



# N·C·S·D

Northstar Community Services District  
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**Board of Directors**  
WARREN "CHIP" BROWN  
DEE CRAVENS  
NANCY IVES  
CATHY STEWART, PRESIDENT  
MICHAEL "SPOON" WITHERSPOON

**General Manager**  
MICHAEL STAUDENMAYER

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
JULY 17, 2019 – 9:00 A.M.  
ADMINISTRATION/ENGINEERING OFFICE**

President Stewart called the meeting to order at 9:00 a.m. Wednesday, July 17, 2019. Roll call and Pledge of Allegiance followed.

**DIRECTORS PRESENT:** Brown, Cravens, Ives, Stewart

**DIRECTORS ABSENT:** Witherspoon

**STAFF PRESENT:** Zangara, Rosenthal, Staudenmayer, Martin, Bailey

**OTHERS PRESENT:** John Jewett, Austin Cho (via telephone conference)

**PUBLIC COMMENT**

There was no public comment.

**CONSENT CALENDAR**

**Director Ives moved to approve the following consent calendar items:**

- June 19, 2019 Regular Meeting Minutes
- Approval of Claims and Demands – Paid and Unpaid

**Director Brown seconded, roll call was taken. Yes: Directors Brown, Cravens, Ives and Stewart Noes: None. Absent: Witherspoon.**

**RECURRING BUSINESS**

**MEETINGS ATTENDED BY NCS D BOARD MEMBERS**

There was no update for this agenda item.

**MOUNTAINSIDE BUILDERS UPDATE**

John Jewett provided the following update for Mountainside Builders:

- Closed Martis 25, Lot 3 - Nine lots remaining
- Two of five Boulders units are remaining

**NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE**

There was no update for this agenda item.

**NORTHSTAR CALIFORNIA/VAIL UPDATE**

There was no update for this agenda item.

## NEW BUSINESS

### **2019 HIGHLANDS PRD RECONSTRUCTION AND NORTHSTAR DRIVE PAVEMENT PATCH PROJECT – AWARD OF BID**

District Engineer (DE) Martin stated that the public bid period for the Highlands PRD Reconstruction and Northstar Drive Pavement Patch Project spanned from June 29 to July 16. The project combines patching work on Northstar Drive along with total reconstruction of Highlands View Road and Ridgeline. The projects were combined to benefit from economy of scale efficiencies that reduce overall project costs. Specifications for the project were produced in-house by DE Martin with the help of Construction Materials Engineers (CME).

For Northstar Drive, the scope entails pavement patching of major pavement failure areas. Patch areas were minimized to the most critical areas as District capital road reserve funding is very limited.

In May, the Permanent Road Division #7 (PRD) committee requested that a project to reconstruct Highlands View Road and Ridgeline Drive be pursued this summer. The District is under contract with Placer County to perform pavement restoration on PRD roads, and the County directed Staff to pursue such a project.

A bid summary was provided at the meeting. Two bids were received, and Sierra Nevada Construction was the low bidder. The project is to be funded with Road Capital Reserves (Northstar Drive Patches) and reimbursed through the Highlands PRD (Highlands View Road and Ridgeline Drive Reconstruction).

John Jewett stated that the PRD Committee supports the award of a contract with Sierra Nevada Construction for an amount totaling \$4,828,007. Mr. Jewett commended DE Martin's efforts to prepare the specifications and bid the project on an expedited schedule, and for communicating with stakeholders and various other impacted parties during the process.

DE Martin fielded questions from the Board and conversation ensued.

**Director Brown moved to approve the Award of Bid to Sierra Nevada Construction for the 2019 Highlands PRD Reconstruction and Northstar Drive Pavement Patch Project for the amount of \$4,828,007. Director Cravens seconded, roll call was taken, Yes: Directors Brown, Cravens, Ives and Stewart. Noes: None. Abstain. None. Absent: Witherspoon. The motion carried.**

### **2019 HIGHLANDS PRD RECONSTRUCTION AND NORTHSTAR DRIVE PAVEMENT PATCH PROJECT – SPECIAL INSPECTION AND MATERIALS TESTING SERVICES**

DE Martin stated these services will be performed by Construction Materials Engineers (CME) in conjunction with the contractor's work for the project. The PRD committee voted yesterday to approve this contract.

Inspection and Materials Testing is to be funded with Road Capital Reserves (Northstar Drive Patches) and reimbursed through the Highlands PRD (Highlands View Road and Ridgeline Drive Reconstruction).

**Director Ives moved to approve the award of a contract with CME for Special Inspection and Materials Testing Services for the 2019 Highlands PRD Reconstruction and Northstar Drive Patch Project for the amount of \$143,052. Director Brown seconded, roll call was taken, Yes: Directors Brown, Cravens, Ives, and Stewart. Noes: None. Abstain. None. Absent: Witherspoon. The motion carried.**

## **ZONE 4 FIBER OPTIC CABLE REPLACEMENT BETWEEN SCHAFFER'S MILL PUMP STATION AND UPPER SCHAFFER'S MILL TANK – AWARD OF CONTRACT**

DE Martin stated that over the winter SCADA connectivity was lost between the Schaffer Mill Pump Station and the Upper Schaffer's Mill Tank. It was determined that the fiber optic cable between these sites was damaged due to rodent activity. Ultra Link Cabling, Inc. was able to temporarily patch the connection; however, the cable is in need of replacement.

The proposed cable will be double jacketed with no yarn which will deter future rodent damage. Replacement of the fiber optic cabling was budgeted for Fiscal Year 2019-20.

**Director Ives moved to approve the award of a contract with Ultra Link Cabling, Inc. to replace the Fiber Optic Cabling Between Schaffer's Mill Pump Station and Upper Schaffer's Mill Tank for the amount of \$15,980.82. Director Brown seconded, roll call was taken, Yes: Directors Brown, Cravens, Ives and Stewart. Noes: None. Abstain. None. Absent: Witherspoon. The motion carried.**

## **DIRECTOR REPORTS**

Director Cravens stated he attended a Special July Meeting for the Airport.

President Stewart stated for the record there are further safety concerns with regard to the stop sign at Northstar Drive and Big Springs. At the direction of the Board, General Manager (GM) Mike Staudenmayer and DE Martin will reach out to Placer County to address this concern.

## **GENERAL MANAGER'S REPORT – STAUDENMAYER**

GM Staudenmayer provided the following report:

- Continuing to research options for the District's biomass facility.
- The District's fuel stream is not ideal for gasification.
- Boiler technology is receiving serious consideration for the District's biomass facility.
- GM Staudenmayer will meet with the new Northstar California/Vail General Manager in the near future.
- GM Staudenmayer participated in a conference call with the local SGMA agencies to discuss GMP implementation.
- Director of Finance and Administration (DFA) Greg Rosenthal reviewed previous consumption relief due to leaks. With the rate structure adopted in April 2019 by the District, with a greater cost associated with consumption, leak relief is a reemerging issue.

## **FIRE DEPARTMENT – BAILEY**

Fire Chief Sean Bailey provided the following report:

- Chief Bailey and Division Chief Gibeau met with the Placer County Sheriff's Dispatch Office about Wireless Emergency Alert (WEA) notifications in the event of an evacuation. The meeting was positive and all indications are Placer County will be able to effectively and efficiently send out the alerts.
- Northstar Fire was part of the 4<sup>th</sup> of July Parade in Truckee
- After the Paradise and Santa Rosa fires, PG&E was found responsible. PG&E and other electricity purveyors will start performing power shut offs on high fire risk days under a program they refer to as Public Safety Power Shut Offs (PSPS). Liberty Utilities will have to inspect all lines before the power is restored after a shut off. This could possibly take days to restore electricity. The District is working to provide information to Liberty Utilities to detailing our critical infrastructure (water pumps, sewer pumps, fire stations, etc.) that would be affected during a prolonged power outage. Liberty Energy plans on giving priority to critical infrastructure circuits for re-energization. Liberty also stated that the Northstar Community could be re-energized sooner than most because most of the power lines are underground. Notifications by Liberty Utilities will be provided between four and eight days prior to the power shut down.

- Northstar Fire is reevaluating sending strike teams on behalf of the U.S. Forest Service due to difficulties in other agencies securing payment under contract.
- 198 total inspections completed so far this summer. 150 have been in the focused area, 48 have been due to other reasons, including six for insurance inquiries.
- 138 trees have been removed. Northstar California/Vail is preparing to take out 30 trees on Highlands.
- The Army Corp. of Engineers Fuels Management project along the western boundary is slated to begin in early September.

#### **PUBLIC WORKS REPORT – MARTIN/RYAN**

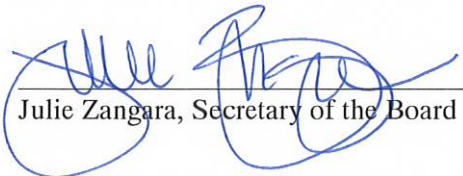
DE Martin provided the following report:

- Staff met with Auerbach Engineering and other project stakeholders for a design kickoff meeting for the Martis Valley Trail Segment 3F Project. The design and permitting schedule will likely allow for construction in 2021.
- Staff coordinated with Northstar Property Owners Association to plan Tompkins Memorial Trail (TMT) mapping and wayfinding improvements. The CEQA Notice of Exemption has been filed with the State Clearing House, and work on extensions may begin on July 22.
- Schaffer's Mill 3C construction has begun, and water infrastructure will soon be installed..
- DE Martin and TPA Detwiler are staying current on leak notifications for water customers. It has been observed that customers with leaks have been incentivized to make repairs now that the new water rate structures are in place.
- The Watershed Council's Martis Wildlife Area Restoration Project was discussed.

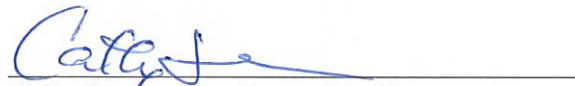
#### **AJOURNMENT:**

**The meeting adjourned at 10:43 A.M.**

Respectfully submitted,



Julie Zangara, Secretary of the Board



Cathy Stewart, President of the Board