



## **Town Council of Mammoth Lakes**

### **Minutes of Regular Meeting**

**March 19, 2025, 3:00 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. RIBBON CUTTING CEREMONY**

##### **1.1 The Town Council will participate in a ribbon cutting ceremony for the Innsbruck Lodge Affordable Housing project located at 913 Forest Trail.**

Members of the Town Council participated in the ribbon cutting ceremony for the Innsbruck Lodge Affordable Housing Project.

#### **2. 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.

#### **3. PLEDGE OF ALLEGIANCE**

Jeff Posey led the flag salute.

**4. PUBLIC COMMENTS**

Betsy Truax, Mammoth Lakes Tourism (MLT) Vice President of Community Engagement, gave an update regarding the next Community Coffee, the next Community Skate Night, and air service.

Jeff Posey gave his thanks for the ice rink and said he would like to see it completed on the inside. He said that he was concerned about the traffic dangers at the Community Recreation Center.

Kim Anaclerio, Mammoth Lakes Recreation (MLR) Executive Director, gave an update regarding current MLR activities.

Brianna Goico, Mammoth Lakes Chamber of Commerce President & CEO, announced that the grand marshals for the Fourth of July Parade this year would be Chris Benchetler and Kimmy Faisani.

Bruce Woodward asked that the Christmas decorations still up on the Town's entrance monuments be taken down. He asked that the Mammoth Arts and Cultural Center plans on the Town's website be moved to the archive folder.

**5. ADDITIONS TO THE AGENDA**

Town Manager Rob Patterson and Town Attorney Andrew Morris outlined an item to be added to the agenda for closed session.

Moved by Councilmember Amanda Rice  
Seconded by Councilmember John Wentworth

Pursuant to Government Code Section 54954.2b2, the Council hereby determines that there is a need to take immediate action and that the need for action came to the attention of the Town subsequent to the agenda being posted as specified in subdivision a, said item being:

Closed Session item regarding potential litigation against the Town.

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

Carried (5 to 0)

**6. INTRODUCTIONS**

**6.1 Introduce new Finance Director Megan Chapman.**

Town Manager Rob Patterson introduced Ms. Chapman to the Council and the community.

**6.2 Introduce new Revenue Specialist Marcy Castro.**

Town Manager Rob Patterson and Finance Director Megan Chapman introduced Ms. Castro to the Council and the community.

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

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

**7.1 March 2025 Office of Outdoor Recreation Update.**

Town Manager Rob Patterson and Office of Outdoor Recreation Manager Lawson Reif outlined the information in the staff report. There was discussion among members of Council and staff.

**7.2 Mammoth Lakes Wildfire Team Program Update.**

Office of Outdoor Recreation Manager Lawson Reif outlined the information in the staff report. There was discussion among members of Council, staff, Ales Tomaier, Mammoth Lakes Fire Protection District Fire Chief, and Janet Hatfield, Whitebark Institute Resilience Program Director.

PUBLIC COMMENT:

John Urdi, Mammoth Lakes Tourism Executive Director, asked how the proactive mitigation related to insurance rates/breaks. Fire Chief Tomaier responded.

Sandy Hogan spoke about the Holiday Knolls Fire Wise Community.

**8. STAFF PRESENTATIONS**

**8.1 Summer 2025 construction projects and Capital Improvement Plan (CIP) update.**

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

The Mayor called a recess at 6:22 p.m. and the Council reconvened at 6:34 p.m.

**9. CONSENT AGENDA**

Councilmember Wentworth requested that Agenda Item 9.4, 9.7, and 9.15 was removed from the consent agenda for separate discussion.

Councilmember Truax requested that Agenda Item 9.2 be removed from the consent agenda for separate discussion.

Moved by Councilmember Bill Sauser

Seconded by Councilmember John Wentworth

Approve the Consent Agenda, with Councilmember Truax recused on Agenda Item 9.10 and Mayor Pro Tem Rice recused on Agenda Items 9.10 and 9.12.

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 5, 2025.**

**9.2 Schedule interviews on April 2, 2025 for the Planning and Economic Development Commission vacancy.**

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

There was discussion among members of Council and staff.

Schedule interviews on April 16, 2025 for the Planning and Economic Development Commission vacancy.

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

Carried (5 to 0)

**9.3 Adopt the Town of Mammoth Lakes Snow Management Policy.**

**9.4 Authorize the First Amendment to the Professional Services Agreement with Lise Wise Consulting Inc for the Mammoth Main Base Redevelopment project management to extend the term of the agreement and to update the billing rates.**

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

Community and Economic Development Director Nolan Bobroff answered questions from Councilmember Wentworth. There was discussion among members of Council and staff.

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

Authorize the First Amendment to the Professional Services Agreement with Lise Wise Consulting Inc for the Mammoth Main Base Redevelopment project management to extend the term of the agreement and to update the billing rates.

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 **Waive the reading and adopt by title only the ordinance amending Municipal Code Chapters 6.20 Feeding of Wildlife Prohibited, 8.12 Solid Waste Management, and 8.13 Construction and Demolition Waste.**
- 9.6 **Approve the resolution extending the authority of the Eastern Sierra Council of Government (ESCOG) to continue work on economic development initiatives for the Town for Catalyst Phase of California Jobs First.**
- 9.7 **Authorize the Town Manager to execute an Agreement with Zoom Recreation, Inc. for the purchase and installation of two shade structures at Mammoth Creek Park West in the amount of \$93,381.22.**

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

Town Manager Rob Patterson answered questions from Councilmember Wentworth. There was discussion among members of Council and staff.

Moved by Councilmember John Wentworth  
Seconded by Councilmember Brent Truax

Authorize the Town Manager to execute an Agreement with Zoom Recreation, Inc. for the purchase and installation of two shade structures at Mammoth Creek Park West in the amount of \$93,381.22.

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

Carried (5 to 0)

- 9.8 Adopt the Resolution Initiating the Proceedings to Levy Assessment, Resolution of Intention to Levy and Collect Annual Assessments within Assessment District 93-1(Juniper Ridge) for Fiscal Year 2025/26, and Resolution Approving the Annual Report, and setting the time and place for the public hearing on April 16, 2025.
- 9.9 Adopt the Resolution of Intention to Levy and Collect Annual Assessments within Assessment District 93-4 (The Bluffs) Maintenance District No.1 for the Fiscal Year 2025/26, approving the Annual Report, and setting the time and place for the public hearing on April 16, 2025.
- 9.10 Adopt the Resolution of Intention to Levy and Collect Annual Assessments within the Benefit Assessment District 2002-01 (Old Mammoth Road) for the Fiscal Year 2024/25, approving the Annual Report, and setting the time and place for the public hearing on April 16, 2025.
- 9.11 Adopt the Resolution of Intention to Levy and Collect Assessments within Benefit Assessment District 2002-02 (North Village) for the Fiscal Year 2025/26, approving the Annual Report, and setting the time and place for the public hearing on April 16, 2025
- 9.12 Adopt Resolution of Intention to Levy and Collect Annual Assessments within Assessment District 2014-1 (Mammoth View) for the Fiscal Year 2025/26, approving the Annual Report, and setting the time and place for the public hearing on April 16, 2025.
- 9.13 Accept the Project Closeout Report for the Dog Park Project.
- 9.14 Approve Settlement Agreement with Village Lodge Phase 1 HOA.
- 9.15 Award Architectural and Consultant Design Services Contract for the Mammoth Arts and Cultural Center to HMC Architects.

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

Due to a conflict of interest, Councilmember Truax recused himself and left the meeting at 6:51 p.m.

Public Works Director Haislip Hayes answered questions from Councilmember Wentworth. There was discussion among members of Council and staff.

Councilmember Truax returned to the meeting at 6:55 p.m.

Moved by Councilmember John Wentworth  
Seconded by Councilmember Bill Sauser

Finalize scope and fee negotiations and execute an agreement with HMC Architects for architectural and consultant design and construction administration services for the Mammoth Arts and Cultural Center. Execute amendments to the contract as necessary to advance project development as authorized by the Town Council.

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

Conflict (1): Councilmember Brent Truax

Carried (4 to 0)

**9.16 Accept Check Register 2/12/25 in the amount of \$542,601.53. Accept Check Register 2/19/25 in the amount of \$1,103,774.38. Accept Check Register 2/26/25 in the amount of \$58,357.45. Accept Check Register 3/6/25 in the amount of \$491,724.35.**

**10. PUBLIC HEARINGS**

**10.1 Consider approval of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road to modify the permitted uses for the Amended Phase One CSP by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Tentative Tract Map for the subdivision of twenty (20) units within the five four-plex structures ("Villas") into condominium hotel units that may be sold individually. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report.**

Due to a conflict of interest, Councilmember Truax recused himself and left the meeting at 6:55 p.m.

The Mayor opened the public hearing at 6:56 p.m.

Senior Planner Kim Cooke outlined the information in the staff report. There was discussion among members of Council and staff.

Matt Mering, applicant, outlined the proposal. There was discussion among members of Council, staff, and the applicant team.

With no members of the public coming forward to speak, the Mayor closed the public hearing at 7:42 p.m.

Moved by Councilmember John Wentworth  
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 District Zoning Amendment 24-001; and adopt the resolution, contingent upon the ordinance taking affect, making the required CEQA, Subdivision Map Act, and Municipal Code findings, and approving Tentative Tract Map 24-003 and Use Permit 24-004, with conditions are recommended by the Planning and Economic Development Commission.

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

Conflict (1): Councilmember Brent Truax

Carried (4 to 0)

Councilmember Truax returned to the meeting at 7:44 p.m.

## **11. POLICY MATTERS**

### **11.1 Staff Adjustments – Mid Year Review FY24-25.**

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

CONSENSUS:

The Town Council agreed with the proposed staff adjustments.



**11.2 Presentation on budget performance through the second quarter FY24-25 and approval of Budget Amendments.**

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

PUBLIC COMMENT:

Janet Hatfield and Ryan Bobik, Whitebark Institute, outlined the need for funding due to the federal budget freezes. There was discussion among members of Council and Ms. Hatfield.

There was discussion among members of Council.

Moved by Councilmember Bill Sauser

Seconded by Mayor Pro Tem Amanda Rice

Adopt the proposed resolution amending the Fiscal Year 24-25 budget as recommended in Attachment A – Budget Adjustments. The Town Council gave direction to allow staff to remove the previous Town Council stipulation regarding partner participation on the Destination Management Plan.

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

Against (1): Councilmember Brent Truax

Carried (4 to 1)

**11.3 Annual evaluation of the Town Manager and consideration of merit pay adjustment.**

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

Moved by Mayor Pro Tem Amanda Rice

Seconded by Councilmember John Wentworth

Approve the Town Manager merit adjustment recommendation of a 5% increase, resulting in an annual wage of \$219,558.

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

Carried (5 to 0)

The Mayor called a recess at 9:14 p.m. and the Council reconvened at 9:17 p.m.

**11.4 Consider resolutions and a letter opposing local forest health, wildfire mitigation, and social and economic impacts that will result from federal funding cuts.**

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

Moved by Councilmember Bill Sauser

Seconded by Councilmember Brent Truax

Adopt the resolution opposing the local impacts to forest health and wildfire mitigation that will result from federal funding and staffing cuts. Adopt the resolution opposing the local economic and social impacts that will result from federal funding cuts. Provide direction to staff to draft a letter expressing the Town's opposition to federal staffing and funding cuts.

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

Carried (5 to 0)

**12. COUNCILMEMBER REPORTS**

Mayor Pro Tem Rice attended the ribbon cutting ceremony for the Innsbruck Lodge Affordable Housing Project.

Councilmember Sauser attended the Local Transportation Commission (LTC) meeting, met with the Mayor for the Town Manager Compensation Sub-Committee, and attended the Innsbruck Lodge Affordable Housing Project ribbon cutting ceremony.

Councilmember Truax attended the Chamber Luncheon regarding Mountain projects.

Councilmember Wentworth attended the Great Basin Air Pollution Control District Board meeting, the Land Use and Climate Initiative Technical Advisory

Commission meeting in Sacramento, and the Mammoth Lakes Tourism (MLT) Board meeting.

Mayor Bubser announced that her office hours would be held tomorrow at 5:00 p.m. at Black Velvet Coffee. She attended the Civic Well Conference.

**URGENCY ITEM CLOSED SESSION**

At 9:32 p.m. the Mayor announced that the Council would be entering into closed session for anticipated litigation.

**ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION**

The Council reconvened from closed session at 10:23 p.m. and announced that there was no reportable action taken.

**13. ADJOURNMENT**

The Council adjourned the meeting at 10:23 p.m.

---

Jamie Gray, Town Clerk