

**SQUAW VALLEY PUBLIC SERVICE DISTRICT
BOARD OF DIRECTORS MEETING MINUTES #858
AUGUST 27, 2019**

Agenda with board packet and staff reports is available at the following link:

<https://www.svpsd.org/board-agenda-august-2019>

A. Call to Order, Roll Call and Pledge of Allegiance. President Dale Cox called the meeting to order at 8:30 a.m.

Directors Present: Directors: Dale Cox, Bill Hudson, Fred Ilfeld, Victoria Mercer and Eric Poulsen

Directors Absent: None.

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; Allen Riley, Fire Chief.

Others Present: Kate Frankfurt, Jean Lange, David Stepner, Pam Suttler.

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

B. Community Informational Items.

B-1 Friends of Squaw Creek (FOSC) – None.

B-2 Friends of Squaw Valley (FOSV) – David Stepner provided information on the evacuation drill scheduled September 8th, 2019. The drill will simulate a wildland fire event in which evacuation on Highway 89 is not feasible; the public should go to the Squaw Valley Resort Parking Area when the Nixle alert is sent (around 10:00 a.m.). Chief Riley explained that Nixle is an opt-in system utilizing text message and emails. In a true emergency, the alert would be sent through Placer County Office of Emergency Services (OES) which would target all phones in the area. FOSV is working to find a leader from the community to develop a recognized “Firewise Community” for Olympic Valley.

B-3 Squaw Valley Design Review Committee (SVDRC) – None.

B-4 Squaw Valley Municipal Advisory Council (SVMAC) – David Stepner provided an update. He anticipates Squaw Valley Resort will discuss next season’s traffic management at the upcoming meeting. Director Mercer noted the challenge for residents and business owners when the Resort closes Squaw Valley Road due to parking capacity. SVMAC has requested Placer County Department of Public Works update the SVMAC on the road maintenance project. Mr. Stepner said he thinks the County is currently mapping Highway 89 to determine sections that can accommodate bus-on-shoulder and which sections would need to be widened. Mr. Stepner thinks there will be three lanes on segments of Highway 89 this winter.

B-5 Squaw Valley Mutual Water Company (SVMWC) – Mr. Burks provided an update. The United States Department of Agriculture (USDA) loan application for \$3.5M has been accepted and SVMWC is evaluating options for phasing improvements. The annual meeting and election will be Saturday August 31, 2019 at 9:00 a.m. A large generator

costing approximately \$37,000, including installation, has been ordered to provide backup power.

- B-6** Squaw Valley Property Owners Association – None.
- B-7** Mountain Housing Council of Tahoe Truckee (MHC) – Director Poulsen met with MHC staff to provide an update on the District’s work as related to the MHC. The next quarterly meeting is September 13th, 2019 from 8:00 – 11:00 a.m.
- B-8** Tahoe-Truckee Sanitation Agency (T-TSA) – Director Cox provided an update. T-TSA finished the classification and wage study which surveyed approximately nine agencies. T-TSA wages were generally over the 50th percentile. T-TSA is working to update the agency’s policy handbook with focus on policy changes due to marijuana legalization. Director Ilfeld asked Director Cox to provide the handbook language once finalized. Director Cox is serving as a hearing officer for the agency. All waste discharge requirements were met in July. T-TSA has accommodated recommendations from MHC in the new rate structure, however Director Cox has some concerns that administration will be challenging compared to the previous flat rate structure.
- B-9** Capital Projects Advisory Committee (CAP) – Ms. Grindle provided an update. The next meeting is August 29th, 2019 at 4:30 p.m. New grant applications will likely be released in September with an October 31st, 2019 filing deadline.
- B-10** Creekside Charter – None

C. Public Comment/Presentation.

Pam Suttler suggested that the evacuation drill message include a recommendation to bring water as lack of drinking water was a major issue in the Paradise fire.

Ms. Suttler asked if she could provide public comment related to the Olympic Meadow Preserve. Director Poulsen left the room due to a conflict of interest with an ownership interest in 325 Squaw Valley Road (Olympic Meadow Preserve). Mr. Archer, District Counsel, said that comments could be heard during public comment, however Directors could not engage in a discussion since the item was not on the agenda.

Ms. Suttler said that her and several of her acquaintances are not in favor of the project due to the high cost of living in Olympic Valley. She does not know how the voice of opposition can be heard. Director Mercer responded that this meeting is an appropriate venue and that constituents can also set up a meeting with the General Manager to discuss District business. Director Ilfeld added that if concerned citizens would like to set up a meeting, he, and/or another board member could attend to answer questions. Director Hudson noted that there has been opportunity for comment at previous Board meetings and questioned if Ms. Suttler has previously heard about the project, Ms. Suttler responded she had not heard of the acquisition effort until recently. Mr. Geary added that Director Ilfeld and Hudson are members of the Parks and Recreation committee and would be a good resource.

Director Poulsen rejoined the room.

D. Financial Consent Agenda Items.

Directors Ilfeld and Mercer convened with staff on August 26, 2019 from approximately 3:30 – 4:50 p.m. to review items D-1 through D-13.

Ms. Grindle provided a summary. Director Hudson asked if there had been any significant changes to year-end financials since the last meeting. Ms. Grindle said there were no changes to report and that a final report would be provided in November when the audit was complete.

Director Ilfeld mentioned the Managed Health Network Employee Assistance Program, an anonymous service available to all employees to obtain support on personal or financial issues. He also added that Ms. Grindle provided a “pop-quiz” at the Finance Committee which he found very useful and suggested that the whole board take the quiz with Ms. Grindle to increase their knowledge of the District’s finances.

Public Comment – none

Director Mercer made a motion to approve the financial consent agenda which was seconded by Director Ilfeld. The motion passed unanimously.

Cox – Yes

Hudson – Yes

Ilfeld – Yes

Mercer – Yes

Poulsen – Yes

E. Approve Minutes.

E-1 Minutes for the Board of Directors meeting of July 30, 2019.

The Board reviewed the minutes, accepted public comment, and approved the minutes for the Board of Directors meeting of July 30, 2019.

Public Comment – none

Director Ilfeld made a motion to approve the minutes, for the Board of Directors meeting of July 30, 2019 which was seconded by Director Poulsen. The motion passed unanimously.

Cox – Yes

Hudson – Yes

Ilfeld – Yes

Mercer – Yes

Poulsen – Yes

F. Old & New Business.

F-1 Commercial Lease – 1810 Squaw Valley Road – Inn Shop of Squaw Valley.

The Board reviewed the item, accepted public comment, and approved the proposed lease of 1810 Squaw Valley Road (garage bay) and authorized the General Manager to execute the lease with the Inn Shop of Squaw Valley.

Ms. Asher reviewed the item. Since October 2014, the Inn Shop at Squaw Valley has leased one garage bay, consisting of approximately 357 square-feet in the former District Administration Office. The current lease expires on May 31, 2020 and Mr. Frank Sahlman, Managing Member of the Inn Shop, requested a lease renewal until October 31, 2021. This lease term is aligned with the other property leases at the 1810 building. The current lease will remain in effect until the new lease begins on June 1, 2020.

The terms of the proposed lease are:

- Rent: \$447.00/month or \$1.25 per square foot
- Utilities: \$85/month
- Term: June 1, 2020 to October 31, 2021
- Parking Spaces: none
- Utilities: \$85/month

Tom Archer recommended an extension to the current lease rather than executing a new lease. Mr. Geary requested that the Board approve the new lease as written as there are some changes to the terms.

Director Mercer asked if the District needed the space. Mr. Burks said the District could not easily utilize the space.

Director Hudson asked if there would be a discussion about the future of 1810 and the length of future leases. Mr. Geary responded that the District will not execute any property leases for 1810 beyond October 31, 2021 without further discussion by the Board.

Public Comment – None

Director Ilfeld made a motion, seconded by Director Hudson to approve the proposed lease of 1810 Squaw Valley Road (garage bay) to the Inn Shop as presented and authorized the General Manager to execute the lease. The motion passed unanimously.

Cox – Yes

Hudson – Yes

Ilfeld – Yes

Mercer – Yes

Poulsen – Yes

G-1 Fire Department Report

Chief Riley reviewed the report.

Chief Riley said that he is preparing for the Evacuation Drill discussed earlier in the meeting. The Fire Department will send out the Nixle alert to initiate the drill. The Fire Department, Sheriff's Department, North Tahoe Public Information Officer and Forester would be at the drill to address the crowd. Fire Department staff plans to provide information such as how to prepare a "go bag," defensible space requirements, expectations during an evacuation, and Firewise

communities. Director Ilfeld asked if this information was online and Chief Riley responded that it was. Director Hudson added that there would be many questions that Chief Riley would not be able to answer since evacuation procedures will depend on each individual and the fire's specific situation, and simply cannot be planned. Mr. Geary said in a real emergency, Fire Department staff will be fighting the fire, and that it is each citizen's responsibility to be self-educated. Chief Riley provided examples of how situations could be different. Jean Lange asked about the longevity of respirators. Chief Riley responded that it varies greatly depending on the model and type of respirator. David Stepner added that the Village at Squaw Valley Specific Plan requires above-ground parking garages be "fire-safe" structures.

Chief Riley is preparing for the 2019 Fire Code adoption which will be first presented at the regular Board meeting in September.

There may be a future request for seasonal staffing as the Department is expecting that some part time staff might be hired by Truckee Fire Department.

There is a meeting tomorrow (August 28, 2019) at 6:00 P.M. in Auburn with California State Insurance Commissioner Ricardo Lara regarding homeowners insurance non-renewals. Mike Geary added that there is a number to call to inform the County if one is experiencing problems with homeowner's insurance.

Chief Riley said the Department had sent one engine and team to a wildland fire in Nevada.

Director Cox asked if there was progress on the regional training facility, Chief Riley responded the project was progressing and will hopefully begin construction in the Spring of 2020.

G-2 Water & Sewer Operations Report

Mr. Burks reviewed the report.

The 2019 backflow preventor inspection program is complete. Water loss numbers are a little higher than last year, partially due to a significant leak at a fire hydrant near the Stables which was identified and fixed as part of the annual leak audit. Mr. Stepner asked how the leak audit was performed and Mr. Burks explained the process.

G-3 Engineering Report

Mr. Hunt reviewed the report.

Mr. Hunt provided an update on the Truckee River Siphon Replacement Project. The directional drilling is complete, both pipes have been installed, and Kinnan Engineering has demobilized. Associated structures are now being installed and the project is on-track for a mid-October completion. Director Ilfeld asked what sewer pipe material was installed. Mr. Hunt responded that the pipes are High Density Polyethylene (HDPE).

Inspection services are being provided for the Resort at Squaw Creek Phase 2A infrastructure improvement project. There was a kickoff meeting for planning and design of Well 18-3R including a small treatment plan for manganese. The well should be dedicated to the District by November 2020. Director Ilfeld asked for further information on the water treatment for Well 18-3R. Mr. Hunt said that manganese is a secondary standard, and not a health concern but rather an aesthetic concern. The treatment is a simple sand media to remove the manganese. Director Cox asked if manganese levels at Well 18-3R would decrease as use increased. Mr. Hunt said that the well has been pumped heavily during snowmaking production and quarterly testing has shown that manganese is still present.

Only one bid was received last month for the 1810 roofing project, which was considerably higher than budgeted. As the District's purchasing policy allows, Mr. Hunt has been working directly with a roofing company which estimates the project will cost \$145,000, which is within the budgeted amount. Mr. Hunt will continue working with this company in hopes of re-roofing the administrative building this year and the Fire Department building next summer.

The Department is busy with several residential remodel and construction projects; the Palisades development recently submitted improvement plan sets for ten (10) new residences.

Dean Hall is working with Granite Chief residents to install new water service lines connected to the water main in Granite Chief Road.

Mr. Hunt responded that he continues to be hopeful that the PlumpJack development will proceed with relocating the water and sewer mains. Director Cox asked if the PlumpJack well project would proceed regardless of the Development's plans. Mr. Geary responded that there are challenges to moving forward in advance of the proposed redevelopment.

Director Mercer asked about the increase to the cost of caustic soda which was discussed briefly at the Finance Committee meeting. Mr. Burks responded that the cost of caustic soda increased from \$1.91/gallon to \$5.10/gallon. The cost has increased nationwide. Mr. Burks is working to find a new supplier; however, many suppliers are in the Bay Area which poses risk to the reliability of timely service deliveries due to impacts from inclement weather on Highway 80 and Donner Pass. Mr. Burks is continuing to work towards a solution including collaborating with other agencies. The District's fiscal year 2019-20 Operating Budget includes \$25,000 for caustic soda and 30% has been spent to date; however July is the largest water production month.

Mike Geary commended the Engineering Department for excellent work this summer and highlighted the Truckee River Siphon Project. The project may set a standard for other agencies that have similar creek and highway crossings. Director Cox said that T-TSA and Truckee Sanitary District (TSD) have been very interested. Director Mercer suggested writing a press release after successful project completion.

G-4 Administration & Office Report

Ms. Asher reviewed the report.

Mike Geary reviewed the allocation of property taxes for the last 10 years to the water, sewer and the Fire departments in follow up to Director Hudson's request at the last meeting. Ms. Grindle is calculating the proportion of assessed value of Mutual Water Customers compared with District customers to determine what, if any, property tax allocation to the Mutual Water Company may be warranted. Chief Riley reminded the Board that the Fire Department relies on property tax revenue as there are no supplemental assessments to support Department operations. Director Ilfeld asked how the allocation to water is determined in the budget. Mr. Geary said that it is expense driven and there is flexibility. Director Mercer asked that this discussion be placed on a future agenda.

G-5 General Manager Report

Mr. Geary reviewed the report.

G-6 Legal Report (verbal)

Mr. Archer had no report.

G-7 Directors' Comments (verbal)

The Directors had no comments.

Director Ilfeld made a motion to move to closed session, which was seconded by Director Hudson. Director Poulsen recused himself from both closed session items due to an ownership interest in 325 Squaw Valley Rd. The Board moved into closed session at 10:10 a.m.

Item H-2 was taken out of order.

H-2 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.

H-1 Performance Evaluation of General Manager

The Board of Directors met in Closed Session pursuant to Government Code 54957 et al regarding the performance evaluation of the General Manager.

Only the action on the agenda, the General Manager's performance evaluation was discussed, no action was taken.

I. Possible Action from Closed Session.

No formal action was taken from the closed session, however, the Board directed staff to determine the status of the November 2019 election and if required to convene the Board for a special meeting.

J. Adjourn.

Director Mercer made a motion, seconded by Director Cox to adjourn at 12:32 P.M. The motion passed.

Cox – Yes

Hudson – Yes

Ifeld – Yes

Mercer – Yes

Poulsen – Absent

By, J. Asher