Town Council of Mammoth Lakes

Minutes of Regular Meeting

April 1, 2026, 2:50 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

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1. INTERVIEWS

The Town Council will interview the applicants for the Building Advisory Committee/Board of Appeals vacancies.

3:00 p.m. Michael Britton

3:15 p.m. Joshua Graef

3:30 p.m. William Harder

3:45 p.m. Genevieve Liang

Councilmember Sauser, Mayor Pro Tem Truax, and Mayor Rice participated in interviews of the Building Advisory Committee/Board of Appeals applicants.

2. CALL TO ORDER AND ROLL CALL

Councilmember Bubser participated in the meeting remotely from 72-100 Ka`upulehu Drive, Kailua-Kona, Hawaii.

The Mayor called the meeting to order at 4:02 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

3. PLEDGE OF ALLEGIANCE

Soibian Spring led the flag salute.

4. PUBLIC COMMENTS

There were no public comments given at this time.

5. ADDITIONS TO THE AGENDA

Town Manager Rob Patterson reported that Agenda Item 7.1 would be rescheduled to a future meeting.

6. COUNCIL PRESENTATIONS

6.1 Approve the proclamation declaring April, 2026 as Fair Housing Month in the Town of Mammoth Lakes.

PUBLIC COMMENT:

Jeff Ronci, President of the Mammoth Lakes Board of Realtors, spoke in support of the proclamation.

Moved by Councilmember John Wentworth
Seconded by Mayor Pro Tem Brent Truax

Approve the proclamation declaring April 2026 as Fair Housing Month in the Town of Mammoth Lakes.

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

Carried (5 to 0)

7. INTRODUCTIONS

7.1 Introduce new Community Service Officer Nancy Vargas.

This item was continued.

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

Housing Manager Marcus Sproll gave an update on the sale of the units in the 60 Joaquin Project.

Public Works Director Haislip Hayes gave an update regarding current public works activities. There was discussion among members of Council and staff.

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

Office of Outdoor Recreation Manager Lawson Reif gave an update regarding current outdoor recreation activities. There was discussion among members of Council and staff.

9. STAFF PRESENTATIONS

9.1 Receive a presentation on the final 2026 Regional Housing Needs Study Report.

Housing Manager Marcus Sproll gave a presentation outlining the 2026 Regional Housing Needs Study Report. There was discussion among members of Council and staff.

9.2 Receive a presentation on the North Village Specific Plan Regulatory Framework.

Community and Economic Development Director Nolan Bobroff and Public Works Director Haislip Hayes gave a presentation outlining the North Village Specific Plan Regulatory Framework. There was discussion among members of Council and staff.

9.3 2025 Year in Review Presentation.

Parks and Recreation Director Stuart Brown and Town Manager Rob Patterson outlined the information in the 2025 Year in Review Report.

9.4 Transient Occupancy Tax Collection and Certified Properties Update.

Revenue Accountant Ben Manning gave a presentation regarding the Transient Occupancy Tax Collection and Certified Properties Update. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Sarah Winters, Mammoth Lakes Tourism (MLT) Vice President of Marketing, spoke about the data that MLT uses.

10. CONSENT AGENDA

Councilmember Wentworth requested that Agenda Item 10.3 be removed from the consent agenda for separate discussion.

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Bill Sauser

Approve the Consent Agenda.

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

Carried (5 to 0)

10.1 Approve the minutes of the regular meeting of March 18, 2026.

10.2 Adopt resolutions calling and giving notice of a general municipal election to be held on Tuesday, November 3, 2026 for the election of three members of the Town Council and requesting the Mono County Board of Supervisors consolidate the election.

10.3 Approve the Fiscal Year 2025-26 Mammoth Lakes Recreation Measure U Arts and Culture Programming and Special Event Transit Service Funding Recommendations.

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

Kim Anaclerio, Mammoth Lakes Recreation (MLR) Executive Director, 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 Brent Truax

Approve the Fiscal Year 2025-26 Mammoth Lakes Recreation Measure U Arts and Culture Programming and Special Event Transit Service Funding Recommendations.

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

Carried (5 to 0)

10.4 Approve the request for a Public Convenience or Necessity Letter in support of a Type 40 On- Sale Beer License for the Pokonobe Lodge business located at 3787 Lake Mary Road.

10.5 Accept Check Register 3/19/26 in the amount of $391,042.87. Accept Check Register 3/26/26 in the amount of $848,155.72.

11. POLICY MATTERS

11.1 Appoint three applicants to serve as members of the Building Advisory Committee/Board of Appeals, with terms expiring on April 1, 2030.

There was discussion among members of Council.

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Bill Sauser

Appoint Michael Britton, Joshua Graef, and William Harder to serve as members of the Building Advisory Committee/Board of Appeals, with terms expiring on April 1, 2030.

For (3): Councilmember Bill Sauser, Mayor Pro Tem Brent Truax, and Mayor Amanda Rice

Abstain (2): Councilmember Chris Bubser, and Councilmember John Wentworth

Carried (3 to 0)

11.2 Consider the request to conduct a financial analysis of the Mammoth Crossing Development.

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:

Mark Carney, attorney representing the applicant, said that they agreed with the staff report and supported the staff recommendation. There was discussion among members of Council and Mr. Carney.

Pat Foster, Hot Creek Aviation and President of the Mammoth Lakes Tourism Board, said that he was supportive of the analysis.

There was discussion among members of Council and staff.

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Bill Sauser

Authorize staff to begin working with the applicant team and qualified financial consultants on an analysis to determine the extent of the feasibility gap of the Mammoth Crossing project, provided that the applicant bear 100% of the costs of the financial review and that the results of the analysis do not represent a formal decision of any kind or a commitment by the Town Council to enter into negotiations for a development agreement.

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

Against (1): Councilmember John Wentworth

Carried (4 to 1)

The Mayor called a recess at 6:47 p.m. and the Council reconvened at 6:56 p.m.

11.3 Presentation on budget performance through the second quarter FY25-26 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.

Moved by Councilmember John Wentworth
Seconded by Councilmember Bill Sauser

Receive the second quarter Fiscal Year 25-26 Budget Report and adopt the proposed resolution amending the Fiscal Year 25-26 budget as recommended in Attachment A – Budget Adjustments.

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

Carried (5 to 0)

11.4 Authorize the Town Manager to execute an agreement with Systems Source, Inc. to purchase furniture for the Civic Center / Town Hall.

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

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember Bill Sauser

Authorize the Town Manager to finalize terms and execute an agreement with Systems Source, Inc. to purchase furniture for the Civic Center / Town Hall in a not-to-exceed amount of $1,500,000. Authorize the Public Works Director to review and execute minor amendments to the agreement, up to an additional 10% of the agreement amount. Allocate funds to the project from FD 980 Future Capital in the total amount of about $2.5M.

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

Carried (5 to 0)

11.5 Award Contract for Annual Linear Striping Maintenance of Town Roads MAINT 26-001.

Public Works Director Haislip Hayes 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 Plans and Specifications. Award the contract for Annual Linear Striping Maintenance of Town Roads, to the contractor and in the amount recommended by staff. Authorize the Town Manager to execute the contract. Authorize the Public Works Director to review and approve minor revisions to the contract to complete the project, up to an additional 10% of the annual award amount. Authorize the Public Works Director to accept the work performed upon completion. Allocate funds to the project, in the amount recommended by staff, from the Town's road rehab fund.

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

Carried (5 to 0)

11.6 Award contract for Minaret MUP (multi-use path) project CAP 22-004 to Spiess Construction Co., Inc.

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

Moved by Mayor Pro Tem Brent Truax
Seconded by Councilmember John Wentworth

Approve the Plans and Specifications. Award a contract for the Minaret MUP base bid to the lowest responsive bidder, Spiess Construction Co., Inc. in the amount of $2,584,499.55. 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 the total funding amount.

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

Carried (5 to 0)

12. COUNCILMEMBER REPORTS

Mayor Pro Tem Truax attended the Recreation Expo.

Councilmember Wentworth attended the California Wildfire Task Force meeting in Sonora and the Mammoth Lakes Tourism Board meeting.

Mayor Rice attended the ribbon cutting ceremony for the Bird and the Biscuit.

13. CLOSED SESSION

At 7:46 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, the Town Council will meet with its representatives, Town Manager Rob Patterson, Community and Economic Development Director Nolan Bobroff, Human Resources Manager Amanda Pelham, and Jack Hughes, Partner with Liebert Cassidy Whitmore, with respect to the following Employee Organizations: Mammoth Lakes General Employees Association, Mammoth Lakes Management Employees Association, and the Mammoth Lakes Public Works Employees Association.

13.2 Pursuant to Government Code Section 54957, the Town Council will hold a conference to consider evaluation of a public employee: Town Manager.

14. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 8:35 p.m. and announced that there was no reportable action taken.

15. ADJOURNMENT

The Council adjourned the meeting at 8:35 p.m.

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Jamie Gray, Town Clerk