

**SQUAW VALLEY PUBLIC SERVICE DISTRICT  
BOARD OF DIRECTORS MEETING MINUTES #853  
May 16, 2019**

**A. Call to Order, Roll Call and Pledge of Allegiance.** President Dale Cox called the meeting to order at 5:35 p.m.

**Directors Present:** Directors: Dale Cox, Bill Hudson, Fred Ilfeld, and Victoria Mercer.

**Directors Absent:** Director Poulsen.

**Staff Present:** Thomas Archer, District Counsel; Jessica Asher, Board Secretary; Brandon Burks, Operations Superintendent; Mike Geary, General Manager; Danielle Grindle, Finance & Administration Manager; Dave Hunt, District Engineer; and Allen Riley, Fire Chief.

**Others Present:** Carla Anderson, Jason Anderson, Molly Attolico, Nancy Bartusch, Mark Calhoun, Lisa Cardin, Ron Cohen, Keoki Flagg, Barbara Heiam-Bjornsen, Ed Heneveld, Craig Hill, Katy Hover-Smoot, Jean Lange, Andrew Lange, Richard Scardigli, Edward Torres, and Cheryl Varnor.

President Cox asked Paul Arthur to lead the Pledge of Allegiance.

**B. Public Comment/Presentation.**

Public Comment –

Ed Heneveld said that Carl Gustafson's Memorial will be at the Olympic Valley Lodge at 3:00 p.m. on Sunday.

**D. Olympic Meadow Preserve.**

The Board received an update on the project, accepted public comment and passed a motion for staff and consultants to establish the budget and scope of services based on Scenario 4 as presented, and directed staff and consultants to develop the Resolution of Intent to form a Community Facilities District.

Mike Geary introduced the team: Perry Norris, Truckee Donner Land Trust; Dave Hunt, District Engineer; David Fama, Jones Hall; James Wawrzyniak, Jones Hall; Charles Heath, TBWB Strategies; and Greg Davidson, NBS. The team presented a slideshow which included a review of the project status and background, voter survey results, due diligence and budget development, community facilities district and public financing, budget scenarios, public financing vision, master planning vision, and the election timeline.

Public Comment:

Mark Calhoun asked if the property tax can be based on the assessed value of a property and if the rate will change in the future. Mr. Davidson responded that the special tax for a Community Facilities District cannot be tied to assessed value and that while the base tax cannot increase, there will be an escalator for inflation which will be defined in the "Rate and Method of Apportionment of the Special Tax" (RMA) Document.

Director Hudson asked if there was a standard method or precedent used when developing an RMA. Mr. Davidson responded that while there are many open space CFDs, there is not a standard allocation of taxes. The typical method is to relate land uses to residential units, which is the method used for this project.

Debbie Dutton asked what will happen if property owners do not want the park or cannot afford the tax. Mr. Heath responded that if the measure passes by a 2/3<sup>rd</sup> majority, it will be a tax levied in the same manner as other property taxes.

Barbara Heiam-Bjornsen stated that she was hoping there would be an option that included construction of a community center and held up a concept sketch she had drawn. Director Cox responded that there will be an open forum, after acquisition, to determine the ultimate vision for the land. Mr. Geary asked that Ms. Heiam-Bjornsen share the sketch with District staff.

Director Cox explained how emotionally attached to the house he is personally but, after much consideration, believes the District cannot convert the house into a suitable space for community use. He stated that starting from scratch will likely yield the best and most cost-effective result. Director Cox added that there is an enormous amount of community pride in Olympic Valley and that \$300/year is a small price to pay for what the community can gain.

Director Hudson read a letter from Bob Barnett which explained that Mr. Barnett loved the opportunity to purchase and protect the Poulsen property. At first, he thought the existing house should be preserved but after touring the house, learning the cost to upgrade the house and determining that it was not well suited for public use, he think it is best to restore the property to its natural condition. Mr. Barnett suggested that signage of the property's history be included on the site.

Director Hudson confirmed that in Scenario 4 the structures would stay intact through the master planning process and asked for clarification on the use of the structure. Mr. Geary said that the house would be locked once under public ownership, however, the land would be open immediately. The master planning process would be led by a consultant over an approximate six (6) month period to assess the community's vision for the property and identify funding if their vision is beyond what is budgeted for in this revenue measure (acquisition of the land and development of a park).

Director Hudson asked how many non-residential properties there are. Mr. Davidson responded that there are 346 taxable non-residential properties. Mr. Davidson said that based on current calculations the ski facility would pay the third highest portion, or 21% of the total revenue generated by the tax with residential property owners paying 33% and timeshares paying 36%.

Director Mercer stated that this acquisition is an exceptional opportunity for the community to come together around a common goal to acquire, preserve and protect the property. While the master planning process has some uncertainty, it will allow the District to listen to the

community and create a long-term vision. However, first the land must simply be acquired at a cost to taxpayers that may likely pass a vote in November.

Director Hudson read a note from Director Ifeld who is unable to speak at the meeting. Director Ifeld's message stated that the voter survey results, budget, and due diligence findings dictate that Scenario 4, acquisition only, should be pursued. Director Ifeld said that the community can work together for a shared common goal. Director Ifeld asked for clarification on the slide which compared "full proceeds from the special tax" vs. "anticipated required proceeds from the special tax." Mr. Geary explained that the anticipated requirement assumes \$2M in funding from grants and private donations which would lower the special tax for all properties.

Director Mercer asked if the tax levied could be reduced if there were sizable donations between development of the ballot language in June 2019 and the election in November 2019. Mr. Heath responded that the Board can always levy less than the maximum tax. Ms. Asher added that if there were sizable donations, the Board could pass a Resolution to limit the maximum tax.

Debbie Dutton thanked everyone for their effort on the project. Director Cox thanked Perry Norris and noted that he hopes that the project will become a reality.

Director Hudson made a motion for staff and consultants to establish the budget and scope of services based on Scenario 4 as presented and directed staff and consultants to develop the Resolution of Intent to form a Community Facilities District. The motion was seconded by Director Mercer. The motion was approved by a roll call vote.

Cox – Yes

Hudson – Yes

Ifeld – Yes

Mercer – Yes

Poulsen – Absent

The Board of Directors did not meet in closed session.

**J. Adjourn.**

Director Cox adjourned the meeting at 7:50 P.M.

By, J. Asher