

1 **ALPINE SPRINGS COUNTY WATER DISTRICT**  
2 **MINUTES OF THE SPECIAL BOARD OF DIRECTORS MEETING**

3 Pursuant to notice given, the special meeting of the Board of Directors, Alpine Springs County Water District, was held Wednesday,  
4 June 23, 2004 at 8:30 a.m., District Board Room, 270 Alpine Meadows Road.  
5

6 **1. CALL TO ORDER**

7 President Bass called the meeting to order at 8:30 a.m.

8 **PLEDGE OF ALLEGIANCE**

9 Skipped.

10 **ROLL CALL**

11 Skipped.

12 Directors Present: Tom Bass, President; Barbara Danz, Vice President; Janet S. Grant; Jon  
13 Northrop; Tony Stefani

14 Directors Absent: none.

15 Staff Present: John Shaw, P.E. of John Shaw Consulting, LLC, District General Manager; Pam  
16 Zinn, Recording Secretary

17 Guests Present: Virginia Quinan/Resident, JMA; Lee Massick/Resident, TCPUD P&R  
18 Commission; Doug Rotz/Resident; Peter Graf/Resident; Diane Stefani/Resident; Chuck & Faye  
19 Nungester/Residents; Barbara & Lowell Northrop/Residents; Jessica Nolan-Bowers/Resident;  
20 Don Fulda/Resident & Ward Young Architects; Sherril Shelton/Resident; Jerome  
21 Leininger/Resident; Laurie Buffington/Resident; Jan Ganong/Resident; Shirley Ellis/Resident; Ken  
22 Gracey/Resident; Pam Koppe/Resident; Dick Genest/Resident; Carole Northrop/Resident; Frank  
23 Roberts/Resident; William Yost/Resident.

24 **2. PUBLIC PARTICIPATION**

25 Lee Massick/Resident: Noted that the Tahoe City Recreation Department is starting Family  
26 Programming Sessions on July 5, 2004 which will continue throughout the summer at Commons  
27 Beach, Mondays – Thursdays 5pm – 6:30 pm. Mondays: Environmental Lessons about Lake  
28 Tahoe; Tuesdays - Family Music (Bluegrass, Jazz, sing-a-longs); Wednesdays - speakers about  
29 wildlife (The Bear League, Wildlife Shelter & more); Thursdays - "Tales of Tahoe", speakers  
30 include North Tahoe Historians, State Park Interpreters.

31  
32 Virginia Quinan/Resident: Said there was a LAFCO meeting at the Kings Beach Community  
33 Center to talk about the Municipal Service Review and the potential consolidation of Alpine  
34 Meadows and Squaw Valley water districts. LAFCO believes that if Alpine Springs County Water  
35 District consolidates with Squaw Valley PSD, Squaw Valley will save \$12 million by not having to  
36 build a treatment plant since they would get AM's water. President Bass asked if Virginia Quinan  
37 would give the Board a full report at the July meeting.

38 **3. ITEMS FOR BOARD DISCUSSION & ACTION**

39 **a. North Lake Tahoe Recreation Center**

40  
41 Jerome Leininger – Resident in support of the JPA with wife Cheri; feels it is needed in this  
42 community. He also mentioned that we will have to deal with the LAFCO issue in the near future.

43  
44 Sherril Shelton – Resident in favor of joining the JPA; she is in home health physical therapy/  
45 rehabilitation and sees the recreation center as being much needed. Incline Village pool is the  
46 closest besides Truckee H.S. which is not physically attractive. Both aging individuals and young  
47 people with injuries can use the recreation center. Barbara Northrop/Resident advised Sherril that  
48 there is also a physical therapy pool in Truckee by the airport.

49  
50 Laurie Buffington – Resident in favor of joining the JPA; recreation center will be a place where  
51 families can take young children. It's a huge asset to our community and it only takes 10 minutes  
52 to get to Dollar Hill.

53  
54 Jessica Nolan-Bowers – Resident in support of joining the JPA; facility will be good for both the  
55 aging population and children who need a pool. The question is whether full-time residents and  
56 second home owners should have the same right to vote here. If we don't support this we will

1 never get anything we need for full time residents in the area. She asks the Board take this into  
2 consideration.

3  
4 Ken Gracey - Resident in favor of joining the JPA; if this doesn't go through, in 20-30 years this  
5 will probably come back to the residents and the cost will be much more expensive. The number  
6 of supporters that show up for new projects is generally few in comparison to the number of  
7 people in opposition and there are more supporters in the area that what we see here. We can  
8 make decisions for future developments in Alpine; joining the JPA keeps us from being excluded  
9 and we don't want to be the only community not to join the JPA. This is good for everyone that  
10 will live here even when we are gone.

11  
12 David Bourke - Resident in favor of joining the JPA; this is the type of facility that will never be  
13 brought about by private industry. He feels everyone can benefit from this type of facility.

14  
15 Dr. Frank Roberts – Resident who ran a cardio rehab facility in Reno; if it takes more than 15  
16 minutes to commute to a recreation center, people will drop out and if it takes longer to commute  
17 than to workout, people won't do it. He feels it takes a lot longer than 10 minutes to get to Dollar  
18 Hill.

19  
20 Don Fulda – Architect and consultant for the early stages of this project and resident in favor of  
21 joining the JPA; it takes 13-15 minutes from his house in AM to get to the recreation center site. A  
22 cost of \$100 a year is not too much; it's the same as a round of golf or 2 half-day lift tickets. The  
23 only option for a pool is Incline Village or Truckee which are both much farther away. We are not  
24 here to vote on whether the project will be built or not, we are here to decide whether the voters  
25 should be allowed to vote or not.

26  
27 Jan Ganong - Resident in favor of joining the JPA; there is a well-established need for a  
28 recreation center and those who do not live here full-time do not know how great the need is. This  
29 will enhance our community and it will be good for the young, old and those in the middle. The  
30 kids' play area at the community park was an issue too but now everyone enjoys it. A monthly fee  
31 of \$8 is not too much and is not a lot of money. The Board should give the voters an opportunity  
32 to vote on this in November. Visitors to this area have made comments that we do not need  
33 swings, slides and indoor recreation areas because they want their kids to play outside, climb  
34 trees, etc., but the full-time residents here who have children would like a place for their kids to  
35 play and learn how to swim.

36  
37 Lee Massick – Resident in favor of joining the JPA; he believes residents want an opportunity to  
38 vote on this in November.

39  
40 Doug Rotz - Resident against joining the JPA; in other locations, publicly-funded recreation  
41 centers have not attracted people to use the facilities. He questioned how fitness-related  
42 businesses compete with a recreation center like this. This is a 58,000 sq. ft. facility that will cost  
43 millions of dollars to build and it sounds like the people in this room aren't even the ones who will  
44 use it. If it is a day care facility that people want, maybe something smaller for less money can be  
45 built. The Commons Beach restoration was just finished; there is a play area for kids and an  
46 amphitheater; there are wonderful things to do outside. Most of the elderly people in the area  
47 leave in the winter to go to their summer homes.

48  
49 Don Fulda - The total project cost is \$23 million (includes capital setback, replacements, etc.); the  
50 estimated cost is \$323 per square foot. The recreation center isn't seen as competition for other  
51 businesses; rather they would like to use the facilities. There are approximately 120 people who  
52 voiced their opinion against joining the JPA, but there are approximately 580-590 residents who  
53 have not voiced their opinion; AM should be able to vote on the issue in November. If Alpine joins  
54 the JPA, then we would have a vote in what is included (financially and recreationally). There is a  
55 2% cap on the \$96 per year tax with a maximum of 30 years.

1 Chuck Nungester - Resident against joining the JPA; gave Manager Shaw a spreadsheet to  
2 distribute to the Board of Directors. This project would cost AM property owners \$2.8 million in  
3 taxes over the 30-year period and the return is only a 25% discount to use the facility. We could  
4 pay for Alpine residents to use this facility for several years for this amount.  
5

6 Barbara Northrop – Resident against joining the JPA; asked if the liability insurance figured into  
7 the final dollar amount. Answer was yes, it is included in the operations cost. Can AM residents  
8 buy a membership to the recreation center if they are not part of the JPA? Answer was yes, at the  
9 non-resident rate. Is the bus going to serve this facility? Answer was yes, they will drop off at the  
10 front door of the facility.  
11

12 Doug Rotz -- asked if the District decides not to be part of the JPA, will we be voting on it in  
13 November? Lee Massick said no it will not be on our ballot.  
14

15 Jessica Nolan-Bowers – this is a different community from the ones mentioned; people know how  
16 to drive in the snow. The Incline Village Recreation Center is packed all the time.  
17

18 Laurie Buffington – give the residents an opportunity to vote. We would like to be included in the  
19 planning process.  
20

21 Dr. Frank Roberts -- asked how many registered voter there are in Alpine Meadows. President  
22 Bass stated that there are about 300 registered voters in Alpine Meadows whereas the number  
23 for North Tahoe PUD and TCPUD is about 5500.  
24

25 Lowell Northrop – Resident against joining the JPA; there is a difference between property  
26 owners and residents; the property owners are the ones who pay the taxes. You should be polling  
27 property owners not the residents. President Bass said the letter was sent to all property owners,  
28 not residents. The count of people who responded to the letter was 21 in favor and 109 opposed.  
29

30 Pam Koppe – Future resident of the valley building a house here; she doesn't get to vote but she  
31 gets to pay. She's not sure how she feels about the recreation center just yet. Other members of  
32 the public answered her by saying all she has to do is register to vote.  
33

34 Director Stefani made a MOTION that the Alpine Springs County Water District become part of  
35 the JPA.  
36

37 MOTION dies for a lack of a SECOND.  
38

39 Director Stefani stated that the public has a right to hear from the Board Members.  
40

41 Director Stefani – for joining the JPA; read 103 responses last night and noticed that not  
42 everyone that responded was educated on this project. Director Stefani met with Lee Massick for  
43 three hours to educate himself on the project so he would be prepared when the time came. With  
44 more education on this project we may be able to get more votes. He understands how second  
45 homeowners feel about the tax when they can join a club where they live. He doesn't think that \$8  
46 a month is too much. This is a tangible asset for the youth of this valley, for the adults of this  
47 valley and the seniors of this valley provided they understand the concept and what is being  
48 offered. Now we are not going to have a voice in the JPA and no vote. Director Stefani said his  
49 family moved to AM 17 years ago because of the beautiful pristine valley, but not to isolate  
50 themselves. Most of the full-time residents Director Stefani spoke to were in favor. It would have  
51 been nice if we had a little more time to educate and present this to the property owners because  
52 it may have had a different outcome.  
53

54 Director Danz – against joining the JPA for 6 reasons:

55 1. The District was given 12 days to consider an issue which potentially burdens our  
56 residents with a \$2.8 million, 30-year tax. We deserve more time to consider this important issue.

1 2. We don't know the financial and other implications of joining the JPA on the residents  
2 and the District. We haven't had time to review the financial projections and do not know if they  
3 are accurate, inflated or reasonable. The District is facing a significant budget crisis and many  
4 other important issues, like the annexation with North Tahoe (Fire Dept.), will be before the Board  
5 and the community during this fiscal year. No one has told the District if we will have to spend  
6 money for legal fees, accounting fees, staff fees or whatever if we join the JPA. In the absence of  
7 that knowledge, it is impossible to commit the District to be part of the JPA.

8 3. Even if Alpine Meadows registered voters are given a chance to vote, their votes will  
9 be almost irrelevant. AM has 300 voters compared to 5500 voters in North Tahoe PUD and  
10 Tahoe City PUD. If only 20% of our voters vote for it, we can be overruled by 2-3% of the vote of  
11 the other districts.

12 4. Sue Rae Irelan said that whether or not Alpine Meadows joins the JPA is irrelevant as  
13 to whether or not the recreation center will be built. AM should not be burdened. Director Danz  
14 would be happy to contribute to the building of the recreation center as a private individual.

15 5. As a basic principle, non-users of the facility should not have to underwrite users of the  
16 facility. All property owners should not be taxed \$96/yr. so that the comparatively few users of the  
17 facility pay less.

18 6. The District has received an overwhelming response from property owners. This valley  
19 has overwhelmingly expressed its opinion that they do not want us to join the JPA.

20  
21 Director Northrop – against joining the JPA; supports the building of a recreation center. This  
22 country was founded on a rebellion against taxation without representation. The recreation center  
23 should be financed a different way, involving the private sector, so it doesn't compete with the  
24 private sector. The time for the District review was too short; the Directors were blindsided by the  
25 recreation center supporters. There may be a better site for the recreation center, not on Dollar  
26 Hill.

27  
28 Director Grant – against joining the JPA; phoned many people in Alpine Meadows; feelings were  
29 overwhelmingly against joining the JPA. If AM does not participate in the JPA, the facility can still  
30 be built and used by AM residents, albeit at a greater cost.

31  
32 Director Stefani – clarification – “Taxation without representation” is a fallacy. If we had joined the  
33 JPA, a member of this Board would have represented on the JPA.

34  
35 Directors Northrop and Grant -- they are talking about the imposition of the tax on all property  
36 owners without representation and vote by all property owners.

37  
38 President Bass – position of the chair is to remain neutral. He doesn't feel this is going away just  
39 yet.

40  
41 The Board of Directors took a 15-minute break at 9:40 am and returned at 9:55 am

#### 42 43 **b. 2004/05 Operating Budget**

44 Director Danz gave a brief summary of items that have been cut since the last Board Meeting:

45 Newsletter Mailings – The District will ask the Homeowners Associations and Condominium  
46 Managers to email the newsletters to their members - \$2500 cut.

47 Undefined Engineering Consultants - \$2500 cut.

48 Metes & Bounds Description – \$2500 moved to special projects list.

49 Greenbelt - \$1000 was reduced to \$300.

50 Director Danz stated that the Board has to pass a budget separated by funds for audit purposes.

51 Michael Dobrowski, the accountant, is on vacation, so the Board will have to approve the fund-  
52 based budget at the July 9, 2004 meeting.

53 Director Grant asked where the repayment of the COPs is reflected in the budget. Director Danz  
54 responded that the said it is on the balance sheet, not the income statement, because it is  
55 repayment of a loan.

1 Director Grant also asked why the administration gas & electric expense went up significantly.  
2 Manager Shaw said this category includes the power for snowmaking pumps which is billed back  
3 to the Ski Area.  
4 Director Stefani mentioned that the heat on the Fire Station's apparatus floor can be turned down.  
5 President Bass said by plugging in the engine, the apparatus floor will keep warm and then heat  
6 will only be needed during training sessions.  
7 Director Danz said the list of proposed capital, special and recapitalization projects will be  
8 considered and voted on at the July 9, 2004 meeting.  
9 Director Danz made a MOTION to approve the 2004/05 Budget as presented.  
10 Director Grant SECONDED the MOTION  
11 Discussion: Director Grant asked why the bank fees are so high. Director Northrop suggested  
12 that the District contact other banks who may offer lower fees.  
13 ALL IN FAVOR, MOTION PASSED  
14 Director Danz made a MOTION to reduce the Directors' fees by half from \$3600/yr. to a  
15 maximum of \$1800/yr. per Director.  
16 Director Stefani SECONDED the MOTION  
17 Discussion: Director Grant suggested we amend the Board Pay policy with a maximum per month  
18 of \$150.  
19 Director Danz said that the policy will be amended during the next Budget & Finance Committee  
20 meeting after the Board approves the reduction in fees. The policy will be presented to the Board  
21 at the July meeting for approval.  
22 Lee Massick/Resident stated that a reduction in Directors' fees could make people less inclined to  
23 run for office which may lead to vacancies on the Board.  
24 Director Danz responded that the cuts need to be in place for the 2004-2005 fiscal year. The  
25 Board can always revise the policy if the reduction seems to dissuade people from running for  
26 District office. As of this time, it appears that this will not be a problem at the upcoming November  
27 election.  
28 ALL IN FAVOR, MOTION PASSED  
29 DIRECTOR DANZ made a MOTION to adjust the 2004/05 Budget from \$18K to \$9K for Directors'  
30 Fees.  
31 Director Grant SECONDED the MOTION  
32 ALL IN FAVOR, MOTION PASSED  
33 **c. Resolution 6-2004 Appropriations Limits for FY 2004/05**  
34 Director Grant made a MOTION to adopt Resolution 6-2004  
35 Director Danz SECONDED the MOTION  
36 ROLL CALL: Director Danz – Aye, Director Stefani – Aye, Director Grant – Aye, Director Northrop  
37 – Aye, President Bass - Aye  
38 ALL IN FAVOR, MOTION PASSES  
39 **d. Ordinance 4-2004 Garbage Rate Increase – (not included) no action taken.**  
40 **e. Resolution 5-2004 Election Services**  
41 Director Grant made a MOTION to approve Resolution 5-2004  
42 Director Danz SECONDED the MOTION  
43 ROLL CALL: Director Danz – Aye, Director Stefani – Aye, Director Grant – Aye, Director Northrop  
44 – Aye, President Bass - Aye  
45 **f. Committee/Department Reports**  
46 **A. Administrative Committee (Director Stefani) NO MEETING**  
47 **B. Budget & Finance Committee (Director Danz) NO MEETING**  
48 **C. Fire Committee (Director Stefani) NO MEETING**  
49 **D. Greenbelt Committee (Director Stefani) NO MEETING**  
50 **E. Long Range Planning Committee (Director Grant) NO MEETING**  
51 **F. Park committee (Director Bass) NO MEETING**  
52 **G. Personnel Committee (Director Grant) NO MEETING**  
53 **H. Managers Report None**  
54 **I. Fire Department Report (Chief Whitelaw): NO MEETING**  
55 **J. O&M Department Report: NONE**  
56 **K. Capital Committee (Director Grant) NO MEETING**

1 **g. Correspondence to the Board - NONE**

2 **4. CLOSED SESSION**

3 **5. DIRECTORS' COMMENTS**

4 Director Danz thanked all the Directors for voting to reduce Directors' fees and for giving the  
5 recreation center issue due consideration.

6 President Bass thanked Virginia Quinan for bringing up the MSR (Municipal Service Review) and  
7 for attending the LAFCO meeting.

8 **6. ADJOURNMENT**

9 There being no further business before the Board, the meeting was adjourned at 10:45 am.

10 Next Board meeting: July 9, 2004 at 8:30 a.m.

11  
12  
13  
14 Respectfully Submitted,

Approved as submitted 8-13-04

15 Pam Zinn

16 Recording Secretary  
17