



Town Council of Mammoth Lakes

Minutes of Regular Meeting

April 2, 2025, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

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

The Mayor 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**

Kerry Peterson led the flag salute.

3. **PUBLIC COMMENTS**

Betsy Truax, Mammoth Lakes Tourism (MLT) Vice President of Community Engagement, gave an update regarding current MLT activities.

4. **ADDITIONS TO THE AGENDA**

There were no additions to the agenda.

5. **COUNCIL PRESENTATIONS**

5.1 **Recognition of Greg Eckert for his years of service on the Planning and Economic Development Commission.**

Community and Economic Development Director Nolan Bobroff thanked Mr. Eckert for his years of service on the Planning and Economic Development Commission.

5.2 Proclamation declaring April 2025 as Fair Housing Month.

PUBLIC COMMENT:

Matthew Lehman, Board of Realtors, spoke in support of the proclamation.

Mayor Bubser read the proposed proclamation.

Moved by Councilmember Bill Sauser

Seconded by Councilmember Brent Truax

Approve the proclamation declaring April 2025 as Fair Housing Month in the Town of Mammoth Lakes.

For (4): Mayor Chris Bubser, Councilmember Bill Sauser, Councilmember Brent Truax, and Councilmember John Wentworth

Absent (1): Mayor Pro Tem Amanda Rice

Carried (4 to 0)

5.3 Proclamation declaring April 2025 as Child Abuse Prevention Month.

Mayor Bubser read the proposed proclamation.

PUBLIC COMMENT:

Kevin Lian, Mono County Office of Education, spoke in support of the proclamation.

Moved by Councilmember Bill Sauser

Seconded by Mayor Pro Tem Amanda Rice

Approve the proclamation declaring April 2025 as Child Abuse Prevention Month.

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

Carried (5 to 0)

5.4 Proclamation declaring April 2025 as Sexual Assault Awareness Month.

This item was taken out of order.

Mayor Bubser read the proposed proclamation.

PUBLIC COMMENT:

Kyle Osland, Wild Iris, spoke in support of the proclamation.

Mayor Pro Tem Rice joined the meeting at 4:16 p.m.

Moved by Councilmember Bill Sauser

Seconded by Councilmember Brent Truax

Approve the proclamation declaring April 2025 as Sexual Assault Awareness Month.

For (4): Mayor Chris Bubser, Councilmember Bill Sauser, Councilmember Brent Truax, and Councilmember John Wentworth

Absent (1): Mayor Pro Tem Amanda Rice

Carried (4 to 0)

6. PUBLIC PRESENTATIONS

6.1 Mammoth Lakes Chamber of Commerce Program Update presented by Brianna Goico, President & CEO of the Mammoth Lakes Chamber of Commerce.

Brianna Goico, Mammoth Lakes Chamber of Commerce President and CEO, and Gina Van Hest, Mammoth Lakes Chamber of Commerce Communications Manager, gave an update regarding current Chamber activities. There was discussion among members of Council and Ms. Goico.

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

Office of Outdoor Recreation Manager Lawson Reif and Mike McCarthy, Mammoth Lakes Fire Protection District, spoke about the Town's wildfire and community resilience efforts. There was discussion among members of Council and staff.

Parks and Recreation Director Stuart Brown gave an update regarding current parks and recreation activities. There was discussion among members of Council and staff.

8. STAFF PRESENTATIONS

8.1 2024 Year in Review

Town Manager Rob Patterson outlined the 2024 Year in Review. There was discussion among members of Council and staff.

9. CONSENT AGENDA

Councilmember Wentworth requested that Agenda Items 9.3, 9.4, 9.5, and 9.6 be removed from the consent agenda for separate discussion.

Moved by Councilmember Bill Sauser
Seconded by Councilmember Brent Truax

Approve the Consent Agenda.

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

Carried (5 to 0)

9.1 Approve the minutes of the regular meeting of March 19, 2025.

9.2 Approve the resolution amending the list of Town employees authorized to transfer funds into and out of the Local Agency Investment Fund (LAIF) and the California Asset Management Company (CAMP).

9.3 Award Task Order to Kimley-Horn and Associates, Inc. for design of the Minaret-Meridian Roundabout project.

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

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

PUBLIC COMMENT:

Tom Hodges, VP of Development at Mammoth Mountain, said that golf course easements would be needed to construct this project and asked to be included in the discussions.

Moved by Councilmember John Wentworth
Seconded by Mayor Pro Tem Amanda Rice

Authorize the Town Manager to execute an agreement with Kimley-Horn and Associates, Inc. for the design of the Minaret-Meridian Roundabout project and execute amendments to the agreement as necessary to advance project development.

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

Carried (5 to 0)

9.4 Adopt the resolution approving Measure U (Fund 217) Allocations for fiscal year 2024-25 Special Project and Programming funding as recommended by Mammoth Lakes Recreation.

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

Executive Director of Mammoth Lakes Recreation Kim Anaclerio outlined the information in the staff report. There was discussion among members of Council and staff.

There was discussion among members of Council and Chris Benchetler, Wind Drift Studios.

Moved by Councilmember John Wentworth
Seconded by Councilmember Bill Sauser

Adopt the Resolution Approving Measure U (Fund 217) Allocations for fiscal year 2024/25 Special Project and Programming funding recommendations.

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

Carried (5 to 0)

9.5 Approve the use of \$350,000 in Measure R Funds for a Prefabricated Climbing Boulder at Mammoth Creek Park West.

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

Town Manager Rob Patterson, Parks and Recreation Director Stuart Brown, and Mammoth Lakes Recreation Executive Director Kim Anaclerio outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth
Seconded by Councilmember Bill Sauser

Approve the use of \$350,000 of Measure R funds from the Fiscal Year 2024/25 fund balance to be used by the Public Works Department to purchase and install a prefabricated climbing boulder.

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

Carried (5 to 0)

9.6 Approve the reallocation of \$8,000 in Fiscal Year 2024/25 Measure R Special Project Funding to Community Recreation Center (CRC) Programming Amenities.

Mammoth Lakes Recreation Executive Director Kim Anaclerio outlined the information in the staff report. There was discussion among members of Council and staff.

Moved by Councilmember Brent Truax
Seconded by Mayor Pro Tem Amanda Rice

Approve the use of \$8,000 in previously allocated Fiscal Year 2024-25 Measure R Special Project funds be used for the Parks and Recreation Department to purchase additional programming amenities.

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

Carried (5 to 0)

9.7 Accept Check Register 3/14/25 in the amount of \$167,438.72. Accept Check Register 3/20/25 in the amount of \$2,479,624.85.

10. **PUBLIC HEARINGS**

10.1 **Public hearing in accordance with the addition of Government Code Section 3502.3 to the Meyers-Milias-Brown Act (“MMBA”), and under Assembly Bill (“AB”) 2561, to present on the status of vacancies, recruitment, and retention efforts prior to the adoption of the fiscal year 2025-26 budget.**

The Mayor called a recess at 7:32 p.m. and the Council reconvened at 7:36 p.m.

The Mayor opened the public hearing at 7:36 p.m.

Human Resources Manager Amanda Pelham and Human Resources Analyst Allison Floyd 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 closed the public hearing at 8:01 p.m.

10.2 **Consideration of the Amended and Restated Snowcreek Development Agreement for property located within the Snowcreek VII and VIII project sites within the Snowcreek Master Plan area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report and the Snowcreek VII Mitigated Negative Declaration.**

The Mayor called a recess at 6:10 p.m. and the Council reconvened at 6:17 p.m.

This item was taken out of order.

The Chair opened the public hearing at 6:18 p.m.

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

PUBLIC COMMENT:

Tom Hodges, VP of Development at Mammoth Mountain, said that they were the operators of Sierra Star, they operated Snowcreek Golf Course last summer, and that they would continue that relationship into the future.

Greg Newbry outlined his concerns regarding the proposal.

Chuck Lande, applicant, responded to questions from Council discussion.

The Mayor closed the public hearing at 7:19 p.m.

There was discussion among members of Council and staff.

Moved by Councilmember Bill Sauser

Seconded by Mayor Pro Tem Amanda Rice

Waive the first reading and introduce by title only an ordinance making the required CEQA and Municipal Code findings, and approving the Amended and Restated Snowcreek Development Agreement as recommended by the Planning and Economic Development Commission with the following modifications (modifications shown in underline italics for changes and ~~strike through~~ for deletions):

Wildfire Mitigation (Section 2.2.1.7)

Within 180 days of the Effective Date of this Agreement, Developer and Mammoth Lakes Fire Protection District (“MLFPD”) shall enter into an agreement allowing for development of a fire break through the Snowcreek VIII Property that incorporates existing roads and trails into the design, or in an alternative alignment recommended by the MLFPD, and agreed to by the Developer, and in accordance with best practices for wildfire mitigation. Fuels shall be maintained in a condition that minimizes wildfire risk to the community in accordance with wildfire mitigation best practices. The MLFPD agreement shall give the MLFPD the ability to implement additional wildfire mitigation measures on the Snowcreek VIII Property if it is determined that the fuel conditions within the Snowcreek VIII Property pose a significant wildfire risk to the community. Developer shall have the final approval of the alignment, and said fire break shall not prohibit or prevent future development of the site in accordance with the Master Plan.

Developer is encouraged to work with the MLFPD and the Town on the future site design of the Snowcreek VIII project to address wildfire risk to the Snowcreek Projects and the community as a whole and incorporate wildfire mitigation features into the site design.

Golf Course Operations Plan (Section 2.2.1.2)

Within 180 days of the recordation of this Development Agreement, Developer and Town shall enter into and record an Operations and Maintenance Agreement for the Existing 9-hole Golf Course (hereinafter

the “9-hole Golf Course Operations and Maintenance Plan”), which provides the following minimum provisions and standards: (1) maintenance standards to ensure the safety of the public and the community with regards to wildfire risk, nuisance prevention, and infrastructure improvements; and (2) a commitment to maintaining and operating the Existing 9-hole Golf Course in a comparable manner to the Sierra Star Golf Course located at 2001 Sierra Star Parkway, Mammoth Lakes, CA 93546, including but not limited to the golf course conditions and golf course equipment. *The 9-hole Golf Course Operations and Maintenance Plan shall be reviewed and approved by the Town Council prior to recordation.*

Unavoidable Delays or Events (Section 11.15)

In addition to specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by governmental entities (but only as to delays or performance by Developer), enactment of conflicting state or federal laws or regulations (but only if the Party claiming delay complies at all times with the provisions of this Agreement pertaining to such conflicting laws), market forces beyond the Parties’ control that result in the decrease of the median home sales value *within the Resort Zone of the Town* ~~in the Mammoth area~~ by 10 percent or more over one calendar year, as reported through the Mammoth Lakes MLS data, delays caused by the delay or failure by any entity other than the Party claiming such delay to provide financing for or construction of needed public facilities or infrastructure as contemplated or required by this Agreement, delays due to the enforcement of environmental regulations, litigation against this Agreement or any of the Project Approvals, referendum of this Agreement or any of the Project Approvals or similar bases for excused performance (“Unavoidable Delay” or “Unavoidable Event”). Upon the occurrence of an Unavoidable Event, the time for performance shall be extended, for the duration of the Unavoidable Delay.

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

Carried (5 to 0)

11. POLICY MATTERS

11.1 Approve Mammoth Lakes Chamber of Commerce Agreement – July 2025 – June 2028.

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

Brianna Goico, Mammoth Lakes Chamber of Commerce President & CEO, spoke in support of the proposed agreement. There was discussion among members of Council, Ms. Goico, and staff.

PUBLIC COMMENT:

Alisa Mokler Harper, President of the Board of the Mammoth Lakes Chamber of Commerce, spoke about the value of Ms. Goico and her team. She spoke in support of the proposed contract.

Kerry Peterson, Treasurer of the Mammoth Lakes Chamber of Commerce, spoke in support of the proposed contract.

There was discussion among members of Council.

Moved by Mayor Pro Tem Amanda Rice
Seconded by Councilmember Brent Truax

Approve the contract with the Mammoth Lakes Chamber of Commerce (Chamber) and authorize the Town Manager to execute the agreement for a term of 3 years, commencing July 1, 2025, through June 30, 2028.

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

Carried (5 to 0)

11.2 Fiscal Year 2025-26 Budget – General Fund Revenue Projections.

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

12. COUNCILMEMBER REPORTS

Councilmember Wentworth attended the Sierra Jobs First Governing Board meeting, the California Natural Resources Agency meeting, and the Wildfire Task Force meeting.

Councilmember Truax attended the Summer Expo held at the CRC.

13. CLOSED SESSION

At 8:46 p.m. the Mayor announced that the Council would be entering into closed session for the purposes as stated in the agenda.

13.1 Pursuant to Government Code Section 54957.6 (a), Conference with Labor Negotiators - Town Council will meet with its representatives, Town Manager Rob Patterson, Community and Economic Development Director Nolan Bobroff, and Human Resources Manager Amanda Pelham, with respect to the following employee associations: the Mammoth Lakes Police Officers' Association and the Mammoth Lakes Police Supervisory Association.

13.2 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (One case)

14. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 9:32 p.m. and announced that there was no reportable action taken.

15. ADJOURNMENT

The Council adjourned the meeting at 9:32 p.m.