



Town Council of Mammoth Lakes

Minutes of Regular Meeting

July 21, 2021, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido,
Councilmember Kirk Stapp, Councilmember John Wentworth,
Councilmember Sarah Rea

1. CALL TO ORDER

The Mayor called the meeting to order at 4:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Haislip Hayes led the flag salute.

3. PUBLIC COMMENTS

America Hernandez gave her farewell to the community of Mammoth. She spoke about the housing crisis in Mammoth.

3.1 Correspondence from First Five Mono County regarding childcare.

4. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

5. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)

Trails Manager Joel Rathje outlined the Mammoth Lakes Trail System Mid-Summer Report.

Community and Economic Development Director Sandra Moberly gave an update regarding the recent Planning and Economic Development Commission meeting. There was discussion among members of Council and staff.

Parks and Recreation Director Stuart Brown gave an update regarding current parks and recreation activities.

Administrative Services/Finance Director Rob Paterson gave an update regarding current finance activities.

Town Attorney Andrew Morris reported on the State's opioid class action litigation and the ongoing discussion with Suddenlink.

Mammoth Lakes Fire Protection District Fire Chief Frank Frievault gave an update regarding fires in the area. There was discussion among members of Council and Chief Frievault.

Town Manager Daniel C. Holler gave an update regarding the COVID-19 pandemic. There was discussion among members of Council and staff.

6. STAFF PRESENTATIONS

6.1 Quarterly TOT Enforcement Update – Fourth Quarter Fiscal Year 20-21.

Administrative Services/Finance Director Rob Patterson gave an update regarding the Quarter 4 Enforcement Update. There was discussion among members of Council and staff.

7. CONSENT AGENDA

Moved by Mayor Pro Tem Lynda Salcido
Seconded by Councilmember Kirk Stapp

Approve the Consent Agenda.

For (5): Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Carried (5 to 0)

- 7.1 Approve the minutes of the regular meeting of July 7, 2021.
- 7.2 Award Local Road and MUP Rehabilitation STIP Project to Qualcon Contractors, Inc. in the amount of \$2,388,665.00.
- 7.3 Accept the Closeout Report for Projects Associated with Airport Improvement Program Grant 3-06-0146-041-2020.
- 7.4 Approve the Resolution authorizing the closure of a portion of Minaret Road from Main Street to Meridian Boulevard and authorize a Parking Fee Program in the vicinity of the 25th Annual Mammoth Festival of Beers and Bluesapalooza.
- 7.5 Accept Payment Approval Report No. 22-01 in the amount of \$1,080,609.33. Accept Payment Approval Report No. 21-55 in the amount of \$103,774.06. Accept Payment Approval Report No. 22-02 in the amount of \$126,263.06. Accept Payment Approval Report No. 22-03 in the amount of \$5,000.

8. PUBLIC HEARINGS

- 8.1 Public hearing to discuss expenditures and accomplishments of the Town's 2017 Community Development Block Grant (17-CDBG-12096).

Brandon Brocia gave a public comment asking the Council to ban single use plastic water bottles in the Town. There was discussion among members of Council and staff.

The Mayor opened the public hearing at 5:21 p.m.

Associate Planner - Housing Coordinator Nolan Bobroff gave a presentation outlining the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Patricia Robertson, Executive Director of Mammoth Lakes Housing, gave additional statistics regarding the use of the grant funds. There was discussion among members of Council and Ms. Robertson.

The Mayor closed the public hearing at 5:34 p.m.

- 8.2 Conduct the public hearing and adopt the Resolution confirming the assessment and ordering the levy for Assessment District 93-1 (Juniper Ridge) for Fiscal Year 2021/22.

This hearing was opened on July 7, 2021 and continued to this meeting.

Public Works Director Haislip Hayes outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 5:41 p.m.

Moved by Mayor Bill Sauser

Seconded by Mayor Pro Tem Lynda Salcido

Adopt the Resolution confirming and ordering the levy for the Assessment District 93-1 (Juniper Ridge) for the Fiscal Year 2021/22.

For (5): Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Carried (5 to 0)

8.3 Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district Assessment District 93-4, Zone 1 (The Bluffs) – Maintenance District No.1.

This hearing was opened on July 7, 2021 and continued to this meeting.

Public Works Director Haislip Hayes outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 5:43 p.m.

Moved by Councilmember John Wentworth

Seconded by Mayor Bill Sauser

Adopt the attached Resolution ordering the levy and collection of assessments within the Bluffs Assessment District No 93-4, Zone 1 for the Fiscal Year 2021/22.

For (5): Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Carried (5 to 0)

8.4 Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district Old Mammoth Road Benefit Assessment District No. 2002-1.

This hearing was opened on July 7, 2021 and continued to this meeting.

Mayor Pro Tem Salcido recused herself and left the meeting at 5:44 p.m.

Public Works Director Haislip Hayes outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 5:46 p.m.

Moved by Councilmember John Wentworth

Seconded by Councilmember Sarah Rea

Adopt the attached Resolution ordering the levy and collection of assessments within the Old Mammoth Road Benefit Assessment District No. 2002-1 for the Fiscal Year 2021/22.

For (4): Mayor Bill Sauser, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Absent (1): Mayor Pro Tem Lynda Salcido

Carried (4 to 0)

8.5 Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district North Village Benefit Assessment District No. 2002-2, Zone 1.

Mayor Pro Tem Salcido returned to the meeting at 5:46 p.m.

This hearing was opened on July 7, 2021 and continued to this meeting.

Public Works Director Haislip Hayes outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 5:48 p.m.

Moved by Mayor Bill Sauser
Seconded by Councilmember John Wentworth

Adopt the attached Resolution ordering the levy and collection of assessments within special maintenance district North Village Benefit Assessment District No. 2002-02, Zone 1 for the Fiscal Year 2021/22.

For (5): Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Carried (5 to 0)

8.6 Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district Benefit Assessment District No. 2014-1 (Mammoth View).

This hearing was opened on July 7, 2021 and continued to this meeting.

Public Works Director Haislip Hayes outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 5:50 p.m.

Moved by Councilmember John Wentworth
Seconded by Councilmember Sarah Rea

Adopt the attached Resolution ordering the levy and collection of assessments within the Mammoth View Benefit Assessment District No. 2014-1 for the Fiscal Year 2020//21.

For (5): Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Carried (5 to 0)

9. POLICY MATTERS

9.1 Approve execution of agreements with Caltrans to confirm various roles and responsibilities along SR203 Main Street.

Public Works Director Haislip Hayes gave a presentation outlining the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth
Seconded by Mayor Pro Tem Lynda Salcido

Authorize the Town Manager and Mayor to execute the following agreements with Caltrans:

- Delegated Maintenance Agreement
- Agreement for Sharing Cost of State Highway Electrical Facilities
- Project Specific Maintenance Agreement
- Work for Others Agreement

Authorize the Town Manager to execute amendments to these agreements as needed to incorporate new infrastructure and accommodate additional responsibilities that benefit the Town.

For (5): Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Carried (5 to 0)

9.2 Authorize the Memorandum of Understanding by and between the Town, FS and MMLR for the purpose of establishing requirements and procedures for the preparation of a joint EIR/EIS document for the proposed Mammoth Main Lodge Base Specific Plan Project.

Community and Economic Development Director Sandra Moberly and Town Attorney Andrew Morris outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Tom Cage asked if the Town could negotiate property tax distribution differently than what it currently received from the County. Town Attorney Andrew Morris responded to Mr. Cage's question.

Tom Hodges said that this MOU followed the NEPA and CEQA process.

Gordon Martin clarified that the Council was only voting on the MOU to pay for the environmental review.

The Mayor called a recess at 6:25 p.m. and the Council reconvened at 6:31 p.m.

Moved by Councilmember John Wentworth
Seconded by Councilmember Kirk Stapp

Authorize the Memorandum of Understanding (MOU) by and between the Town, the United States Forest Service, and Mammoth Main Lodge Redevelopment (MMLR), LLC, subject to the Town Attorney's approval and finalization of the MOU, for the purpose of establishing requirements and procedures for the preparation of a joint EIR/EIS document for MMLR's proposed Mammoth Main Lodge Base Specific Plan Project, as described in the MOU included as **Attachment A**.

For (5): Mayor Bill Sauser, Mayor Pro Tem Lynda Salcido, Councilmember Kirk Stapp, Councilmember John Wentworth, and Councilmember Sarah Rea

Carried (5 to 0)

9.3 Town Housing Work Program Review and Council Direction on Current Housing Initiatives and Funding.

Town Manager Daniel C. Holler, Community and Economic Development Director Sandra Moberly, and Associate Planner - Housing Coordinator Nolan Bobroff outlined the information in the staff report. There was discussion among members of Council and staff.

CONSENSUS:

The Council was in favor of leaving the SB2 and LEAP funds in Fund 245 for housing purposes and not repaying the general fund.

The Council was in favor of bringing back a discussion regarding increasing the In Lieu Housing fees.

The Council was in favor of having the In Lieu Housing Fees be used to maintain the \$600,000 level of funding in the Revolving Loan Fund.

PUBLIC COMMENT:

John Urdi, Executive Director of Mammoth Lakes Tourism, asked where the housing funds were accounted for from when the marketing funding was reduced and from the excess marketing funding that was recommended to go to housing. Mr. Holler responded to Mr. Urdi's questions. There was discussion among members of Council, staff, and Mr. Urdi.

CONSENSUS:

The Council was in favor of retaining the HELP repayment funds in the Housing Reserve.

The Council was in favor of setting aside funding for planning, design, and construction of housing on 60 Joaquin in the amount of \$3M.

The Council was in favor of setting aside funding for affordable housing work efforts with private sector development in the amount of \$1.5M.

The Council was in favor of committing an additional \$1.2M to the 238 Sierra Manor Road Project.

PUBLIC COMMENT:

Patricia Robertson, Executive Director of Mammoth Lakes, answered questions regarding the funding gap for the 238 Sierra Manor Road Project.

Town Clerk Jamie Gray read an email from Emily Bryant asking for a presentation regarding the allocation of excess funding.

There was discussion among members of Council and staff.

9.4 Agreement between the Town of Mammoth Lakes and the Mammoth Lakes Tourism.

Town Manager Daniel C. Holler outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

John Morris, Treasurer of the Board of Mammoth Lakes Tourism (MLT), read portions of the Town's current four-year contract with MLT. He said that the MLT Board agreed that more funding should go towards

housing. He said that the MLT Board needed to meet with Council on a regular basis.

Jeremy Goico, Chair of the Board of MLT and member of the Board of the Mammoth Lakes Chamber of Commerce, said that the marketing funding had been reduced a lot and that they thought that funding was going to housing. He said that MLT wanted to be a partner with the Town to figure out solutions to the workforce housing crisis. He said that the funding to marketing outlined in their contract should not be further reduced.

Teri Stehlik, Seasons 4 Condominium Rentals, said that the Town needed to work on their political commitment, transparency, and process.

Robert Richards said that he was confused about the allocation of funds. He said that housing was a huge issue facing the Town. Mr. Holler responded to Mr. Richards's questions.

Administrative Services/Finance Director Rob Patterson outlined funded allocations made to housing.

There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth
Seconded by Mayor Bill Sauser

Approve the contract between the Town of Mammoth Lakes and Mammoth Lakes Tourism as presented. Direct the Town Manager to agendize a discussion around marketing.

For (3): Mayor Bill Sauser, Councilmember Kirk Stapp, and Councilmember John Wentworth

Against (2): Mayor Pro Tem Lynda Salcido, and Councilmember Sarah Rea

Carried (3 to 2)

9.5 Transition to In-Person Meetings Protocols for Town Council Meetings.

Town Manager Daniel C. Holler outlined the information in the staff report. There was discussion among members of Council and staff.

10. COUNCILMEMBER REPORTS

Councilmember Rea attended the Mammoth Lodging Association meeting, the Restaurant Association meeting, and the Decennial Redistricting Public Testimony meeting.

Councilmember Stapp spoke about Mammoth Lakes Housing's wait list.

11. CLOSED SESSION

11.1 Conference with Legal Counsel—Anticipated litigation: Significant exposure to litigation pursuant to paragraph (3) of subdivision (d) of Section 54956.9: (one case).

At 9:14 p.m. the Council entered into closed session for the purposes as stated in the agenda.

12. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Council reconvened from closed session at 9:37 p.m. and announced that there was no reportable action taken.

13. ADJOURNMENT

The Council adjourned the meeting at 9:37 p.m.

Jamie Gray, Town Clerk