

**SQUAW VALLEY PUBLIC SERVICE DISTRICT
SPECIAL BOARD OF DIRECTORS MEETING MINUTES #820
November 2, 2016**

A. Call to Order, Roll Call and Pledge of Allegiance. President Dale Cox called the meeting to order at 4:00 P.M.

Directors Present: Directors: Dale Cox, Carl Gustafson, Bill Hudson and John Wilcox.

Directors Absent: Eric Poulsen

Staff Present: Mike Geary, General Manager; Kathy Obayashi-Bartsch, Secretary to the Board; Brandon Burks, Operations Superintendent and Thomas Archer, District Counsel.

Others Present: Brian Hanley and André Priemer.

President Cox asked Tom Archer to lead the Pledge of Allegiance.

B. Public Comment.

Public Comment – none

C.1 Resort at Squaw Creek - Phase II Development Agreement 2nd Amendment.

Director Poulsen did not attend the meeting due to a conflict of interest from an ownership interest.

The Board reviewed the item, accepted public comment and adopted Resolution 2016-20, which approves an amendment to the Resort at Squaw Creek Phase II Development Agreement, authorizes the General Manager to execute all necessary contractual documents and directs staff to file a Notice of Determination with Placer County.

Mr. Geary reviewed the item. In December 2008, the District and the Resort at Squaw Creek (RSC) entered into a Water and Sewer Service Agreement, or Development Agreement (Agreement) after the District certified a Supplemental Environmental Impact Report (SEIR) for the Resort at Squaw Creek - Phase II project. The Agreement includes the terms under which the District will provide water and sewer collection services to the Phase II project, which is expected to be built in three sub-phases and include as many as 460 bedrooms in 221 residential units and a structured parking facility. The types of units are currently proposed as follows:

- 188 units in a mid-rise building
- 24 units located in attached single-family townhome units
- 9 employee housing units

To receive water service from the District, the Agreement requires RSC to dedicate to the District its Well 18-3R with a minimum capacity of 110-gpm, which is currently used as a primary source of water supply for golf course irrigation and to meet obligations to supply Squaw Valley Resort with water for the ski resort's snowmaking operations.

The Agreement required dedication of Well 18-3R by November 6, 2012 which was extended by four years to November 6, 2016 when the District approved the first Amendment in 2012. And in 2012, the County approved extension of the Phase II Project's Subdivision Improvement Agreements (SIA's). Placer County extended the date for completion of the Phase II infrastructure improvements for the first two sub-phases to November 6, 2019.

RSC requested that the District extend the date for the dedication of Well 18-3R in the Agreement from November 6, 2016 to November 6, 2019 to align with construction timing under the new Placer County deadline for the infrastructure improvements.

The second amendment extends the deadline for the dedication of Well 18-3R to the District by three years; from November 2016 to November 2019. There are other deadlines that are extended, including the RSC's dedication of a Water Treatment Plant Site (WTP), the District's construction of a WTP, and the District's License to Explore for Wells.

It includes other provisions that are clarifications to the original Agreement. Specifically, there are clarifications on what types of easements, equipment, and activities are necessary to implement the Irrigation Rollback required in the original Agreement and necessary to operate and maintain Well 18-3R. Milestones for improvements to Well 18-3R and for transition of ownership from RSC to the District are identified in the second amendment. The second amendment also allows RSC's irrigation rollback to be proportionate with the construction of Phase II. Additional details on required infrastructure improvements are included.

Public Comment – none

A motion to adopt Resolution 2016-20, approving the 2nd Amendment to the Resort at Squaw Creek Phase II Development Agreement, authorizing the General Manager to execute all necessary contractual documents and directing staff to file a Notice of Determination with Placer County was made by Directors Wilcox/Hudson; vote was unanimous with one abstention as Director Poulsen was absent.

Cox-yes
Gustafson-yes
Hudson-yes
Poulsen-absent
Wilcox-yes

D. Adjourn.

Directors Hudson/Wilcox made a motion to adjourn at 4:55 p.m.; vote was unanimous with the exception of Director Poulsen who was absent.

Cox-yes
Gustafson-yes
Hudson-yes
Wilcox-yes

By, K. Obayashi-Bartsch