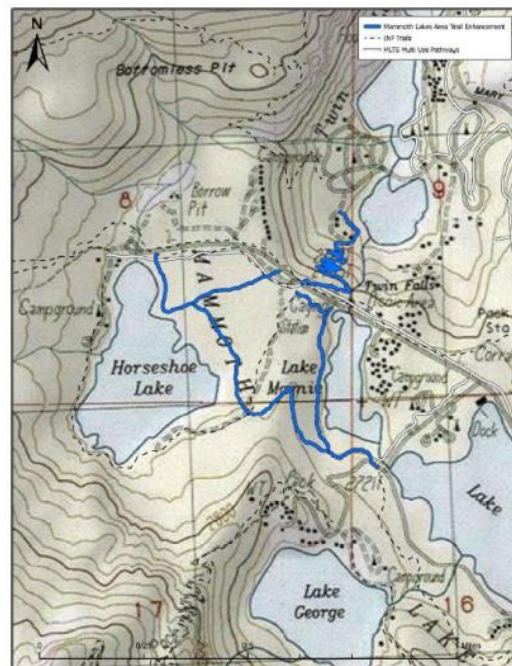
**Shady Rest / Inyo Craters OHV Planning:** In an effort to engage with OHV users and opportunities in the Shady Rest Inyo Craters sub-region, TOML applied for and was awarded a three-year planning grant from the California State Parks Off-Highway Motor Vehicle Division Grant Program in 2020. The TOML, in partnership with Inyo National Forest – Mammoth Ranger District and Mono County, is using the

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

California OHV planning grant funds for on-the-ground planning and environmental review (NEPA/CEQA) in order to optimize existing OHV trail facilities that serve a wide spectrum of user groups and to consider enhanced opportunities for trails and sustainable recreation in the Shady Rest Inyo Craters sub-region. Total budget for the project is \$200,000 funded by OHV Green Sticker grant. This is a multi-year project. The project not currently in the Inyo National Forest Program of Work, and no funding is allocated for the for FY22-23.

**Lakes Basin Connector Trails:** Town of Mammoth Lakes proposes to construct approximately 2.5 miles of multi-use, nonmotorized U.S. Forest Service system trail(s) to provide additional recreation opportunities and connect users to popular destination features and facilities in the Lakes Basin cirque. These soft surface trails will help to mitigate existing improvised use trails. The new trails will be supported by appropriate signage and wayfinding. The project is funded by a \$50,000 allocation from the Trails Program Fund Balance, with \$35,000 remaining for FY22-23.

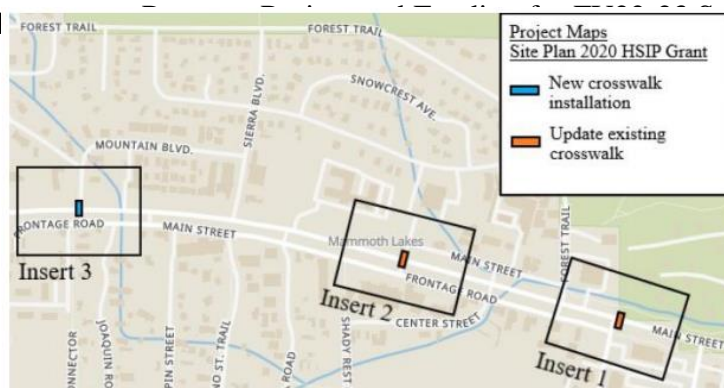
Budget Allocation Lakes Basin Connector Trails (MTC-Trails) FY22-23 \$35,000



LOCATION OF LAKES BASIN CONNECTOR TRAILS

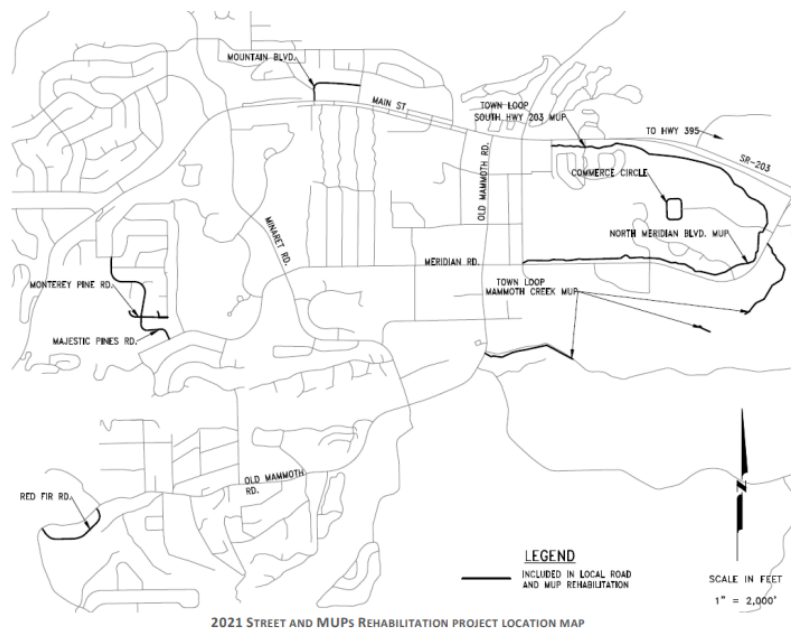
**SR 203 Crosswalk Upgrades.** The Town of Mammoth Lakes submitted and was awarded a \$191,400 Highway Safety Improvement Grant (HSIP) to upgrade crosswalks along SR203. The grant provides funding to upgrade two pedestrian activated crosswalk beacons (Laurel Mountain and Post Office) with RRFD signalization. A third new RRFD beacon will be installed at Mountain Blvd. The project is located within the Town of Mammoth Lakes along Main Street (SR203). Design work began in FY21-22 with construction scheduled for FY22-23. This work will be coordinated with other design and construction efforts in the area. An additional \$50,000 is proposed to be added to the budget. Funding will come from SB1 which was approved by resolution by the Town Council.

Allocated Budget for SR203 Crosswalk Upgrades (Grant Funds) FY21-22:	\$191,400
Budget request for FY22-23:	\$ 50,000



**2021 Streets and MUP Rehabilitation Project.** The 2021 Street and MUP Rehabilitation Project Includes rehabilitation of the numerous roads and MUP's. The locations were determined using data collected and placed in the Town's Street Saver Database. This software evaluates the Town's Pavement Condition Index for each and identifies the best treatment options to improve the overall condition index for the Town. These outputs are evaluated and confirmed with field visits from the Street Maintenance Department. Staff is working with utility companies to provide an opportunity to make repairs/upgrades while the road is open. A majority of the work was completed in FY21-22, with the remaining work to be done in FY22-23. Streets include Mountain Blvd. a portion of Majestic Pines and Monterey Pines Rd and Red Fir. Additional cleanup work on the MUPs will also be finalized. Total budget for the project is \$2,700,000 funded by a STIP Grant.

Allocated Budget (STIP Funds) FY21-22: \$2,700,000



**Bluffs Slurry Seal Project.** This project is funded by the Bluffs Assessment District. The placement of a slurry seal on the roads within the district will extend the life of the pavement. The project was bid in FY21-22 will be completed based upon weather and access to materials.

Allocated Budget for Bluffs Slurry Seal (STIP Funds) FY21-22: \$91,000

**Community Recreation Center (CRC) and Mobility Hub.** Located at Mammoth Creek Park the proposed Community Recreation Center or CRC will be a fabric tensile structure (Sprung Structure)



## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

enclosing an Olympic size ice rink that will operate from November to April, and in the summer, durable sport tiles are envisioned to cover the rink area creating a 20,000 sq. foot Mammoth RecZone. On February 17, 2021, the Town Council awarded the construction contract to Hamel Contractors Inc. At the same meeting, the Council authorized staff to purchase the Sprung Structure, Chiller, and other appearances. A key element of the new facility is the dual purpose of the parking area serving as a community mobility hub and parking for the facility. The mobility hub is designed to serve the facility with transit access, walking and biking access via the adjacent MUPs. The design also includes electric vehicle charging stations.

The current project estimate has increased due to a few unforeseen contract amendments. Since construction began there were required changes to the electrical, structural, and HVAC systems. The building would not function without these changes. The Town had to cover the cost of an archeologist that monitors excavation work. The contractor encountered a nesting bird. The Town had to cover costs associated with protecting the nest and associated delays to controlling operations. The mobility hub portion of the project is fully funded. The Town and contractor are working to limit additional change orders. The Town has allocated an additional \$350,000 for interior improvements. Additional funding will be needed to complete interior improvements, with some improvements proposed to be phased over time. A funding request will be presented to Mammoth Lakes Recreation to consider a recommendation of \$350,000 to assist with interior improvements.

Current Project Estimate CRC:	\$15,641,860
Current Project CRC Allocated Funding:	\$14,509,421
Funding Gap:	\$ (1,132,439)

Budget request FY 22-23:	\$1,150,000
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Mobility Hub Budget Allocation:	\$1,580,000
Interior Improvements Allocation	\$ 350,000

## New Priority Projects Proposed for FY22-23

### Civic Center – Town Hall

Staff have recently reported that the costs of leasing the current town offices have increased significantly. Staff is investigating constructing a new Town Hall. The Town owns the land on the NE corner of Tavern and Sierra Park. This property was acquired for the purpose of building a civic center including a Town Hall and other municipal functions. A courthouse, police station, and County administrative building have already been completed. The proposed budget set aside will cover the initial programming and design work needed to understand the costs of the facility. An RFQ/RFP has been issued to qualified architects to assist in the development of these documents. Staff anticipates completing this work in late summer in order to provide Council with an accurate picture of the costs to construct a new facility and the financial plan. The proposed funding source is American Rescue Plan Act (ARPA) funding. Funding for new Town Offices would be through a debt issuance.

Budget request for Town Hall FY22-23: \$1,900,000

### Village Area Pedestrian and Transit Improvements

The Town applied for an EDA gran to add parking spaces (20 spaces) next to the existing Town parking lot north of the Westin. The lot would in include EV chargers and is close to transit services and proposes

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

a path from the lot to the Westin stairs (currently there are user created paths). The \$1 million grant will require a 25% match if approved. Also, the Town was approached by the Limelight Hotel developers of the property on the south side of the Westin regarding the previously planned pedestrian bridge connecting across Canyon Blvd to the Village (Gondola building). The bridge would allow a safe pedestrian connection for hotel guests, nearby condo guests and to the Town parking area by reducing the number of pedestrians crossing at street level. The transit stop on the west side of Canyon Blvd (near the stair access to the Westin) is also in need of adjustment to improve operations and a transit shelter. Integrating these potential projects together will improve the existing transit stop, reduce potential pedestrian conflicts crossing Canyon Blvd and enhance pedestrian connection between hotel/residential/parking area with shopping and dining in the Village. Additional parking will provide visitors and locals with parking options when visiting this core commercial area. The cost estimates are very preliminary. If authorized as a capital project design and cost estimates will be prepared for consideration. The parking area work is dependent upon grant funding.

Budget request for Pedestrian Bridge and Transit Improvements FY22-23:       \$3,000,000  
(Funding: \$800,000 CFD, \$200,000 Gen Fund; \$2,000,000 part of debt for Town Hall)

Budget Request for EDA Grant Match (Parking) FY22-23:                         \$ 250,000

### **Parks Deferred Maintenance and Improvements**

For the past few years Council has allocated up to \$300,000 per year to address deferred maintenance projects within our parks and recreation amenities. The FY21-22 funding will be used to update ballfields at Whitmore Park. With the construction of new CRC facility, the current agreement with Mammoth Unified School District (MUSD) requires the current Ice Rink and associated improvements to be removed and the site remediated. The funding allocation of \$100,000 under Parks Maintenance and Improvements is planned to be used for this purpose, with an option to use the funding to repurpose the space for other passive recreational uses. A request has been made to the MUSD board to amend the existing lease agreement to allow for the old ice rink slab to be converted into 2 pickle ball courts, 1 tennis court, and other passive uses. Staff will begin decommissioning elements of the ice rink this spring. Pending a new agreement with the MUSD the old rink will be removed or repurposed for ongoing recreational uses.

Budget request for Parks Deferred Maintenance (Ice Rink) FY22-23:       \$100,000

### **Mammoth Arts and Cultural Center (MACC)**

The establishment of the Mammoth Arts and Cultural Center (MACC) in the Town of Mammoth Lakes has been under consideration for several years. The plan concept plan has included a performing arts theatre, a smaller outdoor amphitheater, use of Edison Hall (theatre), storage/workshop space, parking, and other ancillary uses. The concept plans have gone through several iterations. The location for the MACC is on property (Approx. 8 acres) owned by the Mammoth Lakes Foundation (MLF). Aligning the scope of the project with realistic funding availability has been challenging. Over the past year Town staff have re-engaged with the Mammoth Lakes Foundation to evaluate options to achieve a viable project and take advantage of new opportunities. This process has been under discussion in different forms for several years.

A concept design for a new performing arts auditorium integrated with the existing Edison Hall was prepared. The concept achieved a more realistic project that is being refined to ensure the facility will meet the existing and expansion needs of most current users and serve new opportunities. Accordingly, the concept plan will need funding for additional refinement. A request of \$100,000 for consideration from Measure U is being prepared. The discussions between the Town, MLF, user groups, private donors, and others have gone well, resulting in the opportunity to explore a mixed-use approach to address other

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

expressed needs for community amenities and services. The timing of these discussions with other community projects also created new opportunities for collaboration. The projects discussed below are still conceptual and will require the completion of agreements, planning processes and implementation of capital programs. The timeline for achieving some of the proposed amenities and services are very tight and the allocation of funding for the proposed work program is required. The following principles and goals have guided the discussion and proposals under consideration.

1. The financial commitment to Arts and Culture facilities:

Measure U Capital Funding of \$2,500,000 for the MACC

Measure U MACC Operating Funding commitment of up to \$300,000 annually

Ongoing funding of arts and culture programming from Measure U in the community

Ken Community College District (local bond measure) funding of \$7,500,000 for MACC

Private donor funding in excess of \$2,000,000 supporting arts and culture

2. The option to reopen the Edison Theatre for programming Summer 2022

3. A focus to restructure MLF finances on educational efforts and leverage land for MACC and other uses

4. A desire to retain majority elements of the original MACC vision.

5. Potential opportunity to address community need for childcare services

6. Potential opportunity for an interim, limited, and cost-effective snow storage area

7. Potential opportunity for an interim Dog Park and future housing site(s).

8. Expanded parking supporting new and existing amenities.

The concepts presented here are co-dependent (while timing may change each element is part of the whole), are subject to agreements still to be finalized, may be limited in scope to due to cost, and most importantly will require partners and others working in good faith to achieve the envisioned outcomes. The following projects are presented as “placeholders” within the Town’s Capital Improvement Program. The request demonstrates the Town’s commitment and leadership role of investing in the community through partnerships and creativity. The budget numbers are very rough estimates and reflect the time constraints of the work program, which may require future adjustments to scope or additional resources. Assuming all the required agreements are in place, current funding allocation for preplanning work (\$150,000) will be used to initiate the required CEQA and other planning analysis and Town processes.

### **Edison Hall Improvements**

Mammoth Lakes Foundation (MLF) is proceeding with needed improvements to Edison Hall. The Town and MLF looking at options to partner with the Town to take on operational support to meet the goal of opening the Edison Hall for summer 2022 programming. Staff is requesting the allocation of \$100,000 to support access updates to parking for ADA access and to support the addition of future storage/workshop space. Minor improvements, cleaning and preparing spaces for re-opening will be necessary.

Budget request for Edison Hall FY22-23:                      \$100,000

### **Childcare Facility**

Several factors have come together creating an opportunity to provide expanded childcare services. The need for expanded childcare and early child education services has been expressed by individuals, businesses, and local service agencies. With relocation of the IMACA preschool to the Parcel and Mono County Office of Education (MCOE) taking on operations and the obligated removal of IMACA facility at the High School new opportunities for childcare were presented. Staff has reached out to MUSD regarding allowing the Town to repurpose the portable classrooms that are to be disposed of by MUSD as part of the High School Remodel. Staff is looking at 6+/- buildings to create a childcare early child education facility. This project is subject to reaching a set of final agreements. The project is time constrained due to the need remove the modular buildings at the High School by end of June 2023. Upon initial review the buildings are usable but will require roofing work and siding after they are relocated. The extent of the interior



## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

remodel is yet to be determined, but improvements to meet state code for childcare facilities will be required. The final product will be dependent on budget and costs but will need to include an appropriate outdoor play area. The funding set aside will be used to cover design, permits, building relocation, foundation construction, inside improvements and limited outside improvements. Bringing on an architectural firm quickly will be required.

Budget request for Childcare Facility FY22-23: \$1,500,000

### **Limited Snow Storage Improvements**

The Town currently manages a Use Permit with USFS for snow storage. The terms of this permit are not favorable to the Town and costs associated with contracting services are unsustainable. The Town will continue to work with the Inyo National Forest on the use of land for snow storage. The need for adequate snow storage continues to be a critical factor in managing snow for public safety and keeping the Town open during storm events. The need for the larger Forest Service site will continue and the Town will keep the use permit in place. Town staff has been looking at less costly alternatives for snow storage, as higher costs are ultimately passed on to local businesses and residents. The availability of private land in the Town for this purpose is very limited. Vacant land owned by MLF has the potential to be used on a short-term basis for a limited snow storage area (5+/- acres). The longer-term vision for the property is for housing. The terms of the contract on the use of the site will provide a lower cost option to the Town, while maintaining service for the community. The vacant acreage will accommodate much of the Town's snow storage need. The requested funding would be used to develop secure access to the site. The use of the site is subject to completing agreements and the environmental analysis.

Budget request for Snow Storage Access Improvements FY22-23: \$50,000

### **Dog Park and Expanded Parking.**

The Town is also looking at locations for the development of a Dog Park. Currently, the Town does not have places that are designed for off-leash dog use. Our local parks and sports fields have become used for this purpose resulting in several gallons of dog waste being removed from these facilities. Dogs are also often allowed to run off leash within the park and sports fields in violation of Town code. Having a dedicated space for this purpose meets community need for a place allowing dogs to run off leash, socialize and increases the norm for users of the dog park to pick up after their pets. The Town has received a \$50,000 T-Mobil grant and allocated an additional \$100,000 for a dog park. We are also exploring the opportunity to use a portion of MLF vacant property for this purpose. Again, the long-term land use plan is for housing. Space is also available for expanded parking to support the other uses such as the MACC, Dog Park, area MUPs and future amphitheater space.

Budget allocation for Dog Park FY21-22: \$150,000

Budget request for Dog Park FY22-23: \$ 50,000

Budget request for expanded parking FY22-23: \$400,000

**Recommendation:** Staff is requesting Council consensus on the proposed FY22-23 Capital program projects and recommended funding and directions for any requested modifications as appropriate. The CIP will come back for further review as part of the budget process.

## Capital Improvement Program Project and Funding for FY22-23 Summary Chart

	Project	Funding FY21-22 (or before)	Funding Request FY22-23	Total Funding Commitment	Proposed Revenue Source(s)	Notes
1	60 Joaquin Housing Project	\$ 2,700,000	\$ -	\$ 2,700,000	Housing Now! Allocations	Four units of new housing
2	Creative Housing Initiative - Bridge Program	\$ 1,400,000	\$ -	\$ 1,400,000	Housing Now! Allocations	Five housing units purchased
3	Town Employee Housing Units	\$ 710,500	\$ -	\$ 710,500	Housing Now! Allocations	Two Studio units
4	Revolving Loan (Deed Restriction Preservation)	\$ 600,000	\$ 150,000	\$ 750,000	In-Lieu Housing Fees	Increase RLF Balance to \$750,000
5	Access Apts. MLH Partnership	\$ 1,500,000	\$ -	\$ 1,500,000	Housing Now! Allocations	
6	Homekey Project	\$ 1,000,000	\$ -	\$ 1,000,000	Housing Now! Allocations	
7	Private Sector Partnership	\$ 1,000,000	\$ -	\$ 1,000,000	Housing Now! Allocations	
8	Parcel Infrastructure Grant (IIG)	\$ 7,500,000	\$ 3,500,000	\$ 11,000,000	Carryover / New Allocation	Total State Grant Award \$20.6M
9	Parcel Phase II Support	\$ 1,000,000	\$ 1,200,000	\$ 2,200,000	3rd Quarter Budget Adjustment	Estimated total need \$5.1M
10	Chaparral Road Extension - Parcel	\$ -	\$ 1,600,000	\$ 1,600,000	SB1 Funds from Mono County	Trade for future STIP Funds
11	Parking Lot - Parcel	\$ -	\$ 150,000	\$ 150,000	Gas Tax/Road Fund Reserves	
12	Childcare - Parcel	\$ 250,000	\$ 160,000	\$ 410,000	Gen Fund \$250K/Childcare DIF\$160K	
13	Public Park - Parcel	\$ 268,000	\$ -	\$ 268,000	CARES Act CDBG Grant	Phased Project. Future funding needed
14	ARFF/SRE Building - Airport	\$ -	\$ 7,745,000	\$ 7,745,000	AIP Grant / Airport Reserves	
15	ADA Improvements	\$ -	\$ 25,000	\$ 25,000	3rd Quarter Budget Adjustment	
16	Fuel Island Upgrade	\$ 600,000	\$ -	\$ 600,000	Gen Fund	Phased Project. Future funding needed
17	Communication System	\$ 1,250,000	\$ 125,000	\$ 1,375,000	3rd Quarter Budget Adjustment	Project underfunded by \$125,000
18	Main Street Landscaping	\$ 200,000	\$ 50,000	\$ 250,000	General Fund/3rd Qrt Budget	
19	Old Mammoth Road Landscaping		\$ 500,000	\$ 500,000	OMR Assessment District	
20	Laurel Mountain Infrastructure	\$ -	\$ 2,485,000	\$ 2,485,000	Various	
21	Trail and Municipal Signage	\$ -	\$ 25,000	\$ 25,000	General Fund	
22	Minaret Multi-Use path (MUP)	\$ 250,000	\$ -	\$ 250,000	STIP Grant	Carryover Project from FY21-22
23	Main Street South Side MUP - Town Loop Gap Closure	\$ 250,000	\$ -	\$ 250,000	STIP Grant	Carryover Project from FY21-22
24	Shady Rest / Inyo Craters OHV Planning	\$ 200,000	\$ -	\$ 200,000	OHV Green Sticker Program	Project pending USFS Work Program
25	Lakes Basin Connector Trails	\$ -	\$ 35,000	\$ 35,000	Trails Program Fund Balance	Carryover Project from FY21-22
26	SR203 Crosswalk Upgrades	\$ 241,400	\$ -	\$ 241,400	HISP Grant/SB1 Funds	Carryover Project from FY21-22
27	2021 Streets and MUP Rehabilitation	\$ 2,700,000	\$ -	\$ 2,700,000	STIP Grant	Carryover Project from FY21-22
28	Bluffs Slurry Seal	\$ 91,000	\$ -	\$ 91,000	Bluffs Assessment District	
29	CRC Facility	\$ 14,509,421	\$ 1,150,000	\$ 15,659,421	3rd Quarter Budget Adjustment	Projected overfunded \$17,561
30	CRC Mobility Hub	\$ 1,580,000	\$ -	\$ 1,580,000	Gen Fund / Transit Reserves	
31	CRC Interior Improvements	\$ 350,000	\$ 350,000	\$ 700,000	General Fund / Measure R Request	Measure R Request Pending
32	Town Hall	\$ -	\$ 1,900,000	\$ 1,900,000	ARPA Funds	Planning/Design
33	EDA Grant Match (Parking)	\$ -	\$ 250,000	\$ 250,000	Gas Tax/Road Fund Reserves	EDA Grant Request \$1,000,000
34	Parks Deferred Maintenance (Ice Rink)	\$ -	\$ 100,000	\$ 100,000	3rd Quarter Budget Adjustment	
35	MACC - Construction Funding	\$ 2,500,000	\$ -	\$ 2,500,000	Measure U Reserves	
36	MACC - Planning Work		\$ 100,000	\$ 100,000	Measure U Request Pending	Measure U Request Pending
37	Edison Hall Improvements (Parking/Storage)	\$ -	\$ 100,000	\$ 100,000	3rd Quarter Budget Adjustment	
38	Childcare Facility	\$ -	\$ 1,500,000	\$ 1,500,000	3rd Quarter Budget Adjustment	
39	Snow Storage Access Improvements	\$ -	\$ 50,000	\$ 50,000	Gas Tax/Road Fund Reserves	
40	Dog Park	\$ 150,000	\$ 50,000	\$ 200,000	General Fund/Grant	
41	Expanded Parking Area	\$ -	\$ 400,000	\$ 400,000	Gas Tax/Road Fund Reserves	
	<b>Project Totals</b>	<b>\$ 42,800,321</b>	<b>\$ 23,700,000</b>	<b>\$ 66,500,321</b>		