



# 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 FEBRUARY 16, 2022 – 9:00 A.M. ZOOM

President Brown called the meeting to order at 9:00 A.M. Wednesday, February 16, 2022. Roll call followed.

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

**DIRECTORS ABSENT:**      **None**

**STAFF PRESENT:**      **Zangara, Rosenthal, Ryan, Staudenmayer, Martin, Bailey, Goates, Gibeaut**

**OTHERS PRESENT**  
(via videoconference):      **Austin Cho, Jerusha Hall, John Jewett, Daniel Kassabian, Josh Rainone**

**PUBLIC COMMENT**  
There was no public comment.

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

- a. January 19, 2022 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

**Director Forni 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.

**MOUNTAINSIDE BUILDERS UPDATE**  
John Jewett provided the following update for Mountainside Builders:

- Closed the last lot at the Boulders. There is currently no remaining inventory.
- Anticipates future projects by Mountainside Builders in the Highlands area

**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:

- Preparing for President's Holiday Weekend
- Comstock Lift planning is moving forward
- Working to establish a more robust summer events calendar

**VILLAGE MASTER ASSOCIATION UPDATE**

Daniel Kassabian provided the following update for Village Master Association (VMA):

- The Village made the short-term rental permit exemption list
- The VMA looks forward to providing active feedback on the District’s proposed biomass facility

**NEW BUSINESS**

**INTRODUCTION OF PROPOSED ORDINANCE 38-22 – AMENDING ORDINANCE 35-19, AN ORDINANCE REGARDING WILDLAND FIRE PREVENTION AND DEFENSIBLE SPACE REQUIREMENTS**

Community Risk Reduction Chief (CRRC) Jason Gibeau provided the Board with an overview of the proposed changes to Wildland Fire Prevention and Defensible Space Requirements as outlined in the complete Board Meeting packet. The proposed changes would allow the Northstar Fire Department (NFD) the ability to pursue and require all land within District boundaries to meet certain prescription levels.

**Director Witherspoon moved to waive further reading of proposed Ordinance 38-22 Amending Ordinance 35-19, An Ordinance Regarding Wildland Fire Prevention and Defensible Space Requirements. Director Moll seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.**

**Director Ives moved to direct the District Secretary and General Counsel to prepare and publish a summary of Ordinance 38-22 Amending Ordinance 35-19, An Ordinance Regarding Wildland Fire Prevention and Defensible Space Requirements. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.**

**RESOLUTION 22-05 – RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT PURSUANT TO THE BROWN ACT**

Secretary of the Board (SOTB) Julie Zangara stated Resolution 22-05, Re-Authorizing Remote Teleconference Meetings of the Northstar Community Services District would extend the application of Resolution 22-01 for a period of thirty (30) days or until a subsequent resolution is passed.

**Director Moll moved to approve Resolution 22-05 Re-Authorizing Remote Teleconference Meetings of the Northstar Community Services District Pursuant to the Brown Act. Director Forni seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.**

**BIOMASS HEAT ENERGY PROJECT – BOILER SYSTEM ENGINEERING AGREEMENT**

District Engineer (DE) Eric Martin stated there are several elements under way for the biomass energy project, including environmental permitting. The environmental permitting document being drafted by Dudek requires a certain level of design to inform the document before going before Placer County as part of the conditional use permit process. To inform design, District staff and consultants must collaborate with the boiler system vendor. The District has selected Messersmith Manufacturing, Inc as the preferred biomass boiler system vendor for the project. District staff sought a proposal from Messersmith Manufacturing, Inc to provide boiler system design for the project. Messersmith’s proposed engineering concept payment totals \$77,250, the majority of the expense will be grant funded. This expense will be applied to the biomass boiler system equipment purchase should a purchase contract be pursued.

**Director Moll moved to approve the Biomass Heat Energy Project – Boiler System Engineering Agreement in the amount of \$77,250 . Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.**

## **NORTHSTAR ROADS REHABILITATION MODEL UPDATE PRESENTATION**

DE Martin provided the Board with an update on the District's Roads Rehabilitation Model. Measure E funds were reallocated to the District's Fuels Management Program (FMP) several years ago reducing available road rehabilitation funding. With the passage of Measure U, the District's FMP has a specific funding source and Measure E funding can be reallocated back to the road care program. The District's comprehensive road rehabilitation model has been updated to reflect the additional funding availability. The updated model contemplates a catch-up period in which roads that have exceeded their useful life cycles are front loaded over a two-year period. The catch-up project will be funded through internal borrowing against the District's capital reserves. An eight-year loan has been contemplated to this end. Basque Drive and Skidder Road rehabilitation would be schedule for summer of 2022, and Northstar Drive, Big Springs and Martis Landing areas in summer of 2023.

## **DIRECTOR REPORTS**

There was no update for this agenda item.

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

GM Staudenmayer provided the following report:

- DE Martin GM Staudenmayer presented on the biomass energy project at the homeowner's meetings for the Village Association and received great feedback and questions during the meetings.
- The Village associations do not have the ability to contract for more than a year with non CPUC regulated entities.
- Emissions are the prevailing concern of the District's biomass energy project. Staff is aggressively looking at mitigation to address this concern.
- DE Martin, Utility Operations Manager (UOM) Matt Ryan, and GM Staudenmayer will be traveling to the east coast to tour Messersmith Manufacturing, Inc installations.
- GM Staudenmayer is a part of a task force comprised of local entities that is working to address the disposal and utilization of biomass.
- The Nature Conservancy continues to move forward in analysis of a potential fire insurance pilot program and the District has been identified as a top candidate for the project.
- Another private insurance initiative has contacted representatives of Martis Camp and NPOA to potentially provide an additional insurance product.
- The District may be involved in the Life and Safety Inspections short-term rental (STR) owners will be required to attain as a part of the new permitting process approved by Placer County. There are approximately 550 STRs in the District exclusive of those in the Village at Northstar.

## **FIRE DEPARTMENT – BAILEY**

Fire Chief Sean Bailey provided the following report:

- The Tahoe Mountain Resort Foundation Grant will allow for 1.5 miles of fuels management work to be completed on Highlands View Road this summer. This area is outside of the Measure U funding area.
- The NFD has applied for a grant through Cal Fire for \$1.2M. If awarded, the grant would address areas also addressed by Measure U funding. This would help to alleviate pressure on the Measure U funding.

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

DE Martin and UOM Ryan provided the following report:

- Staff submitted an application under the US Forest Services Community Wood Energy Grant Program seeking \$1MM in funding for the biomass boiler system equipment purchase.
- An application for funding is being drafted under Cal Fire's new Wood Products and Bioenergy Grant Program.

- The Placer County Board of Supervisors awarded the District \$1MM in Tourism Master Plan Grant funding towards the trail.
- The Schaffer's Mill Well 3 insurance claim will be approved by the insurance adjuster at SDRMA.
- Staff is digesting a Martis Valley Water System sustainability draft report from the hydrogeologist. This will allow for staff to determine if there is a need for a redundant water source.
- There was a major water main break in Gold Bend. Operations staff was able to spring to action quickly and address the break efficiently.

**FINANCE AND ADMINISTRATION REPORT – 2<sup>ND</sup> QUARTER FINANCIALS - ROSENTHAL**

Director of Finance and Administration (DFA) Greg Rosenthal provided the following report:

- During the second quarter, exclusive of Reimbursable, Grant, and other Restricted activity, revenues and expenses were slightly more than budgeted.
- Approximately \$275K in Strike Team revenue earned in the current period will not be recorded until the subsequent period which will impact the remainder of the report.
- Strike Team revenue has a large impact on Fire salary and wages expense as it is used to offset labor costs.
- PRD and CSA revenue for the current period will also be recognized in the next reporting period.
- Revenue is understated in the report in the amount of approximately \$400K due to the previously mentioned revenue that will be recognized in a subsequent period.
- The District received the first teeter payment from Placer County which has allowed DFA Rosenthal to right-size budgeted expectations for property tax revenue, which were adjusted slightly downward in the reports.

DFA Rosenthal initiated conversation with the Board about a rising concern in relation to utilization of the Administrative Office Building's electric vehicle charging stations. Use of the four charging stations continues to increase.

GM Staudenmayer stated members of the community have voiced concerns about the charging stations being monopolized. The District does not have staff that can police the charging stations.


To encourage courtesy in use of the charging stations, the Board has agreed with staff's recommendation to add signage as a first step and understands that future involvement by the Board may be required if the issue persists.

**ADJOURNMENT:**

**The meeting adjourned at 10:41 A.M.**

Respectfully submitted,

  
 Julie Zangara, Secretary of the Board

  
 Michael Moll, Vice President of the Board