

Mammoth Lakes Town Council Agenda Action Sheet

Title: Agreements with Mammoth Unified School District (MUSD) and Mono County Office of Education (MCOE) for a one-month lease extension and a five-year lease to convert the existing Ice Rink Site to a Community Pickleball and Multi-Use Complex.

Council Meeting Date: 3/1/2023

Prepared by: Stuart Brown, Parks and Recreation Director

Recommended Motion: Approve the agreements with MUSD and MCOE for a one-month lease extension and a five-year lease to convert the existing Ice Rink Site to a Community Pickleball and Multi-Use Complex.

Summary: On July 6, 2022 Town Council authorized the Town Manager to negotiate with the Mammoth Unified School District (MUSD) and Mono County Office of Education (MCOE) for a new lease agreement for the adaptive reuse of the existing Multi-use Facility site (Ice Rink/Rec Zone). The Town has held a lease agreement since 2007 with MUSD and MCOE to operate a Multi-Use Facility on approximately two and a half acres of land adjacent to the MUSD Offices/Library.

The lease agreement facilitated the development of a community Ice Rink/RecZone utilizing a concrete slab and related infrastructure (Ice Rink), that has been in operation since 2011 serving over 80,000 users. The current operating lease amendment is set to expire on February 28, 2023; however, the Town desires to extend the lease to continue to operate the outdoor ice rink through March 31, 2023. The proposed lease will allow the Town to continue to maintain and transition the site to the uses as proposed. Based on community feedback, requests from recreation enthusiasts and support from the Parks and Recreation Commission, the Town is planning to repurpose the existing “ice rink” site for non-fee recreation uses that includes the installation, operation, and maintenance of six (6) regulation pickleball courts to meet the recreation and athletic needs of the community. In addition, the site may include such activities as horseshoes, corn hole, or similar games with a maintained picnic area, restrooms, trash, lights, etc.

In conversations with the MUSD Superintendent and staff, MUSD is evaluating uses for the site over the next five years, allowing the Town to program this space for non-fee based recreation uses. The requested lease term is to commence on April 1, 2023 for a term of 5 years, with an option to extend the Agreement for one-year (1) time periods by mutual agreement.

Town staff presented the one-month lease extension and the new 5-year lease agreement to the MUSD Board of Trustees for the proposed use of the Multi-use Facility (ice rink) site on February 16, 2023 and they were both unanimously approved. The lease agreements for the proposed use of the Multi-use Facility site with MUSD and MCOE are provided for consideration by Town Council.