



Town Council of Mammoth Lakes

Minutes of Regular Meeting

February 21, 2024, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice, Councilmember John Wentworth

1. CALL TO ORDER AND ROLL CALL

The Mayor called the meeting to order at 4:04 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Town Manager Daniel C. Holler led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. ADDITIONS TO THE AGENDA

Town Manager Daniel C. Holler announced that Agenda Item 5.1 would be continued to March 6th and Agenda Item 7.1 would be moved to later in the meeting.

5. INTRODUCTIONS

5.1 Introduce and swear in new Mammoth Lakes Police Department Sergeant Wes Hoskin.

This item was continued to March 6, 2024.

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

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

Deputy Airport Manager Sierra Shultz gave an update regarding current Airport activities.

6.1 Receive Mammoth Main Base Redevelopment Project (“Evolving Main”) Update (Mammoth Mountain Main Lodge Area).

Jen Murillo, Lisa Wise Consulting, gave an update regarding the Mammoth Main Base Redevelopment Project. There was discussion among members of Council and staff.

6.2 Receive the monthly Parcel Affordable Housing Project Construction Update.

Town Attorney Andrew Morris noted that if the Council was going to provide direction, then Mayor Sauser would need to be recused, but if the Council was just receiving an update, then Mayor Sauser could stay present for this agenda item.

Community and Economic Development Director Nolan Bobroff and Engineering Manager Amy Callanan outlined the information in the staff report.

Shellan Rodriguez, SMR Development representing the Pacific Companies, and Jennie Reed, Buckingham Property Management, gave an update regarding The Parcel. There was discussion among members of Council, Ms. Reed, and Ms. Rodriguez.

6.3 Update on Certified Properties Municipal Code updates to Section 3 and 5.

Administrative Services/Finance Director Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

7. COUNCIL PRESENTATIONS

7.1 Recognition of retiring Town Manager Daniel C. Holler.

This item was taken out of order.

The Mayor called a recess at 5:38 p.m. and the Council reconvened at 5:51 p.m.

Members of the Council and Administrative Services/Finance Director Rob Patterson thanked Mr. Holler for his years of service.

PUBLIC COMMENT:

Lynda Salcido thanked Mr. Holler for his service.

Cleland Hoff thanked Mr. Holler for his service.

8. STAFF PRESENTATIONS

8.1 Review and provide comments on the proposed Amendment to the 2010 Snowcreek Development Agreement.

Community and Economic Development Director Nolan Bobroff outlined the information in the staff report. There was discussion among members of Council and staff.

Chuck Lande, applicant, offered to answer questions. There was discussion among members of Council and Mr. Lande.

PUBLIC COMMENT:

Mary Smith, Snowcreek VI, asked questions regarding the operation of the golf course and the terms of the development agreement if the owner changed. Mr. Bobroff and Town Attorney Andrew Morris responded.

The husband of Ms. Smith agreed with the Mayor's comments about "trying to get it right." He outlined his concerns about the operation of the golf course.

Tom Daniels asked about the process going forward. Mr. Bobroff responded.

9. CONSENT AGENDA

Moved by Councilmember John Wentworth
Seconded by Mayor Pro Tem Chris Bubser

Approve the Consent Agenda.

For (4): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Amanda Rice, and Councilmember John Wentworth

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

- 9.1 **Approve the minutes of the regular meeting of February 7, 2024.**
- 9.2 **Approve the minutes of the special meeting of February 15, 2024.**
- 9.3 **Approve the Solid Waste Parcel Fee Agreement with Mono County for Fiscal Years 2024-2025 through 2028-2029 to allow the levy and collection by Mono County of Solid Waste Parcel Fees in the Town of Mammoth Lakes, subject to review and approval by Mono County.**
- 9.4 **Approve the 2024 Youth Sports Funding allocations as recommended by the Parks and Recreation Commission.**
- 9.5 **Accept Check Register 2/7/24 in the amount of \$457,030.52. Accept Check Register 2/14/24 in the amount of \$1,417,017.08. Accept Check Register 2/15/24 in the amount of \$100,900.00.**

10. **PUBLIC HEARINGS**

- 10.1 **Hold a public hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the “CMFA”) for The Sawyer Apartment Affordable Housing Project.**

Due to his ownership of property within 500 feet of The Parcel, Mayor Sauser recused himself and left the meeting at 6:10 p.m. Due to her rental of property within 700 feet of The Parcel, Councilmember Rea recused herself and left the meeting at 6:10 p.m.

The Mayor Pro Tem opened the public hearing at 6:11 p.m.

Community and Economic Development Director Nolan Bobroff outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor Pro Tem closed the public hearing at 6:15 p.m.

Moved by Councilmember Amanda Rice
Seconded by Councilmember John Wentworth

Adopt the resolution approving the issuance of the Bonds by the CMFA for the benefit of Mammoth Lakes Pacific Associates, a California Limited Partnership (the “Borrower”), a partnership of which Pacific West Communities, Inc. (the “Developer”) or a related person to the Developer is the general partner, to provide for the financing of The Sawyer Apartment Affordable Housing Project.

For (3): Mayor Pro Tem Chris Bubser, Councilmember Amanda Rice, and Councilmember John Wentworth

Absent (2): Mayor Bill Sauser, and Councilmember Sarah Rea

Carried (3 to 0)

10.2 Hold a public hearing under the Tax and Equity Fiscal Responsibility Act (“TEFRA”) in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the “CMFA”) for The Parcel Phase 2.2 Apartment Affordable Housing Project.

The Mayor Pro Tem opened the public hearing at 6:16 p.m.

Community and Economic Development Director Nolan Bobroff outlined the information in the staff report.

With no members of the public coming forward to speak, the Mayor Pro Tem closed the public hearing at 6:17 p.m.

Moved by Councilmember Amanda Rice
Seconded by Councilmember John Wentworth

Adopt the resolution approving the issuance of the Bonds by the CMFA for the benefit of Mammoth Lakes Pacific Associates, a California Limited Partnership (the “Borrower”), a partnership of which Pacific West Communities, Inc. (the “Developer”) or a related person to the Developer is the general partner, to provide for the financing of The Parcel Phase 2.2 Apartment Affordable Housing Project.

For (3): Mayor Pro Tem Chris Bubser, Councilmember Amanda Rice, and Councilmember John Wentworth

Absent (2): Mayor Bill Sauser, and Councilmember Sarah Rea

Carried (3 to 0)

11. POLICY MATTERS

11.1 Proposed Funding Support for Mammoth Lakes Mosquito Abatement District.

Mayor Sauser and Councilmember Rea re-joined the meeting at 6:19 p.m.

Town Manager Daniel C. Holler outlined the information in the staff report.

PUBLIC COMMENT:

Lorinda Beatty, Secretary of the Mosquito Abatement District Board, thanked the Council for their consideration.

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Direct staff to prepare a formal funding agreement with the Mammoth Lakes Mosquito Abatement District (District).

For (5): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice, and Councilmember John Wentworth

Carried (5 to 0)

11.2 Approval of Town of Mammoth Lakes and Mono County Whitmore Recreation Area Joint Operations and Maintenance Agreement.

Town Manager Daniel C. Holler outlined 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 Chris Bubser

Approve Town of Mammoth Lakes and Mono County Whitmore Recreation Area Joint Operations and Maintenance Agreement (“Agreement”), subject to final legal review and approval by Mono County.

For (5): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice, and Councilmember John Wentworth

Carried (5 to 0)

11.3 Adoption of a Resolution approving the form and authorizing execution of certain lease financing documents in connection with the offering and sale of certificates of participation relating thereto to finance the cost of construction and equipping a new town facility and the cost of acquiring certain land and improvements and authorizing and directing certain actions with respect thereto.

Town Manager Daniel C. Holler outlined the information in the staff report.

Marty Johnson, JNA Consulting Group, gave a presentation regarding capital funding.

Dennis McGuire, Piper Sandler & Co., introduced himself to the Council.

There was discussion among members of Council.

Moved by Mayor Pro Tem Chris Bubser

Seconded by Councilmember John Wentworth

Adopt the Resolution approving the form and authorizing execution of certain lease financing documents in connection with the offering and sale of certificates of participation relating thereto to finance the cost of construction and equipping a new town facility and the cost of acquiring certain land and improvements and authorizing and directing certain actions with respect thereto.

For (5): Mayor Bill Sauser, Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, Councilmember Amanda Rice, and Councilmember John Wentworth

Carried (5 to 0)

12. COUNCILMEMBER REPORTS

There were no reports given at this time.

13. ADJOURNMENT

The Council adjourned the meeting at 7:06 p.m.

14. MAMMOTH LAKES MUNICIPAL SERVICE CORPORATION

A meeting of the Mammoth Lakes Municipal Service Corporation commenced after the regular Town Council meeting of February 21, 2024.

Jamie Gray, Town Clerk