



Town Council of Mammoth Lakes

Minutes of Regular Meeting

July 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 Amanda Rice, Councilmember John Wentworth

Members Absent: Councilmember Sarah Rea

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**

Community and Economic Development Director Nolan Bobroff led the flag salute.

3. **PUBLIC COMMENTS**

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

Patricia Robertson, Executive Director of Eastern Sierra Community Housing (ESCH), gave an update regarding current ESCH activities.

4. **ADDITIONS TO THE AGENDA**

Town Manager Rob Patterson noted that Agenda Item 10.1 would be continued.

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

5.1 July 2024 Public Works Engineering CIP Update.

6. PUBLIC PRESENTATIONS

6.1 Presentation regarding the Mammoth Lakes Fire Protection District's ballot measure.

Ales Tomaier, Fire Chief of the Mammoth Lakes Fire Protection District, gave a presentation outlining the District's ballot measure. There was discussion among members of Council and Chief Tomaier.

7. STAFF PRESENTATIONS

7.1 Proclamation declaring July 2024 as Park and Recreation Month.

Parks and Recreation Director Stuart Brown outlined the information in the proposed proclamation. There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth
Seconded by Councilmember Amanda Rice

Adopt the Proclamation declaring July as Park and Recreation Month in the Town of Mammoth Lakes.

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)

7.2 July 2024 Office of Outdoor Recreation Update.

Office of Outdoor Recreation Manager Lawson Reif and Trails Manager Andrew Mulford gave an update regarding current trails activities. There was discussion among members of Council and staff.

7.3 Town's 40th Anniversary Celebration Update.

Parks and Recreation Director Stuart Brown outlined the information in the staff report. There was discussion among members of Council and staff.

8. CONSENT AGENDA

Mayor Pro Tem Buber requested that Agenda Items 8.5 be removed from the consent agenda for separate discussion.

Moved by Councilmember John Wentworth

Seconded by Councilmember Amanda Rice

Approve the Consent Agenda with Councilmember Rice abstaining on Agenda Item 8.6, Councilmember Wentworth clarifying that the funding being approved in Agenda Item 8.9 was for a pilot program, and Mayor Pro Tem Bubser voting no on Agenda Item 8.2.

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)

8.1 Approve the minutes of the regular meeting of June 19, 2024.

8.2 Authorize the Mayor to sign a letter to the U.S. Fish and Wildlife Service (FWS) requesting that Mammoth Yosemite Airport be withdrawn from the Bi-State Distinct Population Segment of Greater Sage Grouse critical habitat designation.

8.3 Re-appoint Ben Wisner, Scott Reif, and Greg Newbry to the Parks and Recreation Commission with terms expiring on July 31, 2028.

8.4 Authorize the Town Manager to execute an agreement with American Sports Construction, Inc. for synthetic turf repair at the Whitmore Track and Sports Field and the installation of a Synthetic Turf Area at Mammoth Creek Park in the amount of \$41,970.

8.5 Award Construction Contract for the Town of Mammoth Lakes New Civic Center to AMG and Associates, Inc. in the amount of \$26,979,000.00.

This item was removed from the consent agenda for separate discussion.

Town Manager Rob Patterson, Engineering Manager Amy Callanan, and Town Attorney Andrew Morris 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 the Plans and Specifications. Award the base bid contract to the lowest responsive bidder, AMG and Associates, Inc. in the amount of \$26,979,000.00. Authorize the Public Works Director to execute the construction contract and accept the project upon completion. Authorize the Public Works Director to review and approve minor revisions to complete the project, up to an additional 10% of the award amount.

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)

- 8.6 **Authorize the Town Manager to execute a contract with Pivot Interiors, Inc. for an amount not to exceed \$400,000 for the completion of the Community Recreation Center (CRC) offices and locker/meeting room spaces.**
- 8.7 **Approve the resolution adopting a Records Retention Schedule and authorizing destruction of certain Town records.**
- 8.8 **Authorize a professional services agreement with TRB and Associates for building inspection, plan check, and related services.**
- 8.9 **Approve a professional services agreement with Placemate to implement and manage the Lease to Locals program.**
- 8.10 **Accept Check Register 6/13/24 in the amount of \$738,872.16. Accept Check Register 6/19/24 in the amount of \$478,775.58. Accept Check Register 6/21/24 in the amount of \$53,905.28. Accept Check Register 6/24/24 in the amount of \$117,657.50.**

9. **PUBLIC HEARINGS**

- 9.1 **Conduct a public hearing to consider an amendment to the State CDBG grant for the Access Apartments project and an amendment to the Subrecipient Agreement with Mammoth Lakes Housing to administer the grant.**

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

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

PUBLIC COMMENT:

Patricia Robertson, Executive Director of Eastern Sierra Community Housing (ESCH), spoke in support of the amendments.

Tom Hodges, Chair of ESCH, spoke in support of the amendments.

There was discussion among members of Council and Ms. Robertson.

The Mayor closed the public hearing at 5:37 p.m.

There was discussion among members of Council.

Moved by Councilmember Amanda Rice

Seconded by Councilmember John Wentworth

Approve the resolution authorizing the amendments to the CDBG grant for the Access Apartments project and approve the amendments to the Subrecipient Agreement with Mammoth Lakes Housing to administer the grant.

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)

10. POLICY MATTERS

10.1 Appeal of Enforcement Charges and Administrative Citations for TOT Enforcement at 246 Canyon Blvd, Mammoth Lakes, California 93546.

This item was continued.

10.2 Authorize Purchase and Sale Agreement with the Mammoth Lakes Foundation to purchase real property located at 100 College Parkway.

Town Manager Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Luan Mendel, Mammoth Lakes Foundation, spoke in support of the agreement. There was discussion among members of Council and Ms. Mendel.

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

Authorize the Town Manager to execute a purchase and sale agreement with Mammoth Lakes Foundation (MLF) for the acquisition of real property located at 100 College Parkway. Direct staff to consult with Mammoth Bike Park Advocates to see if a viable site for a bike park could be developed at this site and bring back the recommendation to Town Council.

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)

The Mayor called a recess at 6:02 p.m. and the Council reconvened at 6:10 p.m.

10.3 Update of draft Official Ballot Language – 2% Transient Occupancy Tax Increase.

Town Manager Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Brent Truax, Chair of the Mammoth Lakes Chamber of Commerce, said that the Chamber supported work force housing and recommended a special tax. There was discussion among members of Council, staff, and Mr. Truax.

John Morris, Chair of the Mammoth Lakes Lodging Association, said that housing and a funding source for housing was needed. He said that there was not a negative effect on tourism with previous TOT increases. He spoke in support of the Placemate program and asked for the Council to

give more funds to the program. He said that the Lodging Association would support whatever the Council decided regarding the tax measure.

Brianna Goico, Executive Director of the Mammoth Lakes Chamber of Commerce, said that the Chamber preferred a special tax and that they were concerned about the effect on tourism with a tax increase.

Cleland Hoff advised the Council to make a decision.

Sandy Hogan sent an email regarding how previous tax measures were passed.

There was discussion among members of Council and staff.

11. COUNCILMEMBER REPORTS

Councilmember Rice attended the Eastern Sierra Community Housing Board meeting.

Councilmember Wentworth attended the Eastern Sierra Council of Governments meeting, the California Jobs First Council meeting, Ken Brengle's Farewell event, and the Mammoth Lakes Tourism Board meeting.

Mayor Sauser attended the Local Transportation Commission meeting.

Mayor Pro Tem Bubser reported on the County voter turnout from the last election.

12. ADJOURNMENT

The Council adjourned the meeting at 7:23 p.m.

Jamie Gray, Town Clerk