

**SQUAW VALLEY PUBLIC SERVICE DISTRICT
BOARD OF DIRECTORS MEETING MINUTES #859
AUGUST 29, 2019**

Agenda with board packet and staff reports is available at the following link:
https://www.svpsd.org/sites/default/files/2019-08-29_Agenda_Exhibits_Combined.pdf

A. Call to Order, Roll Call and Pledge of Allegiance. President Dale Cox called the meeting to order at 5:30 p.m.

Directors Present: Directors: Dale Cox, Bill Hudson, and Fred Ilfeld

Directors Absent: Directors: Victoria Mercer, and Eric Poulsen

Staff Present: Thomas Archer, District Counsel (via phone); Jessica Asher, Board Secretary; Mike Geary, General Manager.

Others Present: Molly Attolico, Nancy Bartusch, Kate Frankfurt, Ron Gajar, Perry Norris, Sal Lucia, Katrina Smolen, Noyan Suel

President Cox asked David Stepner to lead the Pledge of Allegiance.

B. Public Comment/Presentation.

None.

Item E. was taken out of order.

E. Olympic Meadow Preserve.

The Board reviewed the item, accepted public comment, and directed staff to withdraw Measure E from the voter ballot scheduled for November 5, 2019 and engage in legal services as required.

Director Cox started the meeting asking the public if they had any initial comments.

Public Comment –

David Stepner asked if the Poulsens were willing to extend negotiations. Mr. Geary responded that the Poulsen Trust was aware that the Board may withdraw the Measure.

Nancy Bartusch said that she fully supported the effort to acquire the Olympic Meadow Preserve and hoped the measure would not be withdrawn.

Noyan Suel, General Manager at Olympic Village Inn, said the tax as proposed would increase the property's tax by over 500%, which would be devastating. However, he supported the Measure on a future ballot with a revised tax rate structure.

Molly Attolico said she supported the purchase and preservation of the property and would like more information on the project status.

Director Cox provided opening comments. The Staff and Board did an enormous amount of work quickly to develop the Measure within the required compact timeline. The District wants the tax to be fair and equitable across the community and truly believed this was the case when the Community Facilities District was formed. However, it recently came to the District's attention that the tax rate as structured was not fair and Director Cox does not want to divide the community over this Project. The Board is considering withdrawing the Measure so that the tax rate structure can be restructured to be more equitable among all interests in the Valley.

Director Hudson added that it was exciting to see the harmony between the Valley residents with the Project having overwhelming support from the Voter Survey, however, because the tax rate as structured is not as equitable as it could be, Director Hudson expressed hope that the Measure can be withdrawn and the District can move forward in a way that can excite everyone.

Director Ilfeld said that the term "fair and equitable" has been used by the Directors several times and while he agrees the tax rate structure must be fair, it does not need to be "equitable", it needs to be "reasonable." Director Ilfeld said he felt the structure was not reasonable as written. Director Ilfeld said that if the measure is withdrawn the Board will continue working on this measure since the public generally supports it. Director Ilfeld said that conflict is human nature and he doesn't expect perfect harmony but hopes the vast majority of the Valley and voters will be in favor of a refined measure.

Director Ilfeld read a letter from Bob Barnett which provided an analogy to a captain-navigating the sea when obstacles come into view.

Perry Norris, Executive Director of the Truckee Donner Land Trust, said that he thinks the Poulsons will want to continue working with the Land Trust for a successful acquisition.

Mr. Geary reviewed the board report which illustrated the amount of work performed since the Land Trust entered into a Purchase and Sale Agreement in early 2019. He said staff recommends withdrawing the measure so that the budget can be revisited to reduce costs for all constituents and bring the measure back to voters as early as May, 2020.

Director Cox said he appreciates the support in the room.

Public Comment –

David Stepner said he has heard a rumor that a developer is interested in purchasing the property. Mr. Geary replied that he has also heard that rumor but can't verify the information.

Sal Lucia said it is great that the Board is taking time to reconsider the Measure and that he feels there are more important projects to spend tax dollars on such as undergrounding overhead utility lines.

David Stepner said he did not know how the numbers could be reworked and asked if the tax could be based on assessed value, which would also address other concerns such as residents with lower incomes or smaller homes. Mr. Geary said that this type of Special Tax cannot be based on assessed value.

Sal Lucia asked if the purchase will move out of escrow. Tom Archer explained details of escrow remain confidential at this time.

Katrina Smolen said she has been working on conservation of wetlands and open space for a long time and that the Friends of Squaw Creek (FoSC) received \$1.8M in grant funding for restoration of the creek and meadow which required renegotiation. She hopes extending the escrow does not affect FoSC's ability to receive these funds and perform the proposed restoration work. Ms. Smolen also stated that timeshare owners are not primary residents and the proposed acquisition would maintain the attractiveness of the Valley. Ms. Smolen added that while she supports the District providing park services, she heard concerns that if the park will be paid for by residents of Olympic Valley, then it should only be open to residents; similar to a homeowners association amenity like Tahoe Park Beach near Sunnyside.

Mr. Geary provided a summary of Resolution 2019-20.

Director Hudson made a motion, seconded by Director Ilfeld to adopt Resolution 2019-20 directing to staff to withdraw Measure E from the voter ballot scheduled for November 5, 2019 and engage in legal services as required.

Cox – Yes

Hudson – Yes

Ilfeld – Yes

Mercer – Absent

Poulsen – Absent

Mr. Archer said the intention is for the County Elections Department and County Counsel to receive notice of this resolution and to withdraw the measure. Otherwise, the District would engage elections specialist counsel to assist in the withdrawal of the measure.

Director Ilfeld said the public should know that the Board has been extremely conscientious and that this action is not trivial. He congratulated his fellow board members on assessing this matter carefully and pursuing the opportunity to acquire the property in the future.

Director Hudson made a motion to move to Closed Session which was seconded by Director Ilfeld. The Board moved to closed session at 6:15 p.m.

C. Conference with Real Property Negotiators

The Board of Directors met in Closed Session to discuss matters authorized by Government Code Section 54956.8

Property: 325 Squaw Valley Rd. Olympic Valley CA 96146; APN 096-290-050; 096-230-062

Agency Negotiator: Mike Geary, General Manager SVPSD

Negotiating Parties: Truckee Donner Land Trust

Under Negotiation: Price and Terms of Payment

Only the action on the agenda, the price and terms of payment for real-property negotiations, was discussed.

D. Possible Action from Closed Session.

No action was taken from the closed session.

F. Adjourn.

Director Ilfeld made a motion, seconded by Director Hudson to adjourn at 6:25 p.m. The motion passed.

Cox – Yes

Hudson – Yes

Ilfeld – Yes

Mercer – Absent

Poulsen – Absent

By, J. Asher