



Town Council of Mammoth Lakes

Minutes of Regular Meeting

June 19, 2024, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

Members Absent: Mayor Bill Sauser

1. **CALL TO ORDER AND ROLL CALL**

The Mayor Pro Tem called the meeting to order at 4:01 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. **PLEDGE OF ALLEGIANCE**

Allan Pietrasanta led the flag salute.

3. **PUBLIC COMMENTS**

Mayor Pro Tem Bubser acknowledged the importance of the Juneteenth holiday.

Emily Janoff, Epidemiologist for Mono County Health & Human Services, encouraged the Council and the community to take part in the Mono County Well-Being Survey.

4. **ADDITIONS TO THE AGENDA**

There were no additions to the agenda.

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

Deputy Airport Manager Sierra Waugh and Airport Operations Manager Soibian Spring gave an update regarding the recent FAA Western Pacific Region Airports Conference that they had attended. There was discussion among members of Council and staff.

Office of Outdoor Recreation Manager Lawson Reif gave an update regarding current outdoor recreation activities.

6. PUBLIC PRESENTATIONS

6.1 Presentation of Sierra Jobs First Program Update.

Town Manager Rob Patterson introduced Mr. Frisch, President of the Sierra Business Council. Mr. Frisch and Elaine Kabala, Executive Director of the Eastern Sierra Council of Governments, presented an update on the Sierra Jobs First Program. There was discussion among members of Council, Mr. Frisch, Ms. Kabala, and staff.

7. STAFF PRESENTATIONS

7.1 Mammoth Main Base Redevelopment Project (“Evolving Main”) Update – June 2024.

Jen Murillo, Lisa Wise Consulting, gave an update regarding the Mammoth Main Base Redevelopment Project.

7.2 Parcel Affordable Housing Project Construction Update.

Community and Economic Development Director Nolan Bobroff and Engineering Manager Amy Callanan gave an update regarding the Parcel Affordable Housing Project. There was discussion among members of Council, staff, and Shellan Rodriguez, SMR Development Owner.

7.3 Update on Town Hall Construction and Financing.

Town Manager Rob Patterson gave an update regarding the Town Hall construction and financing. There was discussion among members of Council and staff.

8. CONSENT AGENDA

Moved by Councilmember Amanda Rice
Seconded by Councilmember Sarah Rea

Approve the Consent Agenda with Councilmember Rice abstaining on Agenda Item 8.6.

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

Absent (1): Mayor Bill Sauser

Carried (4 to 0)

- 8.1 **Approve the minutes of the regular meeting of June 5, 2024.**
- 8.2 **Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2004-1 (Fractional) Mello Roos District.**
- 8.3 **Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2005-1 (In Lieu DIF).**
- 8.4 **Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2023-1 (Maintenance Services).**
- 8.5 **Adopt the Resolution authorizing the temporary closure of certain Town roads for the annual Fourth of July Parade and Freedom Mile Run on July 4, 2024.**
- 8.6 **Authorize the Town Manager to execute an Agreement with Mike's Custom Flooring, Inc. for the purchase and installation of flooring at the Community Recreation Center (CRC) in an amount not to exceed \$250,000 subject to review by the Town Attorney.**
- 8.7 **Authorize the Town Manager to execute an Agreement with the AstroTurf Corporation for the Whitmore Track Repair project in the amount of \$66,795 subject to review by the Town Attorney.**
- 8.8 **Adopt the resolution authorizing submittal of application(s) for all CalRecycle grants for which the Town of Mammoth Lakes is eligible.**
- 8.9 **Approve the Solid Waste Parcel Fee Agreement with Mono County for Fiscal Year 2024-2025 to allow the levy and collection by Mono County of Solid Waste Parcel Fees in the Town of Mammoth Lakes.**
- 8.10 **Accept Check Register 6/6/24 in the amount of \$316,873.53.**

9. PUBLIC HEARINGS

9.1 Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within Assessment District 93-1 (Juniper Ridge).

The Mayor Pro Tem opened the public hearing at 5:34 p.m.

Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of Council and staff.

With no members of the public coming forward to speak, the Mayor Pro Tem closed the public hearing at 5:37 p.m.

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Adopt the Resolution ordering the levy and collection of assessments within Assessment District 93-1 (Juniper Ridge) for the Fiscal Year 2024/25.

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

Absent (1): Mayor Bill Sauser

Carried (4 to 0)

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

The Mayor Pro Tem opened the public hearing at 5:38 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 Pro Tem closed the public hearing at 5:39 p.m.

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Adopt the Resolution ordering the levy and collection of assessments within the Bluffs Assessment District No 93-4, Zone 1 for the Fiscal Year 2024/25.

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

Absent (1): Mayor Bill Sauser

Carried (4 to 0)

9.3 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.

The Mayor Pro Tem opened the public hearing at 5:39 p.m.

Councilmember Rice recused herself due to her ownership of property within the District and left the meeting at 5:40 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 Pro Tem closed the public hearing at 5:41 p.m.

Moved by Councilmember John Wentworth
Seconded by Councilmember Sarah Rea

Adopt the Resolution ordering the levy and collection of assessments within the Old Mammoth Road Benefit Assessment District No. 2002-1 for the Fiscal Year 2024/25.

For (3): Mayor Pro Tem Chris Bubser, Councilmember Sarah Rea, and Councilmember John Wentworth

Abstain (1): Councilmember Amanda Rice

Absent (1): Mayor Bill Sauser

Carried (3 to 0)

Councilmember Rice returned to the meeting at 5:42 p.m.

9.4 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.

The Mayor Pro Tem opened the public hearing at 5:42 p.m.

Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of Council and staff.

With no members of the public coming forward to speak, the Mayor Pro Tem closed the public hearing at 5:44 p.m.

Moved by Councilmember Amanda Rice
Seconded by Councilmember Sarah Rea

Adopt the 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 2024/25.

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

Absent (1): Mayor Bill Sauser

Carried (4 to 0)

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

The Mayor Pro Tem opened the public hearing at 5:45 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 Pro Tem closed the public hearing at 5:46 p.m.

Moved by Councilmember Sarah Rea
Seconded by Councilmember Amanda Rice

Adopt the Resolution ordering the levy and collection of assessments within the Mammoth View Benefit Assessment District No. 2014-1 for the Fiscal Year 2024/25.

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

Absent (1): Mayor Bill Sauser

Carried (4 to 0)

9.6 Approval of Appropriations Limit, Investment Policy, and Annual Budget for Fiscal Year 24-25.

The Mayor Pro Tem opened the public hearing at 5:48 p.m.

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

With no members of the public coming forward to speak, the Mayor Pro Tem closed the public hearing at 6:28 p.m.

Moved by Councilmember Amanda Rice
Seconded by Councilmember Sarah Rea

Adopt a resolution establishing the Town of Mammoth Lakes appropriations limit for Fiscal Year 24-25. Adopt a resolution reaffirming the Town of Mammoth Lakes Investment Policy for Fiscal Year 24-25. Adopt a resolution reaffirming the Town of Mammoth Lakes Reserve Policy for Fiscal Year 24-25. Adopt a resolution reaffirming the Town of Mammoth Lakes Debt Policy for Fiscal Year 24-25. Adopt a resolution approving the Annual Budget for the Town of Mammoth Lakes for Fiscal Year 24-25, as presented.

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

Absent (1): Mayor Bill Sauser

Carried (4 to 0)

9.7 Town of Mammoth Lakes FY24-25 Master Fee Schedule.

The Mayor Pro Tem opened the public hearing at 6:30 p.m.

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

Staff were directed look into options to lower the parks and recreation fees for residents and bring them back to Council for consideration.

With no members of the public coming forward to speak, the Mayor Pro Tem closed the public hearing at 6:46 p.m.

Moved by Councilmember Amanda Rice
Seconded by Councilmember Sarah Rea

Adopt the attached resolution establishing and updating a master schedule of fees and charges for Town services for FY24-25.

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

Absent (1): Mayor Bill Sauser

Carried (4 to 0)

10. **POLICY MATTERS**

10.1 **Introduction of draft Official Ballot Language – 2% Transient Occupancy Tax Increase.**

The Mayor Pro Tem called a recess at 6:47 p.m. and the Council reconvened at 6:54 p.m.

Town Manager Rob Patterson outlined the information in the staff report and introduced the Town's consultant, Jeremy Hauser from TeamCivX. Mr. Hauser outlined the proposed language for the ballot measure. There was discussion among members of Council, staff, and Mr. Hauser.

PUBLIC COMMENT:

John Morris, Chair of the STR Advisory Committee, said that the focus should be on housing and outlined his concerns with the proposed language.

There was discussion among members of Council and staff.

10.2 **Discuss the Lease to Locals Program.**

Town Manager Rob Patterson and Community and Economic Development Director Nolan Bobroff gave a presentation outlining the information in the staff report. There was discussion among members of Council, staff, and Chase Janvrin from Placemate.

PUBLIC COMMENT:

Brianna Goico, Mammoth Lakes Chamber of Commerce, spoke in support of the program. There was discussion among members of Council and Ms. Goico.

John Morris, Lodging Association, spoke in support of the program.

There was discussion among members of Council and staff.

Staff were directed to bring a contract back for Council consideration.

11. COUNCILMEMBER REPORTS

Councilmembers Rice and Rea attended the Local Agency Formation Commission (LAFCO) meeting.

Councilmember Rice attended the Town staff tour.

Mayor Pro Tem Bubser attended the Eastern Sierra Transit Authority (ESTA) Board meeting.

Councilmember Wentworth attended a Sierra Nevada Conservancy meeting, the Towns to Trails Planning meetings, the ESSRP Jobs First Recreation Tourism Workshop, and a call with Senator Alvarado-Gil regarding a climate bond.

12. ADJOURNMENT

The Council adjourned the meeting at 8:08 p.m.

Jamie Gray, Town Clerk