

TOWN COUNCIL STAFF REPORT

Title: Authorize purchase of Hangar at Mammoth Yosemite Airport for storage of Town equipment.

Meeting Date: August 6, 2025

Prepared by: Rob Patterson, Town Manager

RECOMMENDATION:

Staff recommend the Town Council approve the purchase of Hangar A5 at Mammoth Yosemite Airport and authorize the Town Manager to execute a purchase and sale agreement for \$203,000 to complete the purchase, pending final legal review.

BACKGROUND:

The Town of Mammoth Lakes has a need for storage of vehicles and materials that are protected from the weather. The current solution for additional storage is to lease available storage facilities within Mono and Inyo counties for many of our seasonal vehicles and to store materials within the vehicle maintenance facility at the Town Yard. In March 2025, the Town Council authorized a restructuring plan for the fleet maintenance team, resulting in the addition of one Vehicle Mechanic. In order to increase the capacity of our fleet team, the staff are removing storage materials to provide a dedicated work bay for this new mechanic. This should improve capacity of the fleet maintenance by approximately 15%.

ANALYSIS:

Staff have negotiated with the current owner of Hangar A5 and agreed upon the sale price of \$203,000 for the unit. This is comparable to other sales of similar hangar size (approximately 1,950sf) and location on the airfield (off the main taxiway). The hangar is located in the section of the Airport that is owned and managed by the Town and therefore a hangar ground lease for the unit, typically payable to the Town, will not be necessary. There are no additional costs, outside of normal and occasional maintenance of the roof and doors, necessary for this type of unit. The unit is cleaned and ready to move in as soon as the transaction is completed.

The following is a list of materials that will be stored in the new facility:

- Metal stock for facility repairs
- Paint for road and facility repairs
- Glass beads for paint reflection
- Crack sealant for road surfaces

In addition to the increased capacity, the Town is utilizing several offsite storage facilities to accommodate seasonal storage of vehicles. Vehicles that are stored in these offsite

locations can require up to three staff members and two hours to retrieve the vehicles when needed. Storage at the Airport will dramatically cut down on travel time and cost associated with storage.

The following lists the current vehicle storage costs:

- Vactor Truck: Currently stored in Chalfant Valley for 6 months (Winter)
 Stored in PW parking lot for summer months.
 Storage Cost: \$800.00 monthly. \$4,800.00 total.

- 3 CMS Boards: Currently stored at Bishop Fairgrounds for 6 months
 (Winter)
 Stored in the Public Works shed for summer months
 Storage cost: \$100.00 per unit monthly. \$1,800.00 total.

- 4 Sweepers: 2 units stored at Bishop Fairgrounds unless needed
 6 months (Winter)
 2 units stored in any open bay at PW shop for winter
 sweeping.
 All 4 stored in PW parking lot for summer months.
 Storage cost: \$100.00 per unit monthly. \$1,200.00 total.

- Road striper: Stored for 6 months at Bishop Fairgrounds.
 Stored in PW parking lot for summer months
 Storage cost: \$100.00 monthly 6 months (Winter) \$600.00
 total

Combined cost for Chalfant Valley and Bishop Fairgrounds storage for 6 months is \$8,400.

In addition to saving time and costs on vehicle storage, the Airport crew would have ready access to vehicles stored in the hangar for use in Airport operations. With ready access to sweepers, the crew would be able to manage large-scale Foreign Object Debris (FOD) that accumulates on the Airport surfaces, typically after helicopter operations and wind events. FOD is typically sticks and rocks, that can damage aircraft engines and props and cause an unsafe landing surface. For routine sweeping, this configuration would save the Airport staff time in transport and scheduling and reduce our reliance on the Roads Crew for support and availability.

FINANCIAL CONSIDERATIONS:

Staff is recommending the use of Development Impact Fee (DIF – General Facilities and Equipment to be used for the purchase of this facility. The current balance in DIF – General Facilities and Equipment is \$512,256 and more than enough to cover the purchase price of \$203,000. The purchase of this facility fits within the parameters set for DIF General Facilities and Equipment and with adequate funds available, no debt will be incurred to acquire this unit.