

TOWN COUNCIL OF MAMMOTH LAKES

MINUTES OF REGULAR MEETING

DECEMBER 5, 2018

WORKSHOP

- 1) Joint workshop with the Recreation Commission.

The workshop began at 5:03 p.m.

The Council was present in its entirety. In addition Recreation Commissioners Laurel Martin, Daniel O'Connell, Christina Osborne, and Chair Elizabeth Truax were in attendance. Vice Chair Sean Turner arrived at 5:06 p.m.

Chair Truax led the introductions and outlined the workshop agenda.

Commissioner Osborne spoke about the role of the Commission. There was discussion among members of Council, the Commission, and staff.

Vice Chair Turner spoke about the 2018 strategic workplan.

Chair Truax spoke about the annual work program. There was discussion among members of Council, Commission, and staff.

The workshop ended at 5:59 p.m.

ROLL CALL

The Mayor called the meeting to order at 6:10 p.m. in the Council Chamber, 437 Old Mammoth Road, Mammoth Lakes, California. The Council was present in its entirety with Councilmembers Lynda Salcido, Kirk Stapp, John Wentworth, Mayor Pro Tem Bill Sauser, and Mayor Cleland Hoff in attendance.

PLEDGE OF ALLEGIANCE

Ken Brengle led the flag salute.

Mayor Hoff spoke in honor of the passing of former President George H. W. Bush.

PUBLIC COMMENTS

E.L. Smoogen, President of the Trails HOA, spoke about flooding and drainage issues in the Trails neighborhood. He asked that the Council agendize this issue.

Peter Bernasconi, Trails HOA, outlined the history of storm drainage issues in the Trails neighborhood and said that the problems started after the school parking lot redesign. He asked that the Council direct staff to fix the drainage problems.

Michelle Quirsfeld asked the Council to fix the drainage problem near her house in the Trails neighborhood. She outlined past issues and asked for an agenda item at the next Town Council meeting.

Kathleen Leon, resident of the Trails, outlined flooding and drainage issues in her neighborhood and asked for help with those problems.

Stacey Lyster announced the screening of the documentary "Keep Squaw True" that would be held on Tuesday at 7:00 p.m. at the T-Bar in June Lake. She said that Mammoth Hospital "rocks."

Patricia Robertson, Executive Director of Mammoth Lakes Housing (MLH), reported that the MLH Board had approved a funding request for the down payment assistance program. She announced that MLH had assisted two households to purchase homes in the area. She reported on opportunities for the Town to apply for funding from the CDBG Notice of Funding Availability.

Bob Scholheim, resident of the Trails, said that he was concerned about the flooding issues that have developed in his neighborhood in the past few years, and asked for an agenda item to solve the problem.

COUNCIL PRESENTATIONS

- 2) Recognition of the Mammoth High School Girls Volleyball Team for their outstanding play in the 2018 season.

This item was taken out of order.

Mayor Hoff outlined the accomplishments of the team this year and presented them with a certificate of appreciation. John Morris, coach, thanked the Council and staff for the honor and praised his team.

COUNCILMEMBER REPORTS /ADDITIONS TO THE AGENDA

Councilmember Stapp requested a Town staff report on the Trails drainage issue at the next meeting.

Councilmember Stapp said that he was working on coordination with the Chamber of Commerce regarding requests that came out of the Housing Summit. He outlined lobbying efforts he had received.

Councilmember Salcido attended the Veteran's Day Celebration at the Fire Station, a Mammoth Voices meeting, the strategic priority session, the Chamber Housing Committee meeting, and was the representative from the Public Health Department regarding input on smoking issues.

Mayor Pro Tem Sauser requested that the information he received from a previous owner of the Wood Site be agendized.

Councilmember Wentworth attended the Mammoth Lakes Housing Board meeting, the Town's Climate Change Action Plan meetings, and the Chamber meeting regarding the Housing Action Plan. He requested a future joint meeting with the Mono County Board of Supervisors. He asked the Town Attorney about the scheduling of elections in 2020.

Mayor Hoff attended the Veteran's Day Celebration, the Christmas Tree Lighting in the Village, and the special Town Council meeting.

REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (as needed)

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

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

Public Works Director Grady Dutton gave an update regarding current public works activities.

Administrative Services/Finance Director Rob Patterson gave an update regarding current finance activities. There was discussion among members of Council and staff.

Town Attorney Andrew Morris responded to Councilmember Wentworth's earlier question about the 2020 election cycle. There was discussion among members of Council and staff.

INTRODUCTIONS

- 3) Introduce new Airport Maintenance Coordinator Soibian Spring.

Airport Manager Brian Picken introduced Ms. Spring to the Council and the community.

- 4) Introduce new Public Works Maintenance Worker Marco Macias.

This item was continued.

STAFF PRESENTATIONS

- 5) Deferred Parks Maintenance Presentation.

This item was continued.

CONSENT AGENDA

Councilmember Stapp requested that Agenda Item 9 be removed from the consent agenda for separate discussion.

ACTION:

It was moved by Councilmember Lynda Salcido, seconded by Councilmember Kirk Stapp, and carried by a 5 - 0 roll call vote to with Councilmembers Kirk Stapp and Lynda Salcido recused on Agenda Item 8, approve the consent agenda.

- 6) Approve the minutes of the regular meeting of November 7, 2018.
- 7) Approve the minutes of the special meeting of November 19, 2018.
- 8) Receive and file the Snowcreek Development Agreement 2018 Annual Review Report.

- 9) Authorize a consulting agreement with Lisa Wise Consulting Inc. for on-call planning consulting services.

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

Councilmember Stapp wanted to know which projects the consultant would be working on. Community and Economic Development Director Sandra Moberly responded.

ACTION:

It was moved by Councilmember Kirk Stapp, seconded by Councilmember Lynda Salcido, and carried by a 5 - 0 roll call vote to authorize the consulting agreement with Lisa Wise Consulting Inc., subject to Town Attorney's approval and finalization of the agreement, for planning consulting services as shown in Exhibit A of the agreement.

- 10) Accept Payment Approval Report No. 19-23 in the amount of \$503,208.89.
Accept Payment Approval Report No. 19-23 in the amount of \$357,322.04.
Accept Payment Approval Report No. 19-24 in the amount of \$149,709.72.
Accept Payment Approval Report No. 19-25 in the amount of \$1,035,291.34.

POLICY MATTERS

- 11) Strategic Priorities Workshop Report.

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:

Tom Hodges, VP of Development for Mammoth Mountain, said that sustainable funding sources for housing was a community priority.

There was discussion among members of Council.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Lynda Salcido, and carried by a 5 - 0 roll call vote to approve and accept the 18 month Strategic Priorities and Key Objectives, as amended.

- 12) Housing Impact Mitigation Fee Schedule Discussion.

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 of Mammoth Mountain, noted for the record that the Mountain was not engaged in partnership or ownership with anyone in development at the moment. He said that there was no strategic justification for this tactic. He said that nothing was built since the fees were lowered, and

that the fees should be revisited when there was active development. He outlined an example of the impact of the proposed fees in the Village. Mr. Hodges said that we needed to consider the bigger picture regarding funding dedicated to housing.

Jennifer Halferty, Mono County Board of Supervisors, said that we needed to analyze and measure the impacts of the lowered fees from the last three years. She said that this was about future development mitigating their impacts, and not meeting current unmet needs. She read excerpts from several housing reports. She said that we needed consistent and rationale recommendations.

Sandy Hogan said that development created jobs and a need for housing. She said that Council should not keep putting the decision off

Ken Brengle, Executive Director of the Chamber of Commerce, said that he had not seen a lot of development so before the fees were increased they needed to consider the impacts. He said that he wanted staff to sit down with the business community so that development could be encouraged and not discouraged.

There was discussion among members of Council and staff.

Mr. Hodges asked for more time to allow the development community to provide feedback.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Lynda Salcido, and carried by a 5 - 0 roll call vote to request and support an increase in housing fees and for staff to prepare a resolution for consideration for the January 16, 2019 Council meeting.

The Mayor called a recess at 8:20 p.m. and the Council reconvened at 8:35 p.m.

13) Implementation Plan for Housing Strategic Priority and Key Objectives and Parcel Work Update.

This item was continued.

14) Community Multi-Use Facility Project Update.

Public Works Director Grady Dutton and Parks and Recreation Director Stuart Brown outlined the information in the staff report. There was discussion among members of Council and staff.

SPEAKING FROM THE FLOOR:

Sandy Hogan read a letter on behalf of Sharon Clark, which recommended that the Council take more time to investigate the alternatives.

Matt McClain, Executive Director of Mammoth Lakes Recreation (MLR), said that the Board had reviewed the options and strongly supported Option 1.

Patrick Bernard, Mammoth Youth Hockey, said that it had been a long process and that the hockey community had attended a lot of meetings. He said that hockey brought money to Town. He invited the Council to the hockey tournament being held this weekend. He said that the kids needed a place to go, and urged them to move forward, be fiscally responsible, and support Option 1.

Sandy Hogan spoke in support of Alternative 3.

Betsy Truax, Chair of the Recreation Commission, said that the Commission unanimously supported Alternative A. She encouraged the Council to attend the hockey tournament to see the rink in action and note the deficiencies.

There was discussion among members of Council and staff.

Ms. Hogan ask for last copy of offer from school district.

ACTION:

It was moved by Councilmember John Wentworth, seconded by Councilmember Lynda Salcido, and carried by a 4 - 1 roll call vote to with Mayor Pro Tem Bill Sauser voting no, direct staff to submit a deal point letter to the school board allowing the Town to lease the current site for the life cycle of the facility with an option to renew the lease. Direct staff to analyze the conditions and fiscal analysis of current and proposed sites.

ACTION:

It was moved by Councilmember Lynda Salcido, seconded by Councilmember John Wentworth, and carried by a 5 - 0 roll call vote to direct staff to continue to review Alternative A as a comparative analysis.

15) Update on preparation of the 2018/19 - 2022/23 Airport Capital Improvement Plan.

Public Works Director Grady Dutton and Airport Manager Brian Picken 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 was speaking on behalf of Larry Johnston who cared about getting the wildlife fence "right." She said that she was glad the fence was not happening right away.

CONSENSUS:

Approve Option 2: Direct staff to move forward with the updated aviation forecast necessary to update the Terminal Area Development Plan (TADP) as described in Item C.c in the staff report at a cost of approximately \$40,000.

16) 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.

ACTION:

It was moved by Councilmember Lynda Salcido, seconded by Councilmember John Wentworth, and carried by a 5 - 0 roll call vote to 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. Adopt the resolution to temporarily reduce the Development Impact Fees for small residential units, including accessory dwelling units, through January 19, 2019 to allow small residential units (including accessory dwelling units) under 600 square feet to be charged 25% of the applicable Town Development Impact Fees (DIF) and units between 600 and 1,200 square feet to be charged 50% of the applicable Town DIF.

- 17) Setting time for a joint meeting with the Planning and Economic Development Commission.

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

CLOSED SESSION

At 10:29 p.m. the Mayor announced that the Council would be entering into closed session for the purposes as stated in the agenda.

- 18) Pursuant to Government Code Section 54957, the Council will hold a conference to consider evaluation of a public employee: Town Manager.
- 19) Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Council will meet with its representative, Mayor Cleland Hoff, with respect to the following position: Town Manager.

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Council reconvened from closed session at 10:40 p.m. and the Mayor announced that there was no reportable action taken.

ADJOURNMENT

The Council adjourned the meeting at 10:40 p.m.

Respectfully submitted,

Jamie Gray
Town Clerk