



Town of Mammoth Lakes
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October 20, 2022

Mammoth Unified School District Board of Trustees
P.O. Box 3509
Mammoth Lakes, CA 93546

Dear Board of Trustees,

The Town of Mammoth Lakes (Town) is formally requesting approval of an eight (8) month extension of the current amended lease agreement (executed June 24, 2021) for the Mammoth Ice Rink Site. The current Term of the lease was through June 30, 2022, with an option to extend the term by six months upon written request by the Town, prior to the end of the agreement. The intent of the Term was to allow the Town the necessary time to remove the improvements on the site and revegetate the area.

The Town allocated funding for the removal of the improvements and initiated this work with the removal of the ice rink related materials this past spring. In April 2022 the Town presented a request to the Mammoth Unified School District Board (Board of Trustees) to further amend the lease. The proposal included an extended Term as the Town was proposing to modify the site to accommodate other non-fee based recreational uses. This was initiated with the intention of opening the new Community Recreation Center (CRC) this winter (beginning November 2022) to accommodate a variety of ice related activities. The construction of the CRC has taken longer than planned, with a current estimated opening date of around March 2023. With the delayed opening, the Town is requesting to continue to use the current Mammoth Ice Rink Site for ice-related activities this winter (2022/23). The requested use would extend through February 2023.

Lease Request and Considerations

The Town is requesting that the second amended lease (attached) be extended for eight months to accommodate the proposed 2022/23 ice-related activities. The Town is proposing to pay a prorated lease amount of \$33,600 or \$4,200 per month from July 1, 2022 through February 28, 2023. All the other requirements under the lease would continue to be met such as site maintenance, snow removal, student discounts and dedicated time for school uses. On October 19, 2022 Town Council approved snow removal contracts that included the Mammoth Ice Rink Site in those awards consistent with past years.

This process provides the Town, District, and Mono County Office of Education (MCOE) additional time to consider a new lease for this site based on changes in use. The proposal by the Town is to re-purpose the site for court-based activities (i.e., pickleball) and some passive amenities (i.e., horseshoe, cornhole, picnic tables, while retaining the upper parking area, etc.). This will change the primary use of the site to non-winter months and to non-fee-based recreational uses.

A new lease agreement will allow the parties to again address future removal of the improvements and site restoration, use by the school, site maintenance, snow removal, and other site and use matters. If an agreement on a new lease is not reached, the Town is committed to the removal of improvements as requested by the District that would include the restoration of the Mammoth Ice Rink Site.

The Town greatly values the long-term relationship with the District to provide a variety of amenities and activities to benefit our students, community, and visitors. The current Mammoth Ice Rink Site has welcomed over 80,000 people this past decade and has served as the hub for Parks and Recreation summer camps and programs. The continued use of the site to provide community-centric and valued recreational activities builds on the current partnership and allows for extended public benefits until such time that the District determines the best use of the site.

A Lease Extension and Fee Agreement for the Mammoth Ice Rink Site is provided for consideration by the Mammoth Unified School District Board of Trustees.

Sincerely,



Daniel C. Holler
Town Manager

**Multi-Use Facility Lease Term Extension and Lease Payment
(Mammoth Ice Rink Site)**

Whereas: On June 24, 2021 The Second Amended Multi-Use Facility Agreement ("Agreement") was approved by and between the Mammoth Unified School District, a California public school district located in the County of Mono, California, ("District"), the Mono County Office of Education ("MCOE") and the Town of Mammoth Lakes ("Town"). District, MCOE and Town may be individually referred to herein as a "Party" or collectively referred to herein as the "Parties", agree to the following extension of the Agreement:

- 1) The Parties agree to extend the Term of the Agreement from July 1, 2022 to February 28, 2023.
- 2) The Parties agree to a lease payment of \$33,600 for the extended Term of the Agreement
- 3) The Parties acknowledge that all other Terms and conditions of the Agreement continue in full force and effect.

Accepted and Agreed on the date indicated below:

Dated: _____, 2022

Mammoth Unified School District

Name: _____

Title: _____

Mono County Office of Education

Name: _____

Title: _____

Town of Mammoth Lakes

Daniel C. Holler

Town Manager