

TOWN COUNCIL OF MAMMOTH LAKES

MINUTES OF REGULAR MEETING

MARCH 20, 2019

WORKSHOP

- 1) Fiscal Year 2019-20 Budget - Preliminary Revenue Projections.

The workshop began at 5:08 p.m. with Councilmembers Lynda Salcido, Kirk Stapp, John Wentworth, and Mayor Cleland Hoff in attendance.

Administrative Services/Finance Director Rob Patterson gave a presentation outlining the Fiscal Year 2018-19 Budget. There was discussion among members of Council and staff.

The workshop ended at 5:53 p.m.

ROLL CALL

The Mayor called the meeting to order at 6:01 p.m. in the Council Chamber, 437 Old Mammoth Road, Mammoth Lakes, California. Councilmembers Lynda Salcido, Kirk Stapp, John Wentworth, and Mayor Cleland Hoff were in attendance. Mayor Pro Tem Bill Sauser was absent.

PLEDGE OF ALLEGIANCE

Town Manager Daniel C. Holler led the flag salute.

PUBLIC COMMENTS

Pam Bold, High Sierra Energy Foundation, gave an update regarding Southern California Edison (SCE) Programs for electric vehicles. There was discussion among members of Council and Ms. Bold.

COUNCILMEMBER REPORTS /ADDITIONS TO THE AGENDA

Councilmember Wentworth attended the Sierra Nevada Conservancy Board meeting.

Councilmember Salcido attended the Lions Club eye screenings at Coleville Elementary School for the Kids Safety event.

Councilmember Stapp attended the Great Basin Unified Air Pollution Control District Board meeting, the Eastern Sierra Transit Authority Board meeting, and the movie screening of "Quiet Force."

Mayor Hoff attended the Mammoth Lakes Tourism Board meeting and a meeting regarding the Red's Meadow FLAP grant.

REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (as needed)

Trails Coordinator Joel Rathje gave an update regarding trails. There was discussion among members of Council and staff.

INTRODUCTIONS

- 2) Introduce and swear in new Police Officer Chris Hoodman.

Police Chief Al Davis introduced members of the Explorers Program. He introduced Officer Hoodman to the Council and the community. Town Clerk Jamie Gray administered the oath of office to Officer Hoodman.

- 3) Introduce new Associate Engineer Amy Callanan.

Engineering Manager Haislip Hayes introduced Ms. Callanan to the Council and the community.

- 4) Introduce new Assistant Planner Michael Peterka.

Associate Planner Nolan Bobroff introduced Mr. Peterka to the Council and the community.

STAFF PRESENTATIONS

- 5) Adopt the proclamation declaring March 2019 as Nutrition Month.

Amber Hise, Mono County Nutrition and Physical Activity Task Force, outlined the efforts of the Task Force regarding Nutrition Month.

ACTION:

It was moved by Councilmember Lynda Salcido, seconded by Councilmember John Wentworth, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, adopt the proclamation declaring March 2019 as Nutrition Month.

Mayor Hoff presented Ms. Hise with the proclamation.

PUBLIC PRESENTATIONS

- 6) Presentation on Mountain Ventures Summit.

Scott McGuire, President of the Mountain Lab and Co-founder of the Mountain Ventures Summit, gave a presentation outlining the Mountain Ventures Summit held in Mammoth Lakes. There was discussion among members of Council and Mr. McGuire.

CONSENT AGENDA

Councilmember Salcido requested that Agenda Items 8 and 9 be removed from the consent agenda for separate discussion.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Lynda Salcido, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, approve the consent agenda.

- 7) Approve the minutes of the regular meeting of March 6, 2019.
- 8) Approve agreement with Mammoth Lakes Tourism to provide marketing services to the Town.

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.

SPEAKING FROM THE FLOOR:

Scott McGuire, Chair of Mammoth Lakes Tourism, offered to answer Council questions about the contract. There was discussion among members of Council and Mr. McGuire.

There was discussion among members of Council.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Kirk Stapp, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, approve the agreement between the Town of Mammoth Lakes and Mammoth Lakes Tourism. Direct staff to convene the Town Council to establish informing strategic direction to the Board of Mammoth Lakes Tourism as the Board embarks on their strategic planning process.

- 9) Adopt the resolution accepting the Development Impact Fee Report for Fiscal Year 2017/18 and making the appropriate findings.

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.

ACTION:

It was moved by Councilmember Lynda Salcido, seconded by Councilmember John Wentworth, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, adopt the attached resolution accepting the Development Impact Fee Report for FY2017/18 and making the appropriate findings, as amended to make corrections to the resolution as discussed.

- 10) Authorize the Town Manager to execute Amendments to Snow Management Contracts with Chuck Villar Construction, Inc.
- 11) Accept Payment Approval Report No. 19-38 in the amount of \$118,404.52.

POLICY MATTERS

12) Consideration of an Ordinance Updating Municipal Code Chapter 15.16, Article II – Development Impact Mitigation Fees.

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

SPEAKING FROM THE FLOOR:

Tom Hodges, VP of Development at Mammoth Mountain Ski Area, outlined the different types of fees. He requested that the Council retain the language with the option to use Mello Roos for fees. He said that the unit description language should be left as it was.

Brent Truax, Sierra Nevada Resort and Old Mammoth Place Project, said that the proposed language was a compromise. He said that the Mello Roos option needed to be included so that more tools were available. He said that he appreciated the open dialogue with staff.

Jesse Baldwin, President of the Mammoth Lakes Contractors Association and member of the Building Advisory Committee/Board of Appeals, said that he appreciated the involvement offered to them. He said that he did not have any proposed changes, but if the Town wanted to increase fees then there needed to be additional discussion.

There was discussion among members of Council and staff.

Mr. Hodges said that accessory dwelling units gave a break to encourage locals housing. He said that Mello Roos was a nice tool, and that maybe the Town could establish a threshold of when to use it.

Town Attorney Andrew Morris said that staff could look into drafting a policy of when the Town could and could not use Mello Roos.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Lynda Salcido, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, approve the language regarding the proposed timing of DIF fee payment which will require payment at time of permit issuance with the provision allowing a request for a later payment.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Kirk Stapp, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, direct staff to develop, in consultation with the development community, recommendations to Town Council to establish a Mello Roos Program with an appropriate floor for Council consideration.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Lynda Salcido, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, direct staff to return to Council with options with regards to fees for units single family dwellings that are less than 1,200 square

feet and provide recommendations to Town Council for an appropriate fee schedule for those types of units.

There was discussion among members of Council and staff.

The Mayor called a recess at 8:05 p.m. and the Council reconvened at 8:15 p.m.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Kirk Stapp, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, waive the first reading and introduce by title only the attached Ordinance, making the required CEQA findings and updating Municipal Code Chapter 15.16, Article II – Development Impact Mitigation Fees with the following definition for Unit, Dwelling Unit: One individual residence, whether in a single-family or multiple-family development that has sleeping, cooking, eating, and sanitation facilities but not more than one kitchen. A studio or one-bedroom unit shall be considered one-half unit but one household.

13) Housing Impact Mitigation Fee Schedule Discussion.

Community and Economic Development Director Sandra Moberly and Jen Daugherty, Lisa Wise Consulting, outlined the information in the staff report.

SPEAKING FROM THE FLOOR:

Tom Hodges, VP of Development at Mammoth Mountain Ski Area, outlined the history of housing credits owned by Mammoth. He said that he was generally in agreement with the analysis. He said that the nexus study was from 2015, and that they would have new information next year with the update of the nexus study. He requested that the Council maintain fees at the current level. He said that the Town needed to consider the overall economic strategy, and that housing needed to be funded but that the development community would not be able to provide that.

Brent Truax, Sierra Nevada Resort and Old Mammoth Place, said that the Town had aging projects and needed new ones. He recommended that Council hold the fees as they were and wait for the next nexus study before making any changes.

Ron Day, Mammoth Contractors Association, said that the Council should leave fees alone and stay consistent.

Drew Hild said that it was a bad time to send mixed signals to capital that were looking to invest. He said that construction costs had gone up a lot recently. He said that developers were looking to be competitive, and that the Town needed to be development-ready.

Jesse Baldwin, Mammoth Lakes Contractors Association, said that every single construction material they had purchased this year had increased in price. He said that the new codes had also increased the cost of construction, and that any increase in fees "freaked" people out. He urged the Council to refrain from raising fees until the next nexus study was completed. He said that Council needed the benefits of development and they should not stifle it.

Ken Brengle, Executive Director of the Mammoth Lakes Chamber of Commerce, said that the fees were developed from the 2015 nexus study. He said that the Chamber's recommendation was for no changes in the development fees until the new nexus study was completed.

Ralph Lockhart, Snowcreek Athletic Club, Double Eagle Resort, and Sierra Center Mall, said that nothing substantial had been built in ten years. He said that the star report for the hotel industry said that there was zero net new hotel rooms built in the last ten years. He said that the Council should send the message that Mammoth was open for business, and not send the wrong message to developers. He encouraged the Council to hold the fees as they were.

Jennifer Halferty, Mono County Board of Supervisors, said that a strategy was developed in the Community Housing Action Plan. She said that homelessness was on the rise, and that there was no debate that we had a housing crisis. She said that new development had impacts on our infrastructure. She said that no one entity could do it alone, including the development community. She said not a lot of affordable housing was built in the last ten years either. Ms. Halferty said that there was no mention in the staff report of the Community Housing Action Plan, which had public input. She read public outreach comments from the Community Housing Action Plan. She said that the Council was responsible for the wellbeing of all of the citizens in the community.

Mr. Hild said that we needed to create more housing for workers and that developers and communities should work together.

There was discussion among members of Council and staff.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Kirk Stapp, and failed by a 2 - 2 roll call vote to with Mayor Pro Tem Bill Sauser absent and Councilmember Lynda Salcido and Mayor Cleland Hoff voting no, approve a 10% increase in all categories.

ACTION:

It was moved by Councilmember Lynda Salcido, seconded by Councilmember John Wentworth, and carried by a 3 - 1 roll call vote to with Mayor Pro Tem Bill Sauser absent and Councilmember Kirk Stapp voting no, approve staff bringing back a proposed adjustment of fees as follows:

Residential from \$5,700 to \$6,000 per unit;

Lodging from \$3,700 to \$4,000 per room;

Retail/Restaurants \$2 to \$2.20 per gross square foot;

Office \$2 to \$2.20 per gross square foot;

Light Industrial from \$1 to \$1.10 per gross square foot; and

Service Uses from \$2 to \$2.20 per gross square foot.

Mr. Hild said that the development community was good at analyzing a problem and coming up with solutions, and that they needed direction from Council on what the goal was.

CONSENSUS:

Direction to staff to come back to Council with recommendations for the development of a task force comprised of members of the development community to help to understand the development environment in this community.

14) Amendment to Multi-Use Facility (Ice Rink/RecZone) Agreement.

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 Lynda Salcido, seconded by Councilmember Kirk Stapp, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, approve the first amendment to the Multi-Use Facility Agreement between the Town of Mammoth Lakes, the Mammoth Unified School District, and the Mono County Office of Education.

15) Direct staff to schedule the interviews for the Planning and Economic Development Commission applicants on April 3, 2019.

Town Attorney Andrew Morris

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Kirk Stapp, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, direct staff to schedule 15-minute interviews on April 3, 2019 starting at 5:00 p.m. for applicants to fill the vacancy on the Planning and Economic Development Commission. The meeting will start at 5:00 p.m. to allow for 15 minutes of Council discussion regarding questions for the applicants. Direct staff to include the late application of Jessica Kennedy in the interview process.

16) Consideration of a Resolution terminating the existence of a local emergency.

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

ACTION:

It was moved by Councilmember Lynda Salcido, seconded by Councilmember John Wentworth, and carried by a 4 - 0 roll call vote to with Mayor Pro Tem Bill Sauser absent, adopt the resolution terminating the existence of a local emergency as provided for in Resolution No. 19-03 adopted on February 6, 2019, provided severe weather conditions do not require the continuation of the declared emergency.

CLOSED SESSION

At 10:09 p.m. the Mayor announced that the Council would be entering into closed session for the purposes as stated in the agenda.

17) Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Council will meet with its representative, Town Manager Daniel C. Holler, Administrative Services/Finance Director Rob Patterson, and HR Manager Cassandra Mance., with respect to the following Employee Organizations: Mammoth Lakes General Employees Association, Mammoth Lakes Management Employees Association, Mammoth Lakes Peace Officers Association, and the Mammoth Lakes Public Works Employees Association.

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Council reconvened from closed session at 10:38 p.m. and announced that there was no reportable action taken.

ADJOURNMENT

The Council adjourned the meeting at 10:38 p.m.

Respectfully submitted,

Jamie Gray
Town Clerk