



N·C·S·D

Northstar Community Services District
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Board of Directors
Warren "Chip" Brown, President
Nancy Ives
Marilyn Forni
Mike Moll
Michael "Spoon" Witherspoon
General Manager
Michael Staudenmayer

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
SEPTEMBER 15, 2021 – 9:00 A.M.
900 NORTHSTAR DRIVE, TRUCKEE, CA 96161 AND ZOOM**

President Brown called the meeting to order at 9:00 A.M. Wednesday, September 15, 2021. Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT **Brown, Forni, Ives, Moll, Witherspoon**

DIRECTORS ABSENT: **None**

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

OTHERS PRESENT
(via videoconference): **Austin Cho, Jerusha Hall, John Murphy, Ben, Josh Rainone**

PUBLIC COMMENT
There was no public comment.

9:04 A.M. PRESIDENT BROWN CALLED THE PUBLIC HEARING TO ORDER

**PUBLIC HEARING TO ADOPT THE NORTHSTAR COMMUNITY SERVICES DISTRICT
IMPACT FEE STUDY AND CAPITAL IMPROVEMENT PLAN AND ESTABLISHING THE
CAPITAL ASSETS MITIGATION FEE**

Fire Chief Sean Bailey stated the District conducts an annual fee study to determine whether or not a mitigation fee increase is recommended. In 2008, the Northstar Fire Department contracted with Willdan Financial Services to complete a revised Fire Facilities Impact Fee Study. The 2008 study was adopted by the Northstar Community Services District (NCS D) Board of Directors in 2009. The annual plan update is required on an annual basis as part of Government Cood 66000 for agencies that collect mitigation fees. The District did not increase these fees in 2020. Proposed increases are based on the Engineering News Record Construction Cost Index (ENRCCI) as outlined in the Northstar Fire Department Capital Facilities Plan and recommended by the 2009 Willdan report as the most appropriate inflation indicator for mitigation fees. This year's study supported a cost increase of \$0.05 (five cents) which increases the fee collected from \$1.14 per square foot to \$1.19 per square foot.

Director Moll moved to adopt Resolution 21-14 "A Resolution of the Board of Directors of the Northstar Community Services District Adopting the District Capital Fire Facilities Plan and Capital Improvement Plan and Establishing the Capital Assets Mitigation Fee for the 2021-2022 Fiscal Year." Director Witherspoon seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

9:10 PRESIDENT BROWN CLOSED THE PUBLIC HEARING

CONSENT CALENDAR

Director Witherspoon moved to approve the following consent calendar items:

- a. August 18, 2021 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

MEETINGS ATTENDED BY NCSD BOARD MEMBERS

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

Jerusha Hall provided the following update for Northstar California/Vail:

- Mountain closures resulting from air quality and evacuations were implemented
- New Mountain Operations Director has been hired

MOUNTAINSIDE BUILDERS UPDATE

There was no update for this agenda item.

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NEW BUSINESS

STATUS OF NCSD COMMUNITY FACILITIES DISTRICT NO. 1 DELINQUENCY FORECLOSURES UPDATE

District Counsel Austin Cho provided an update on the status of the NCSD Community Facilities District No. 1 Delinquency Foreclosures update and reviewed the disclosure memo provided as a part of the Board Meeting packet. A brief discussion ensued.

RESOLUTION 21-15 A RESOLUTION APPROVING THE DEPARTMENT OF FORESTRY AND FIRE PROTECTION AGREEMENT #7GF21093

Chief Bailey stated the Northstar Fire Department (NFD) applied for a Cal Fire Rural Fire Capacity (RFC) grant to procure wildland structural personal protective equipment (PPE). The Cal Fire RFC grant is a 50/50 financial split grant. If approved by the Board, the grant will provide for 50 pairs of single layer nomex wildland firefighting pants and 10 wildland firefighting jackets. In addition, the to the wildland PPE the grant would provide for three complete sets of structural firefighting PPE. The NFD has not had an upgrade to wildland PPE in over ten years. The National Fire Protection Association (NFPA) standard is to replace all PPE every ten years. The equipment as provided for by this grant would improve heat injury illness prevention and improved flame protection. The total cost of the project is quoted at \$19,683. Under the terms of the agreement, 50% of the cost will be reimbursed by the Department of Forestry and Fire Protection. NFD’s total contribution will not exceed \$10,000 and was included as part of the approved budget for Fiscal Year 2021-2022.

Director Ives moved to approve Resolution 21-15 “A Resolution Approving the Department of Forestry and Fire Protection Agreement #7GF21093. Director Moll seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

FIBEROPTIC SWITCH REPLACEMENT PROJECT

IT/GIS Coordinator Steve Goates stated the District relies on the interconnectivity between locations via the fiberoptic infrastructure. In order to avoid catastrophic failures, the District must maintain a proper hardware refresh cycle as planned for in the IT Master Plan that was presented to the Board in 2020. The IT Master Plan specifies ten years as the lifespan for switches and the current switches are 15 years older.

Director Moll moved to approve Fiberoptic Switch Replacement Project in the amount of \$24,412.42. Director Forni seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

ESRI GEOGRAPHIC INFORMATION SYSTEM SMALL UTILITY ENTERPRISE AGREEMENT

IT/GIS Coordinator Goates stated the District relies on the use of Geographic Information Systems (GIS) for mapping and spatial data management. The District has an increasing number of employees that have become proficient with the GIS software and additional user licenses are required for their use. The current three-year Small Utility Enterprise Agreement (SUEA) that provides the District with unlimited user and software extension licenses is due to expire in November and a new three-year contract term is being sought. The cost to renew this service would be \$30,000 over the three-year term. Individual licensing at current levels would cost over \$90,000 for the same time period. The contract results in a savings of approximately \$60,000 for the District and the annual cost is included in the approved budget for Fiscal Year 2021-2022.

Director Ives moved to approve ESRI Geographic Information System Small Utility Enterprise Agreement for a total cost of \$30,000 for three years. Director Moll seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

General Manager (GM) Mike Staudenmayer provided the following report:

- The biomass utilization project continues to be refined. The District is about to release an RFQ to a number of vendors to help inform specific facility elements and associated capital costs. The District continues to work with the Placer County Air Pollution Control District on the project. The District is primarily looking at a two-megawatt system.
- The US Forest Service continues to provide support for the biomass utilization project
- Attended meeting with Placer County for permitting requirements for the biomass utilization project
- Spoke with a representative from the Nature Conservancy about fire insurance. The proposal is innovative and would be the first of its kind.

FIRE DEPARTMENT – BAILEY

Chief Bailey provided the following report:

- The Caldor Fire is under control and the NFD's engine has returned from duty. Feedback for their services was complimented. NFD staff was assigned as support to the Hot Shot crews in Christmas Valley.
- Fuels management work is near completion at Indian Hills and currently being performed near Sawmill Heights
- Mills are not accepting lumber from the fuels management efforts. Fuels are being chipped or turned into firewood. Disposal of biomass continues to be an issue.
- The staff has been answering a lot of questions about Measure U. The Board is encouraged to send questions to the Fire Chief about Measure U.

- Chief Bailey is looking to set up a tour of the Caldor fire for himself, Community Risk Reduction Chief (CRRC) Jason Gibeaut, GM Staudenmayer, and two directors.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- Martis Valley Trail (MVT) segments 1B-2, 3A and 3B are under construction
- The Wildlife Viewing area is the current access to the trail. The current staging area is being used by two contractors. DE Martin is proposing that area being closed while two contractors are using the Wildlife Viewing Area for staging to ensure the safety of trail users. The US Army Corp would have to approve the closure proposal for it to be implemented.
- Schaffer’s Mill Well 3 experienced a critical failure due to a slipped fitting and 100,000 gallons flooded the building. The Martis Valley Water System is currently without that source. The system is expected to be out for months but is the least critical source in the system.
- UOM Ryan shared that Operations staff have been exercising valves, replaced a siphon line valve in the valley, had an injection pump repair at the generator in Schaffer’s Mill, SCADA work is ongoing, and the last performance review was performed.
- The Labor day dumpster site event was a success
- In addition to the proactive activities, Operations staff responded to homeowner calls, inspections and the Well 3 emergency.

10:33 A.M. RECESS – 10:44 AM – MEETING RESUMED IN CLOSED SESSION

10:44 A.M. – CLOSED SESSION

The Board adjourned to closed session pursuant to the following agenda items:

- Conference with Labor Negotiators Pursuant to Government Code §54957.6 – Agency designated representatives: Utilities Operations Manager Matt Ryan and General Manager Mike Staudenmayer. Employee organization: International Union of Operating Engineers, Stationary Local 39 – Discussion.
- Conference with Labor Negotiators Pursuant to Government Code §54957.6 – Agency designated representatives: Fire Chief Sean Bailey and General Manager Michael Staudenmayer. Employee organization: The Northstar Professional Firefighters’ Association IAFF Local 5107

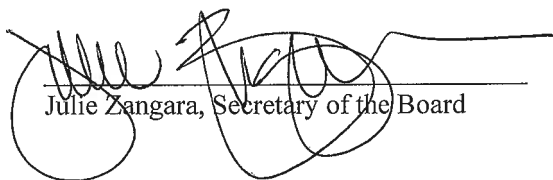
11:08 – END CLOSED SESSION

President Brown reported that staff was provided direction, but no action was taken during the closed session.

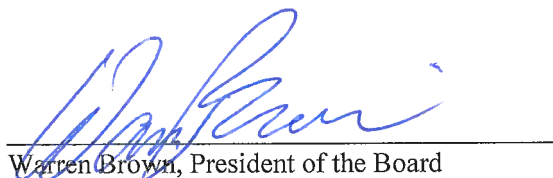
ADJOURNMENT:

The meeting adjourned at 11:09 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board