

**OLYMPIC VALLEY PUBLIC SERVICE DISTRICT
BOARD OF DIRECTORS MEETING MINUTES #951
FEBRUARY 24, 2026**

A. Call to Order, Roll Call, and Pledge of Allegiance.

Director Hudson called the meeting to order at 8:30 a.m.

Directors Present: Dale Cox, Bill Hudson, Richard Koffler, and Joshua Toub

Directors Absent: Katy Hover-Smoot

Staff Present: Jessica Asher, Program Manager & Board Secretary; Gary Bell, Legal Counsel; Brad Chisholm, Fire Chief; Dave Hunt, District Engineer; Nic Massetani, Operations Superintendent; Charley Miller, General Manager; Danielle Mueller, Finance and Administration Manager.

Others Present: Jean Lange, Allen Riley, and David Stepner.

A. Call to Order, Roll Call & Pledge of Allegiance

Allen Riley led the Pledge of Allegiance.

B. Community Informational Items.

B-1 Olympic Valley Watershed Alliance (OVWA) – None.

B-2 Friends of Olympic Valley (FoOV) – None.

B-3 Olympic Valley Design Review Committee (OVDRC) – None.

B-4 Olympic Valley Municipal Advisory Council (OVMAC) – Mr. Stepner shared that the OVMAC is scheduled to meet soon, when a quorum can be established.

B-5 Olympic Valley Mutual Water Company (OVMWC) – Mr. Stepner noted that the Company will be using Sierra Controls for SCADA work and that they had reached an agreement with a residential property owner regarding an easement for water services.

B-6 Firewise Community – None.

B-7 Tahoe-Truckee Sanitation Agency (T-TSA) – Director Cox reported that the agency is moving forward with the plant expansion project and recently completed a successful bond issuance to fund the capital project. He also reported that the agency is advancing its strategic planning efforts and that operations are running smoothly.

C. Public Comment/Presentation.

None.

C-1 Recognition of Service – 10 years – Dave Hunt

Mr. Miller congratulated Dave Hunt on his ten years of employment with the District. The Board expressed its appreciation for his service. In recognition, and in accordance with the Personal Policy and Procedure Manual, he was provided with a \$200 gift card.

Approved on 03/31/2026


Jessica Asher (Apr 2, 2026 10:12:09 PDT)

D. Financial Consent Agenda Items.

Director Koffler and Director Toub convened with staff on February 24th, 2026, from approximately 8:00 A.M. to 8:25 A.M. to review items D-1 through D-14 and other finance-related items on the agenda. Mrs. Mueller reported that revenues are on target and overall expenses are under budget, which is expected to support year-end reserve contributions. The Committee reviewed several projects, including the sewer rehabilitation project, HVAC upgrades at the administration building, the Washeshu Creek stream gage project, and studies related to the Village at Palisades Tahoe Specific Plan Project, for which the District will be reimbursed. The Committee also discussed the bike trail snow removal contract with Placer County, noting that expenses are currently under budget, and reviewed the District's reserve contribution strategy for funding future snow removal equipment needs.

Public Comment – None.

Director Koffler motioned to approve the financial consent agenda, which Director Toub seconded; the motion was approved. The motion was approved.

Cox – Yes | Hover-Smoot – Absent | Hudson – Yes | Koffler – Yes | Toub – Yes

E. Approve Minutes.

E-1 Minutes for the Regular Board of Directors meeting of January 27th, 2026.

The Board reviewed the item, accepted public comment, and approved item E-1

Public Comment – None

Director Koffler moved to approve the Board of Directors meeting minutes for January 27th, 2026, which Director Hudson seconded. The motion was approved.

Cox – Yes | Hover-Smoot – Absent | Hudson – Yes | Koffler – Yes | Toub – Yes

F. Old and New Business.

F-1 Village at Palisades Tahoe Project Update

The Board reviewed the item and accepted public comment.

Director Hudson announced a conflict of interest due to his employment at Palisades Tahoe and left the room.

Mr. Miller reviewed the staff report and provided an update on ongoing coordination related to the Village at Palisades Tahoe project. He reported that January had been an active month, with staff working closely with consultants CityGate, DOWL, and legal counsel. He noted that the District and the developer have agreed in principle on specific mitigation measures, and that staff feel confident the District negotiated well and that the developer was reasonable throughout the process. He noted that the project is anticipated to return to the Planning Commission in March.

Chief Chisholm added that he felt staff represented the community well and expressed confidence in the agreed-upon mitigations.

Approved on 03/31/2026

Jessica Asher
Jessica Asher (Apr 2, 2026 10:12:09 PDT)

Mr. Bell noted that the new mitigation measures streamline those previously in place under the prior Environmental Impact Report (EIR) and that they will be incorporated into the updated EIR submitted to the Planning Commission for its recommendation to the Board of Supervisors. He confirmed that a service agreement with the District must be finalized before the developer pulls its first permit. He noted that while that deadline is not urgent, staff and legal counsel intend to develop the agreement while all parties are engaged and aligned. He added that the agreement will ultimately be brought to the Board for consideration and approval by majority vote.

Mr. Hunt reported that capacity evaluations for water and sewer are ongoing, with updated memos anticipated in approximately one month. He added that UES has been engaged to develop the business points for a forthcoming water and sewer service agreement, with a kickoff meeting scheduled for the following week.

Director Cox asked whether any capital improvements to District facilities would be required to serve the development. Mr. Hunt responded that, consistent with past practice, all required improvements are expected to be borne by the developer, and that no upgrades to District water or sewer infrastructure outside the project area are anticipated. Mr. Miller confirmed that all mitigation costs, including facilities, staffing, and equipment, would be funded through a combination of development impact fees, increased property tax revenues, and gap funding from the developer to cover any shortfall.

Public Comment –

Mr. Stepner asked whether it was acceptable for the OVPSD Board to consider the service agreement after the Planning Commission meeting. Mr. Bell clarified that these are two separate processes: the mitigation measures will be incorporated into the EIR, which will go through the County's review process, from Planning Commission recommendation to Board of Supervisors approval, while the service agreement between the developer and the District is a separate document. He confirmed that the Board's approval of the service agreement does not need to precede the Planning Commission meeting, but must be in place before the developer pulls its first permit.

Director Hudson rejoined the room.

F-2 Fire Department Annual Report

The Board reviewed the item and accepted public comment.

Chief Chisholm presented the Department's Annual Report, with highlights from Captain Rytter on EMS, Fleet, and Facilities; Captain De Deo on Fire Prevention; and Captain Walde on Training. Key topics included call volume, staffing, fire prevention, fuel reduction projects, and ongoing regional reorganization discussions.

Chief Chisholm also announced that, following conversations with line staff about the importance of leadership continuity during the regional reorganization process, he has decided to rescind his notice of retirement to see the potential annexation through to completion.

The Board thanked Chief Chisholm and the Department for the comprehensive report.

Approved on 03/31/2026

Jessica Asher
Jessica Asher (Apr 2, 2026 10:12:09 PDT)

Public Comment – Ms. Lange asked how the Truckee Tahoe Airport District (TTAD) can provide such significant wildfire mitigation project funding. Staff explained that TTAD benefits from a large district boundary, which generates substantial property tax revenue allocated under Proposition 13. Staff noted that the proportion of property tax revenue received by each district is difficult to adjust, and that directing these funds toward regional wildfire mitigation efforts keeps resources within the local community, which is beneficial for the region as a whole.

F-3 Adopt Resolution 2026-04 Acknowledging Receipt of Annual Fire Inspection Services Required by the California Health & Safety Code.

The Board reviewed the item, accepted public comment, and adopted Resolution 2026-04.

Chief Chisholm reviewed the staff report and Resolution 2026-04. The Olympic Valley Fire Department has three (3) occupancies that could be considered Group E and twenty-two (22) occupancies that could be regarded as Group R. All twenty-five (25) of these occupancies were inspected and passed. Chief Chisholm said the Board exhibit includes a summary of all building inspections completed in the 2025 calendar year; the summary does not include special events, defensible space, or short-term rental inspections. He added that Fire Prevention Officer Olk has been a tremendous help on these inspections.

Public Comment – None

Director Hudson moved to adopt Resolution 2026-04, which Director Toub seconded. A roll call vote was taken, and the resolution was adopted.

Cox – Yes | Hover-Smoot – Absent | Hudson – Yes | Koffler – Yes | Toub – Yes

F-4 Placer County Local Area Formation Commission (LAFCo) Call for Nominations

The Board reviewed the item, accepted public comment, and nominated Judy Friedman, Tahoe City Public Utility District Director, to serve as the Special District Representative on LAFCO.

Mr. Miller reviewed the staff report. He shared that Ms. Friedman, a Director at Tahoe City Public Utility District and current LAFCo Commissioner, informed District staff of her interest in continuing to serve as a LAFCo Commissioner and expressed that she would be honored to receive OVPSD’s support through a formal nomination. The Directors discussed the nomination and felt that Ms. Friedman was well-suited to serve on the Commission and agreed it would be beneficial to continue to have a representative from the east side of Placer County on the Commission.

Public Comment –

David Stepner shared his support for nominating Judy Friedman.

Director Hudson motioned to nominate Judy Friedman as the Special District Representative for LAFCO, which was seconded by Director Koffler. The motion passed.

Cox – Yes | Hover-Smoot – Absent | Hudson – Yes | Koffler – Yes | Toub – Yes

F-5 Budget Preparation Schedule

The Board reviewed the item and accepted public comment.

Approved on 03/31/2026

Jessica Asher
Jessica Asher (Apr 2, 2026 10:12:09 PDT)

Ms. Mueller reviewed the staff report, noting that the proposed utility rate increases would not exceed the maximums established during the Proposition 218 process completed last year: 6% for water, 5% for sewer, and 8% for garbage.

Public Comment – None.

F-6 Purchase of Certificate of Deposit (CD) with Time Value Investments.

The Board reviewed the item, accepted public comment, and authorized staff to transfer funds, in the amount of \$249,000 from a maturing CD into a new CD for a five-year term with Time Value Investments.

Ms. Mueller reviewed the staff report.

Public Comment – None

Director Koffler motioned to authorize staff to transfer \$249,000 from a maturing CD into a new CD for a five-year term with Time Value Investments, which was seconded by Director Toub. The motion passed.

Cox – Yes | Hover-Smoot – Absent | Hudson – Yes | Koffler – Yes | Toub – Yes

F-7 Award Contract – Well 5R Rehabilitation Project.

The Board reviewed the item, accepted public comment, approved the agreement with Carson Pump, LLC for an amount not-to-exceed \$46,850 and a \$3,000 contingency, and authorized the General Manager to execute the contractual documents

Ms. Herring reviewed the staff report. Ms. Mueller confirmed the project was within the approved budget.

Public Comment – None

Director Koffler motioned to authorize the General Manager to execute contract documents with Carson Pump, LLC for an amount not to exceed \$46,850, with an additional contingency of \$3,000, and to authorize the General Manager to execute the contractual documents. Director Hudson seconded the motion; which was approved.

Cox – Yes | Hover-Smoot – Absent | Hudson – Yes | Koffler – Yes | Toub – Yes

G. Management Status Reports.

G-1 Fire Department Report

Chief Chisholm reviewed his report, highlighting overtime, minimum staffing, call volume, and recruitment. In response to recent winter weather, he noted that sandbags are available at Station 1810, emphasized the importance of hydrant dig-outs, and shared information about District winter weather notifications. There was a brief discussion regarding traffic conditions at Palisades Tahoe, noting that the parking reservation system, park-and-ride, and triple-laning have all been effective in easing congestion.

Approved on 03/31/2026

Jessica Asher
Jessica Asher (Apr 2, 2026 10:12:09 PDT)

G-2 Water & Sewer Operations Report

Mr. Massettani reviewed the report, noting that the team recently repaired a service line leak at the Tahoe Tavern Inn and, in the process, replaced the commercial meter for that property. He also discussed snow removal operations on the bike path and hydrant clearing efforts. Additionally, he shared that Operations and Engineering are collaborating on the sanitary sewer master plan audit, and that a staff member is currently attending a cross-connection control specialist training this week.

G-3 Engineering Report

Mr. Hunt reviewed the staff report and provided updates on several active projects. He reported that the sewer rehabilitation project has been issued for bid, with an engineer's estimate of approximately \$1.1 million, and that he hopes to bring an award recommendation to the Board in the near future. He noted that the EIR for the Granite View condominium project, a proposed 19-unit development on the Carville property, is expected to be released for public review within the next few weeks. Regarding the 305 Olympic Valley Road HVAC and boiler replacement project, he shared that the controls contractor has begun work this week and that the general contractor will commence once the remaining equipment is received; the boiler room layout is nearly complete, and submittals are under review. Mr. Hunt also noted that the Water Master Plan is set to begin this week, with completion anticipated within approximately six months.

G-4 Administration & Office Report

Ms. Asher reviewed the report and thanked the Board for completing their Form 700 filings. There was a brief discussion about a Public Information Officer training course she recently attended through the California Specialized Training Institute and FEMA.

G-5 General Manager Report

Mr. Miller reviewed his report, noting his satisfaction with the progress related to the Village at Palisades Tahoe Specific Plan project. There was a brief discussion about the First Tuesday Breakfast Club, hosted by the North Tahoe Community Alliance (NTCA).

G-6 Legal Report (verbal)

Mr. Bell reported that his legal team has completed its annual review of legislation signed by the Governor, identifying bills with potential impacts to District operations. Memos summarizing the relevant legislation were distributed to District staff. He noted that the District is implementing all applicable measures. There was a brief discussion regarding new financial training required of the Board and staff shared that more information would be distributed soon.

G-7 Directors' Comments (verbal)

The Board expressed appreciation to staff for their continued outstanding work.

H. Adjourn.

Director Koffler made a motion, seconded by Director Hudson to adjourn at 9:50 A.M.; the motion was approved.

Cox – Yes | Hover-Smoot – Absent | Hudson – Yes | Koffler – Yes | Toub – Yes

By, J. Asher

Approved on 03/31/2026

Jessica Asher
Jessica Asher (Apr 2, 2026 10:12:09 PDT)