



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 AUGUST 17, 2022 – 9:00 A.M. 900 NORTHSTAR DRIVE

Vice President Moll called the meeting to order at 9:00 A.M. Wednesday, August 17, 2022. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Forni, Ives, Moll, Witherspoon

DIRECTORS ABSENT: Brown

STAFF PRESENT: Zangara, Rosenthal, Ryan, Staudenmayer, Martin, Gibeaut,

**OTHERS PRESENT
(via videoconference):** Austin Cho, Josh Rainone, Greg Aiken, Tim Fulton

PUBLIC COMMENT
There was no public comment.

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

- a. July 20, 2022 Regular Meeting Minutes
- b. Budget Adjustment 23.01
- c. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

MOUNTAINSIDE BUILDERS UPDATE
There was no update for this agenda item.

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE
Tim Fulton provided the following update for NPOA:

- Next board meeting is Friday, September 2
- Annual homeowners meeting is, Saturday, September 3 with a barbecue following
- Replastering project scheduled for the fall
- Greg Aiken new NPOA Design Review and Community Manager

NORTHSTAR CALIFORNIA/VAIL UPDATE

Jerusha Hall provided the following update to General Manager (GM) Staudenmayer for Northstar California/Vail:

- Amy Ohran, the new General Manager for Northstar California/Vail will attend the next District Board meeting
- Applications for employment are available on the website

- Continuing efforts to achieve 100% staffing
- Large fuel break project in south Martis Camp is nearing completion
- Comstock Lift concrete has been poured
- Following up on three potential employee housing opportunities
- The ribbon cutting and grand opening on Martis Valley Trail August 16th was a success

VILLAGE MASTER ASSOCIATION (VMA) UPDATE

There was no update for this agenda item.

NEW BUSINESS

APPROVAL FOR PURCHASE OF NEW HARBEN FLUSHER PUMP

Utilities Operations Manager (UOM) Matt Ryan stated the Harben Flusher is mounted on the back of the District's flusher truck and is the only method for flushing sewer lines in hard to reach areas such as back of property sewer easements. The current pump is no longer putting out the pressure needed to properly jet rod the sewer system. A rebuild of the pump would amount to only minimal savings over the purchase of a new pump.

Director Forni moved to approve Purchase of New Harben Flusher Pump. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: Brown. The motion carried.

APPROVAL TO ENTER INTO PURCHASE AGREEMENT WITH PALL CORPORATION

UOM Ryan stated the filtration modules for the skid mounted water treatment plant have exceeded their expected life and currently require additional backwash cycles demonstrating the need for replacement. Pall Corporation supplied a quote of \$178K in April 2022. Pall Corporation has been unable to update the quote and timeline for availability due to supply chain issues but has verbally confirmed the replacement will take place before July 1, 2023. UOM Ryan is requesting Board approval for \$180k plus a 15% contingency due to the supply chain issues for a total amount not to exceed \$207k. The project was considered as part of the District's Fiscal Year 2022-2023 Operating and Capital budget.

Director Witherspoon moved to approve Entering into a Purchase Agreement with Pall Corporation. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: Brown. The motion carried.

APPROVAL OF JOB DESCRIPTION AND SALARY RANGE FOR FIRE PREVENTION OFFICER

Community Risk Reduction Chief (CRRC) Jason Gibeaut stated the Fire Department is seeking Board approval for the job description and salary range for the position of Fire Prevention Officer. If approved, the Fire Prevention Officer position would be established and the Community Risk Reduction Chief position would be left vacant. The proposed Fire Prevention Officer position is a non-safety position and would not hold rank, nor would the position serve as a Division Chief.

Director Witherspoon moved to approve the Job Description and Salary Range for Fire Prevention Officer. Director Forni seconded; roll call was taken. Yes: Directors Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: Brown. The motion carried.

MARTIS VALLEY TRAIL SEGMENT 1B-2 – CONTRACT CHANGE ORDER #5

District Engineer (DE) Eric Martin stated the saturated subgrade conditions in Spring 2022 made for an unstable roadbed. NV5, the geotechnical engineering firm for the project, advised that the unstable areas be excavated from one-and-a-half to three feet deep, dried to optimum moisture content, replaced, and compacted. The additional work will result in a cumulative change in contract value greater than 15% of the original contract price which requires Board authorization. The project is grant funded.

Director Witherspoon moved to approve the Martis Valley Trail Segment 1B-2 – Contract Change Order #5. Director Forni seconded; roll call was taken. Yes: Directors Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: Brown. The motion carried.

MARTIS VALLEY TRAIL SEGMENTS 1B-2 AND 3A INSPECTION SERVICES

DE Martin stated with the extension of work from 2021 into 2022 on MVT Segments 1B-2 and 3A, an addendum to the contract for inspection services with PR Design and Engineering, Inc is before the Board for approval. An addendum of \$25K is requested to complete the work for the project. The project expenses are grant funded.

Director Witherspoon moved to approve the Martis Valley Trail Segments 1B-2 and 3A Inspection Services. Director Forni seconded; roll call was taken. Yes: Directors Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: Brown. The motion carried.

DIRECTOR REPORTS

- There was no update for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- The ribbon cutting for the trail organized by Placer County was a success and celebration of collective efforts to complete the project
- GM Staudenmayer and DE Martin spoke with Southwest Gas representatives about the biomass initiative
- Working with sub-committee of the Village Masters Association on the biomass project
- The Town of Truckee, Truckee Fire, and the Truckee Airport District organized a trip to the Quincy biomass facility and Crescent Mills wood utilization camp to further their understanding of biomass
- Staff discussed new emission control technology for the biomass plant
- The District is no longer pursuing an amendment to the California Senate Bill for the fire insurance initiative
- Met with representatives of Gold Bend Condominium Association to discuss solid waste issue and potential solutions

FIRE DEPARTMENT – GIBEAUT

CRRC Gibeaut provided the following report:

- Introduction/first reading of the California Fire Code is anticipated to be included at the next Board meeting
- The remaining curbside green waste will be picked up by the contractor in the foreseeable future
- Attended the Lake Tahoe Summit on behalf of the District and Fire Department

PUBLIC WORKS REPORT – MARTIN/RYAN

DE Martin and UOM Ryan provided the following report:

- NPOA is waiting on the vendor for repairs on the gate for the dumpster site
- DE Martin inquired about a date for a Special Meeting to award a contract for the Martis Valley Trail Parking Area. The Board agreed to September 6.
- Permitting plans have been received for MVT Segment 3F
- Biomass emissions technology demonstration was impressive, and staff is hopeful it will be a cost-effective solution
- Outreach for road construction and valve replacement projects has been improved and a system has been established for current and future projects
- Utilities Operations staff crack sealed the older section of the Martis Valley Trail in preparation for the grand opening
- Utilities Operations staff has been hosting staff barbecues on Thursdays for all departments

FINANCE AND ADMINISTRATION REPORT – 4th QUARTER FINANCIALS - ROSENTHAL

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

- DFA Rosenthal introduced the new Accounting Manager, Cheryl Plexico, to the Board
- DFA Rosenthal shared that Administrative Customer Service Specialist, Lauren Swanson, provided great support in establishing a communication to better serve the community and support staff on road construction and other projects.
- DFA Rosenthal shared the following highlights on the 4th Quarter Financials:
 - The District is awaiting the final teeter payment from Placer County
 - The reported numbers in the 4th Quarter Financials reflect the known numbers
 - Approximately \$140K in revenue was recorded in June, after the quarterly reports were generated
 - Fire Operations and Fire Capital revenue was approximately \$270K over year-to-date (YTD) budget due to strike team revenue being greater than anticipated
 - Non-Operating revenue was approximately \$108k under YTD budget due to poor investment performance
 - Expenditures on utilities were over YTD budget mostly due to the expense of electricity
 - Reimbursable expenses are \$1.8MM under YTD budget due mostly to the timing of Reimbursable project activity for the Trails fund

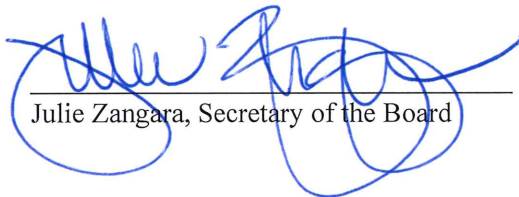
Director Witherspoon inquired about the progress of the investigation into solar power for District facilities.

GM Staudenmayer stated that current research has determined it is currently fiscally inefficient to invest in solar power systems on District facilities. District staff is pursuing other potential solutions to convert the District to solar power to compliment the District’s sustainability goals.

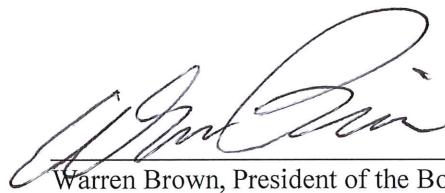
ADJOURNMENT:

The meeting adjourned at 10:36 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board