

Mammoth Lakes Town Council

Agenda Action Sheet

Title: Town Land Lease Agreement with the Mono County Library Authority for Building Located at 960 Forest Trail.

Council Meeting Date: 6/1/2022

Prepared by: Daniel C. Holler, Town Manager

Recommended Motion: Approve the Land Lease Agreement for the Mono County Library Authority Building Located at 960 Forest Trail subject to final approval by the Authority and legal review.

Summary:

The Mono County Library Authority owns the building located at 960 Forest Trail on land owned by the Town of Mammoth Lakes located at the Community Center Park. The Library Authority has had a ground lease for the existing building for several years (AKA Old Library). The Mono County Office of Education (MCOE) provides a variety of early childhood programs and related services utilizing the building. Programs and services currently include:

- Early Start (special education programs for children birth - 3 years of age)
- Early Start playgroups (serves both special needs and typically developing children up to age 3)
- Office space for our Foster Youth/Child Abuse Prevention Coordinator; Counselors; Speech Therapist; Occupational Therapist and School Nurse.

The current lease expires June 30, 2022. The proposal is for a five-year lease starting July 1, 2022, with a lease rate of \$500 per month (\$6,000 per year). The previous rate was \$1 per year. The programs provided meet community needs and the use of the building and the uses of the Town's adjacent Community Center and park have very few conflicts (parking at times) and have worked well together in providing public services and programming. The programs provided by MCOE provide a public benefit to the community. Staff has worked with the MCOE Staff on the proposed agreement who requested the lease extension. Approval of the agreement will allow for current operations by the Town and MCOE to continue as they have for the past several years. A copy of the proposed lease is provided for Council consideration. Staff is recommending approval of the agreement subject to final approval by the Library Authority and subject to any necessary legal review.