TOWN COUNCIL OF MAMMOTH LAKES

MINUTES OF REGULAR MEETING

JULY 19, 2017

WORKSHOP

1) Workshop with the Mammoth Lakes Housing Board of Directors to discuss the Mammoth Lakes Community Housing Action Plan: Live, Work, Thrive.

The workshop began at 4:05 p.m.

The Council was present in its entirety with Councilmembers Colin Fernie, Shields Richardson, Bill Sauser, Mayor Pro Tem Cleland Hoff, and Mayor John Wentworth in attendance. Also in attendance were Mammoth Lakes Housing Board members Stacy Corless, Bill Taylor, Lindsay Barksdale, and Kirk Stapp.

Wendy Sullivan, WSW Consulting, and Melanie Rees, Rees Consulting, Inc., introduced themselves to the Council and the community. The consultants gave a presentation outlining the Housing Action Plan. There was discussion among members of Council, members of the Board, and the consultants.

SPEAKING FROM THE FLOOR:

Tom Hodges, VP of development for Mammoth Mountain, said that units to build out did include hotel rooms. There was discussion among members of Council, the Board, the consultants, and Mr. Hodges.

Mr. Hodges asked questions about the retiring employees moving statistic. There was discussion between Mr. Hodges and the consultants.

The workshop ended at 5:41 p.m.

ROLL CALL

The Mayor called the meeting to order at 6:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Mammoth Lakes, California. The Council was present in its entirety with Councilmembers Colin Fernie, Shields Richardson, Bill Sauser, Mayor Pro Tem Cleland Hoff, and Mayor John Wentworth in attendance.

PLEDGE OF ALLEGIANCE

Jennifer Halferty led the flag salute.

PUBLIC COMMENTS

Shira Dubrovner, Mammoth Lakes Film Festival, thanked the Town for their support. She said that another film festival called Mammoth Film Festival was coming to Town this winter. She said that she was happy for more business but not with the same name. She requested that the Town help in asking the new festival to change its name. There was discussion among members of Council and Ms. Dubrovner.

Jennifer Halferty, Executive Director of Mammoth Lakes Housing (MLH), said that the Town was awarded the grant for the HOME homebuyer assistance program. She announced that on July 26 at 6:00 p.m. at the Forest Service Auditorium MLH would be hosting a guest speaker to talk about housing problems and solutions in Mammoth.

Leigh Gaasch said that she was concerned about the work on Main Street. She said she sent a letter to the Planning Commission saying that the Lahontan Water Board should be part of all planning decisions on Main Street. She said that she was concerned about the downtown district plan affecting Sierra Valley Sites.

REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (as needed)

Trails Coordinator Joel Rathje gave an update regarding current trails activities.

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

Town Manager Daniel C. Holler gave an update regarding marijuana audits. There was discussion among members of Council and staff.

CONSENT AGENDA

Mayor Wentworth requested that Agenda Item 6 be removed from the consent agenda for separate discussion.

ACTION:

It was moved by Councilmember Bill Sauser, seconded by Councilmember Colin Fernie, and carried by a 5 - 0 roll call vote to approve the consent agenda.

2) Approve the minutes of the regular meeting of June 7, 2017.

3) Approve the minutes of the special meeting of July 7, 2017.

4) Approve the Resolution authorizing the closure of a portion of Minaret Road between Main Street and Meridian Boulevard from 11:00 AM on Thursday, August 3 through 8:00 PM on Sunday, August 6 and Authorize a Parking Fee Program in the vicinity of the 22nd Annual Mammoth Festival of Beers and Bluesapalooza.

5) Reject Meridian Boulevard Sidewalk and Shady Rest Park Improvements Project Bid.

6) Approve a Resolution Designating Town Representatives to work with FEMA and Cal OES on grant applications and disaster recovery efforts for a 3 year term.

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

Town Manager Daniel C. Holler outlined the information in the staff report. There was discussion among members of Council and staff.

ACTION:

It was moved by Mayor John Wentworth, seconded by Councilmember Shields Richardson, and carried by a 5 - 0 roll call vote to adopt a resolution authorizing the Town Manager, Administrative Services / Finance Director, and Public Works Director to represent the Town of Mammoth Lakes and engage with FEMA and CalOES regarding grants applied for by the Town of Mammoth Lakes in disaster recovery efforts from January 1, 2017 - December 31, 2019.

7) Award Contract for the Shady Rest Concession Stand Residing Project.

8) Approve the resolution authorizing the closure of the north Frontage Road adjacent to Stellar Brew and Napa between the hours of 4:00 PM and 9:00 PM on Thursday, July 27, 2017.

9) Accept Payment Approval Report No. 17-25 in the amount of $43,396.06.
Accept Payment Approval Report No. 18-01 in the amount of $456,686.81.
Accept Payment Approval Report No. 18-02 in the amount of $1,053,563.25.
Accept Payment Approval Report No. 18-03 in the amount of $16,687.45.
Accept Payment Approval Report No. 17-26 in the amount of $255,089.49.

POLICY MATTERS

10) Council appointments to commissions and committees.

Town Manager Daniel C. Holler outlined the information in the staff report. There was discussion among members of Council and staff.

ACTION:

It was moved by Councilmember Bill Sauser, seconded by Mayor Pro Tem Cleland Hoff, and carried by a 5 - 0 roll call vote to maintain current appointments, except appoint Councilmember Sauser as the primary voting delegate for the 2017 League of CA Cities Annual Conference.

11) Appointment of voting delegates for the 2017 League of California Cities Annual Conference.

ACTION:

It was moved by Mayor Pro Tem Cleland Hoff, seconded by Councilmember Shields Richardson, and carried by a 5 - 0 roll call vote to appoint Councilmember Sauser as the primary voting delegate and the Town Manager as the alternate voting delegate for the 2017 League of California Cities Annual Conference scheduled for September 13-15, 2017 in Sacramento.

12) Appeal of the Planning and Economic Development Commission's determination that the Grocery Outlet project consisting of Design Review 16-012 and Lot Line Adjustment 16-002 is categorically exempt pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines.

Assistant Planner Nolan Bobroff gave a presentation outlining the information in the staff report. There was discussion among members of Council and staff.

Mayor Pro Tem Hoff recused herself and left the meeting at 6:37 p.m.

SPEAKING FROM THE FLOOR:

Victoria Campbell, speaking on behalf of Mr. Grundman, gave a summary of the appeal. There was discussion among members of Council and Ms. Campbell.

Chris Butcher, Thomas Law Group on behalf of Grocery Outlet, said that they were available for questions.

There was discussion among members of Council and staff.

ACTION:

It was moved by Councilmember Bill Sauser, seconded by Councilmember Colin Fernie, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Cleland Hoff recused, determine that substantial evidence exists to support the Planning and Economic Development Commission's determination that the Grocery Outlet project consisting of Design Review 16-012 and Lot Line Adjustment 16-002 meets the criteria for a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, In-Fill Development Projects, and to deny the appeal; and affirm the Planning and Economic Development Commission's approval of the Grocery Outlet project consisting of Design Review 16-012 and Lot Line Adjustment 16-002.

Councilmember Sauser left the meeting at 6:52 p.m.

The Mayor called a recess at 6:52 p.m. and the Council reconvened at 7:01 p.m.

Mayor Pro Tem Hoff returned to the meeting at 7:01 p.m.

13) Town Municipal Center Work Program Update.

Town Manager Daniel C. Holler read Councilmember Sauser's concerns.

Assistant to the Town Manager Pam Kobylarz outlined the information in the staff report.

SPEAKING FROM THE FLOOR:

Brent Truax said that the Town offices needed to be presentable and function, and that there were safety hazards at the Town Offices this winter.

There was discussion among members of Council and staff.

A majority of the Town Council were in favor of Option 1 (Approve the next steps in the staff work program to continue analysis of the two following options: Negotiate a new lease in the current office space. Participate with Mono County on construction of a joint office facility on the McFlex parcel.) as amended to add that staff also analyze the potential for a lease in the Sierra Center Mall.

14) Walk, Bike, Ride Action Plan Draft 2.0.

Town Manager Daniel C. Holler read Councilmember Sauser's concerns regarding the report.

Mayor Wentworth presented maps and spoke about the report. There was discussion among members of Council and staff.

Community and Economic Development Manager Sandra Moberly outlined the information in the staff report. There was discussion among members of Council and staff.

SPEAKING FROM THE FLOOR:

Sandy Hogan said that she wanted to see the proposed Hillside Parking Lot funded since it would solve a lot of problems. She outlined the history of mobility hubs in Mammoth.

There was discussion among members of Council, staff, and Ms. Hogan.

There was discussion among members of Council.

CONSENSUS:

Direct staff to schedule a workshop regarding the Walk Bike Ride action items integrated with the Downtown Revitalization Plan.

ACTION:

It was moved by Mayor John Wentworth, seconded by Mayor Pro Tem Cleland Hoff, and carried by a 3 - 1 roll call vote to with Councilmember Bill Sauser absent and Councilmember Colin Fernie voting no, accept the Action Plan as presented with modifications as directed by staff and schedule a workshop regarding action items from the Plan.

15) Mammoth Disposal Solid Waste Service Rates information for Fiscal Year 2017-18 and update on recycling efforts, programs, improvements and operations.

Town Manager Daniel C. Holler outlined the information in the staff report.

Michelle Erwin, Mammoth Disposal, reported on the results of Town clean up day and the improvements in recycling efforts. There was discussion among members of Council and Ms. Erwin.

Brian Robinette, Sierra Conservation, gave an update regarding grant funded recycling projects.

SPEAKING FROM THE FLOOR:

Tom Hodges asked about types of plastic recycling. Ms. Erwin responded. There was discussion between Mr. Hodges and Ms. Erwin.

ACTION:

It was moved by Councilmember Shields Richardson, seconded by Mayor Pro Tem Cleland Hoff, and carried by a 4 - 0 roll call vote to with Councilmember Bill Sauser absent, acknowledge receipt of the rate information and confirm the modification in the buyback center hours of operation.

The Mayor called a recess at 8:48 p.m. and the Council reconvened at 8:58 p.m.

16) Authorization to issue bonds for the purpose of refinancing the obligations of the Town under Mammoth Lakes Land Acquisition, LLC ("MLLA") Settlement Agreement.

Town Manager Daniel C. Holler outlined the information in the staff report.

Marty Johnson, J&A Consulting, outlined the bond issuance process. There was discussion among members of Council, staff, and Mr. Johnson.

SPEAKING FROM THE FLOOR:

Brent Truax asked if there was an opportunity to reduce what was owed to MLLA since the Town would be paying them off earlier. Town Attorney Andrew Morris responded.

ACTION:

It was moved by Mayor John Wentworth, seconded by Councilmember Shields Richardson, and carried by a 4 - 0 roll call vote to with Councilmember Bill Sauser absent, adopt the amended resolution that authorizes the issuance of the Bonds under the Bond Law in the aggregate principal amount not to exceed $30,000,000 for the purpose of refinancing the obligations of the Town arising under the MLLA Settlement Agreement and for the purpose of paying related costs of issuing the Bonds.

17) Town of Mammoth Lakes Response to the Final Report of the 2016-2017 Grand Jury.

Town Attorney Andrew Morris and Town Manager Daniel C. Holler outlined the information in the staff report. There was discussion among members of Council and staff.

SPEAKING FROM THE FLOOR:

Brent Truax asked if he could respond to the grand jury report as a private citizen. Mr. Morris responded. Mr. Truax said that there was no evidence regarding uncollected TOT so it should be taken out of the response.

There was discussion among members of Council.

ACTION:

It was moved by Councilmember Colin Fernie, seconded by Councilmember Shields Richardson, and carried by a 4 - 1 roll call vote to with Councilmember Bill Sauser absent, approve submission of the response to the Final Report of the 2016-2017 Grand Jury as amended by Town Council.

18) Downtown Revitalization Update by Darin Dinsmore.

Darin Dinsmore, Dinsmore Sierra LLC, gave a presentation regarding the Downtown Revitalization Action Plan. There was discussion among members of Council and Mr. Dinsmore.

SPEAKING FROM THE FLOOR:

Tom Hodges, Mammoth Mountain, said that Truckee had a street fair and he saw a prototype of Mr. Dinsmore's.

19) Legislative Update.

This item was continued.

20) Consideration of providing a merit pay increase for Town Manager based on Council performance evaluation and approval of amended contract to reflect any merit increase.

This item was continued.

CLOSED SESSION

At 10:31 p.m. the Mayor announced that the Council with Councilmember Richardson recused and Councilmember Sauser absent would be entering into closed session for the purposes as stated in the agenda.

21) Pursuant to Government Code Section 5496.8, the Council will hold a conference with its representatives in regard to property acquisition pertaining to:
Property: 18 Lake Mary Road, APN 033-044-010; 40 Canyon Boulevard, APN 033- 040-006 and 033-040-007; and 50 Canyon Boulevard (also identified as Minaret Road), APN 033-044-011
Negotiating Parties: Mark Easter, Esq., representing Town (prospective buyer) and SFI Mammoth Crossing, LLC, owner and Mammoth Fireside - C-A, owner (prospective sellers)
Under Negotiation: Price and terms of payment

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Council reconvened from closed session at 11:05 p.m. and announced that there was no reportable action taken.

ADJOURNMENT

The Council adjourned the meeting at 11:05 p.m.

Respectfully submitted,

Jamie Gray
Town Clerk