



N.C.S.D

Northstar Community Services District
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Board of Directors
Warren "Chip" Brown, President
Dee Cravens
Nancy Ives
Mike Moll
Michael "Spoon" Witherspoon

General Manager
Michael Staudenmayer

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
MARCH 18, 2020 – 9:00 A.M.
ADMINISTRATION/ENGINEERING OFFICE**

President Brown called the meeting to order at 9:00 a.m. Wednesday, March 18, 2020. Roll call and Pledge of Allegiance followed.

DIRECTORS PRESENT

(Via Teleconference): **Brown, Cravens, Ives, Witherspoon**

DIRECTORS ABSENT: **None**

STAFF PRESENT:

Swanson, Rosenthal, Ryan (via teleconference), Staudenmayer (via teleconference), Martin (via teleconference), Bailey (via teleconference)

OTHERS PRESENT

(via teleconference) : **Austin Cho, Jerusha Hall, David Featherson, Tom Miles**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- February 19, 2020 Regular Meeting Minutes
- Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

MEETINGS ATTENDED BY NCS D BOARD MEMBERS

Director Ives stated she attended the Northstar Property Owners Association meeting.

MOUNTAIN SIDE BUILDERS UPDATE

There was no update for this agenda item.

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

Jerusha Hall provided the following update for Northstar California/Vail

- Senior Leadership is having daily meetings

- Northstar California/Vail and all other Vail Resorts are shutting down operations for the season in response to the COVID-19 pandemic
- Maintaining a skeleton crew as business is closed down including public safety
- Making arrangements to donate unused non perishable foods in the community

NEW BUSINESS

RESOLUTION 20-04 – RESOLUTION OF THE BOARD OF DIRECTORS APPOINTING MIKE MOLL TO FILL VACANCY ON THE BOARD OF DIRECTORS

Director Ives moved appoint Mike Moll to fill the vacancy on the Board of Directors. Director Witherspoon seconded, roll call was taken, Yes: Directors Brown, Cravens, Ives and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

NEW DIRECTOR OATH OF OFFICE

This agenda item was postponed.

HOMEOWNERS' INSURANCE PRESENTATION BY SIERRA INSURANCE

This agenda item was postponed.

WILDEPHOR CONSULTING SERVICES 2019 NORTHSTAR BIOMASS UTILIZATION SCOPING STUDY RESULTS PRESENTATION

Tom Miles and David Featherson of Wildephor Consulting Services provided an in-depth presentation of the 2019 Northstar Biomass Utilization Scoping Study Results. Topics included a study background, project challenge statement, evaluation criteria, candidate solutions, analysis and findings, viable solutions, recommendations, and next steps. It was suggested by President Brown to form a sub-committee to meet to determine what solutions to consider in more detail for a possible Phase II Feasibility study. Directors Witherspoon and Moll agreed to participate on this committee. Staudenmayer would organize the effort.

MEADOW VIEW PLACE APARTMENTS FACILITIES AND REIMBURSEMENT AGREEMENT

District Engineer (DE) Martin stated that Meadow View Place LP is proposing to develop the Schaffer's Mill Phase 4E subdivision, also known as the Meadow View Place apartments. The facility agreement for the development of this project will bind the developer to certain requirements for construction and acceptance of new infrastructure and facilities. Costs incurred by the District are to be reimbursed by the developer per the agreement.

Director Ives moved to approve the Meadow View Place Apartments Facilities and Reimbursement Agreement. Director Witherspoon seconded, roll call was taken, Yes: Directors Brown, Ives and Witherspoon. Noes: None. Abstain. None. Absent: Cravens. The motion carried.

VILLAGE WALK PHASE II REIMBURSEMENT AGREEMENT

DE Martin stated the Village Walk Townhomes Phase II subdivision, originally developed by Northstar Mountain Properties and later completed by Mountainside Builders was recently purchased by N* Adventures, LLC. N* Adventures, LLC is seeking to enter into a reimbursement agreement with the District and seeks to begin individual lot construction soon.

Director Witherspoon moved to approve Village Walk Phase II Reimbursement Agreement. Director Ives seconded, roll call was taken, Yes: Directors Brown, Ives and Witherspoon. Noes: None. Abstain. None. Absent: Cravens. The motion carried.

MARTIS VALLEY TRAIL PLACER COUNTY TOURISM MASTER PLAN GRANT AGREEMENT

DE Martin stated The Placer County Capital Projects Committee recommended \$500,000 in TOT grant funding for the Martis Valley Trail. The funding was approved by the Placer County Board of Supervisors. The funding agreement is intended to memorialize the terms of the District reimbursement for project-related expenses.

Director Witherspoon moved to approve Martis Valley Trail Placer County Tourism Master Plan Grant Agreement. Director Ives seconded, roll call was taken, Yes: Directors Brown, Ives and Witherspoon. Noes: None. Abstain. None. Absent: Cravens. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER’S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Staff has adjusted to an alternative operation mode in reponse to the COVID-19 virus
- Initial hearing for the CFD delinquency was held, future hearing has been postponed
- Regroup with the County and US Army Corp. of Engineers was held to discuss the trail and new alignments and recent work performed by the Truckee Watershed Council. More analysis will be provided to the Army Corp.

FIRE DEPARTMENT – BAILEY

Chief Bailey provided the following report:

- The Fire Department is having daily conversations with Placer County to stay informed on COVID-19
- Both Fire Stations are on lockdown with crews isolated to reduce the potential for exposure
- Two stations operating exclusively from each other
- No transports of COVID-19 patients from Northstar as of the meeting
- Personal Protective Equipment is stocked for several months
- Pandemic has the potential to last for several months and preparations should be made accordingly
- Life safety inspections are on hold
- Accepting plans electronically for construction

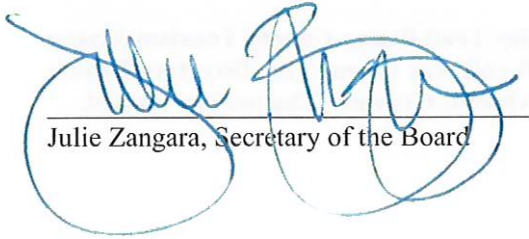
PUBLIC WORKS REPORT – MARTIN/RYAN

DE Martin and Utilities Operations Manager (UOM) Matt Ryan provided the following report:

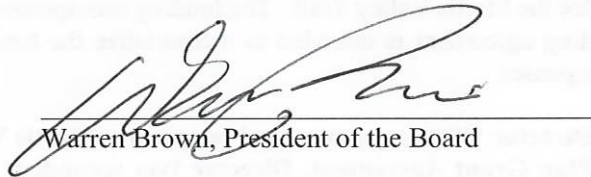
- Utilities Operations staff is appreciative of the opportunity to continue providing service during the COVID-19 pandemic on modified shifts
- Engineering and IT Staff are working remotely
- The first roads payment from the county has been received under the updated agreement
- Testing at the District’s TH-1 well for PFAS chemicals were negative (absent)
- Tenants of former admin building intend to move at the end of the current lease, or June 30, 2020. The associated Little Gems Preschool has shown interest in entering into a short term lease through the Summer.

ADJOURNMENT:
The meeting adjourned at 12:45 P.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board