



Town Council of Mammoth Lakes

Minutes of Regular Meeting

April 3, 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 4:02 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. **PLEDGE OF ALLEGIANCE**

Town Manager Rob Patterson led the flag salute.

3. **PUBLIC COMMENTS**

Brianna Goico, Assistant Director of the Mammoth Lakes Chamber of Commerce, gave an update regarding current Chamber activities.

4. **ADDITIONS TO THE AGENDA**

There were no additions to the agenda.

5. **COUNCIL PRESENTATIONS**

5.1 **Proclamation declaring April as Fair Housing Month.**

Mayor Sauser read a portion of the proposed proclamation.

PUBLIC COMMENT:

Matthew Lehman, on behalf of the Mammoth Lakes Board of Realtors and Eastern Sierra Community Housing, spoke in support of the proclamation.

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Approve the proclamation declaring April as Fair Housing Month.

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

Carried (5 to 0)

6. WORKSHOP

6.1 Joint workshop with the Eastern Sierra Community Housing Board of Directors.

Eastern Sierra Community Housing (ESCH) Board President Tom Hodges, Vice President Lindsay Barksdale, Treasurer Sarah Nutall, and Board Members Jennifer Kreitz and Heidi Steenstra were in attendance.

Community and Economic Development Director Nolan Bobroff gave a presentation regarding the Town's current housing programs.

Patricia Robertson, Executive Director of the ESCH, gave a presentation regarding ESCH's current housing programs.

There was discussion among members of Council, members of the ESCH Board, Town staff, and ESCH staff.

The Mayor called a recess at 5:23 p.m. and the Council reconvened at 5:32 p.m.

7. PUBLIC HEARINGS

7.1 Public hearing for consideration of an appeal of the February 14, 2024 Planning and Economic Development Commission decision to approve Use Permit Application 23-002 for the construction of an 80-foot tall "stealth monopine" cell tower located at 1574 Old Mammoth Road.

The Mayor opened the public hearing at 5:33 p.m.

Town Attorney Andrew Morris outlined the role of the Council in considering the appeal.

Gail Karish, Best Best & Krieger (BBK), gave a presentation outlining the Town's authority on siting wireless facilities.

Shana Inspektor, BBK, outlined the scope of the Town's CEQA authority on this application.

Associate Planner Michael Peterka gave a presentation outlining the information in the staff report. There was discussion among members of Council and staff.

Chuck Lande, appellant, spoke in support of approving the appeal.

David Jordan, appellant representing the Creekhous Homeowners Association, spoke in support of approving the appeal.

Sonal Thakur, Eukon Group speaking on behalf of AT&T, spoke in support of the application. There was discussion among members of Council and Ms. Thakur.

Scott Heffernan, Fox Hill Telecom, spoke about emissions compliance, interference analysis, and coverage. There was discussion among members of Council and Mr. Heffernan.

PUBLIC COMMENT:

Ralph Lockhart, owner of Snowcreek Athletic Club, said that he was concerned about the process since he had expressed an interest in allowing the cell tower to be sited on his property.

Ron Homer spoke in opposition to the application.

Alicia and Kai Homer spoke in opposition to the application.

Eric Larsen spoke in opposition to the application.

Suzanne Homer spoke in opposition to the application.

A member of the public spoke in opposition to the application.

Ales Tomaier, Mammoth Lakes Fire Protection District Fire Chief, spoke in support of the application.

A member of the public spoke in opposition to the application.

Wendy Blades spoke in opposition to the application.

Mark Young spoke in opposition to the application.

A member of the public spoke in opposition to the application.

Betsy Truax, Vice Chair of the Mammoth Lakes Fire Protection District Board, spoke in support of the application.

Dan Casabian, Mammoth Lakes Police Chief, spoke in support of the application.

A member of the public spoke in opposition to the application.

A member of the public spoke in opposition to the application.

Leigh Gaasch spoke in opposition to the application.

Emily Schoen spoke in opposition to the application.

Sonja Bush asked some questions and spoke in opposition to the application.

Sabing Lee spoke in opposition to the application.

Paula and Brooke Paley spoke in opposition to the application.

Jennifer Bradbury spoke in opposition to the application.

Josh Bradbury spoke in opposition to the application.

Jeff Ruscigno spoke in opposition to the application.

Helen spoke in opposition to the application.

Todd Thedinga spoke in opposition to the application.

John Heidelbergman spoke in opposition to the application.

Don Herman spoke in opposition to the application.

Darren Murray spoke in opposition to the application.

Jeffrey Reiner spoke in opposition to the application.

Barbara Taylor spoke in opposition to the application.

Claire Martin spoke in opposition to the application.

Kevin Nida, First Net, spoke in support of the application.

Staff responded to questions raised in public comment.

The Mayor closed the public hearing at 8:47 p.m.

There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth

Seconded by Mayor Pro Tem Chris Bubser

Deny the appeal of the Planning and Economic Development Commission decision and affirm the approval of Use Permit Application 23-002.

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

Carried (5 to 0)

The Mayor called a recess at 9:06 p.m. and the Council reconvened at 9:16 p.m.

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

Deputy Airport Manager Sierra Shultz gave an update regarding current activities at the Airport. There was discussion among members of Council and staff.

Town Manager Rob Patterson gave an update regarding the Certified Properties program and the lifting of the moratorium.

8.1 Did you Know? Short-term Rental Moratorium.

8.2 April 2024 PW Engineering CIP Update.

8.3 April 2024 Office of Outdoor Recreation Update.

9. CONSENT AGENDA

Moved by Councilmember Amanda Rice

Seconded by Councilmember John Wentworth

Approve the Consent Agenda.

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

Carried (5 to 0)

- 9.1 **Approve the minutes of the regular meeting of March 20, 2024.**
- 9.2 **Award contract for the Community Childcare Center Project to JPB Designs, Inc.**
- 9.3 **Adopt resolutions calling and giving notice of a general municipal election on Tuesday, November 5, 2024 for the election of two members of the Town Council and requesting the Mono County Board of Supervisors consolidate the election.**
- 9.4 **Waive bidding requirements and award contract for purchase of a new loader to Cashman Cat.**
- 9.5 **Re-appoint incumbents Jesse Baldwin, Elliott Brainard, Wes Davis, and Dan Polis to the Building Advisory Committee/Board of Appeals with terms expiring on April 1, 2028.**
- 9.6 **Approve Resolution for FY23-24 Measure U Programming funding in the amount of \$208,750.**
- 9.7 **Resolution to approve the FY2024-25 project list to be submitted to the California Transportation Commission (CTC) for funding from the Road Maintenance and Rehabilitation Account (RMRA) funds under Streets and Highways Code Section 2034.**
- 9.8 **Support for SCR-102 “Dave McCoy Memorial Highway.”**
- 9.9 **Authorize execution of contract with Gray’s Grasshopper, Inc. for Main St. Landscaping project Phase 1.**
- 9.10 **Accept Check Register 3/21/24 in the amount of \$943,859.56.**

10. POLICY MATTERS

10.1 Fiscal Year 2024-25 Budget – General Fund Revenue Projections.

Town Manager Rob Patterson gave a presentation outlining the information in the staff report. There was discussion among members of Council and staff.

CONSENSUS:

The Town Council agreed with the proposed revenue projections for the fiscal year 2024-25 preliminary budget.

11. COUNCILMEMBER REPORTS

Councilmember Wentworth attended the Whitebark Institute's Wildfire Resilience Action Financial Team (WRAFT) meeting, met with the Town Manager and Sierra Business Council leadership, attended the Integrated Climate Adaption and Resilience Program (ICARP) Technical Advisory Council meeting in Sacramento, and attended the Mammoth Lakes Tourism Board meeting.

12. ADJOURNMENT

The Council adjourned the meeting at 9:38 p.m.

Jamie Gray, Town Clerk