



# N.C.S.D.

Northstar Community Services District  
900 Northstar Drive, Truckee, CA 96161  
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

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

## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS SEPTEMBER 6, 2022 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Tuesday, September 6, 2022. The Pledge of Allegiance and roll call followed.

**DIRECTORS PRESENT**      **Brown, Forni, Ives**

**DIRECTORS ABSENT:**      **Moll, Witherspoon**

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

**OTHERS PRESENT**  
**(via videoconference):**      **None**

### **PUBLIC COMMENT**

General Manager (GM) Mike Staudenmayer announced District Engineer (DE) Eric Martin's promotion to Director of Public Works beginning September 10, 2022.

### **NEW BUSINESS**

#### **TH1 WELL EMERGENCY MOTOR REPAIR AND BUDGET ADJUSTMENT 23.03**

Utilities Operations Manager (UOM) Matt Ryan stated the TH1 well, located in Martis Valley, stopped pumping water in late August. The on-call electrical services technician tested the submersible pump to diagnose the issue. It was determined the motor that drives the well pump required replacement. UOM Ryan is requesting approval by the Board for an amount not to exceed \$50,000 and a Water Capital budget adjustment in the same amount.

President Brown inquired about the contemplation of the requested replacement in the Capital Improvement Plan (CIP).

DE Martin stated the CIP contemplates a useful life of equipment, but not a failure of the equipment. There are adequate Water Capital reserves for the replacement.

**Director Forni moved to approve the TH1 Well Emergency Motor Repair and Budget Adjustment 23.03. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, and Ives. Noes: None. Absent: Moll and Witherspoon. The motion carried.**

#### **ADMINISTRATION BUILDING VEHICLE CHARGING PACKAGE**

GM Staudenmayer stated the District initially installed four vehicle chargers when the Administration and Engineering Building was originally constructed. A Tahoe Mountain Resorts Foundation (TMRF) grant awarded in 2017 provided \$5,000 to allow charger use free of charge. The chargers are not commercial grade and over the course of the 2022 summer, three out of four chargers have failed. Staff is proposing the District replace the current chargers with commercial grade, smart-grid chargers which would allow revenue and energy use analytics to be collected.

Director Ives inquired about how other locations assess charges for electrical vehicle (EV) charging stations.

GM Staudenmayer stated that consumers are charged based on the speed of the charge they select at the EV charging stations. There are three different levels for charging.

A member of the public who identified themselves as a homeowner at Silver Strike Condominiums joined the meeting to issue public comment. The homeowner expressed concern over the availability of the charging stations to homeowners when District and Northstar California/Vail employees are allowed to use them despite the vehicles being at a full charge.

President Brown stated the comments would be taken into consideration.

DE Martin stated the District had received quotes from three different EV charging system providers. Through product demonstrations and review of quotations, Enel-X's proposed smart charger system was selected as the best balance of cost and functionality. Staff is seeking approval for the purchase of the Enel-X charger system including three years of commercial software subscription in the amount of \$9,662.40. The cost was budgeted as an administrative fund capital project for Fiscal Year (FY) 2022-2023.

**Director Ives moved to approve the Administration Building Vehicle Charging Package. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Ives. Noes: None. Absent: Moll and Witherspoon. The motion carried.**

#### **MARTIS VALLEY TRAIL PARKING AREA AWARD OF BID**

DE Martin stated the bids received resulted in one contractor, Ruppert, Inc., bidding under the engineer's estimate for the project. The project includes interface with Highway 267 and public restrooms. The bid is within budget and staff is requesting the Board award the bid to Ruppert, Inc. for a total of \$1,478,188.47. The project is to be grant funded and is included in the budget for FY 2022-2023.

**Director Ives moved to approve the Martis Valley Trail Parking Area Award of Bid. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Ives. Noes: None. Absent: Moll and Witherspoon. The motion carried.**

#### **MARTIS VALLEY TRAIL PARKING AREA – CONSTRUCTION INSPECTION SERVICES**

DE Martin stated the Construction Inspection Services, Special Inspection and Materials Testing Services, Archaeological Monitoring Services, and Washoe Tribe Monitoring Services are required in order to complete the MVT Parking Area project. If approved, Construction Inspection Services will be provided by PR Design.

Director Forni inquired about the difference between Construction Inspection Services and Special Inspection and Materials Testing Services.

DE Martin stated Construction Inspection Services primarily deal with quality control and day to day aspects of the project while Special Inspection and Materials Services deal more specifically with the materials incorporated into the project. DE Martin is seeking Board approval for Construction Inspection Services in the amount of \$57,760.

**Director Ives moved to approve the Martis Valley Trail Parking Area – Construction Inspection Services. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, and Ives. Noes: None. Absent: Moll and Witherspoon. The motion carried.**

**MARTIS VALLEY TRAIL PARKING AREA – SPECIAL INSPECTION AND MATERIALS TESTING SERVICES**

DE Martin stated staff is seeking Board approval for Special Inspection and Materials Testing Services in the amount of \$28,337.88.

**Director Forni moved to approve the Martis Valley Trail Parking Area – Special Inspection and Material Testing Services. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, and Ives. Noes: None. Absent: Moll and Witherspoon. The motion carried.**

**MARTIS VALLEY TRAIL PARKING AREA – ARCHAEOLOGICAL MONITORING SERVICES**

DE Martin stated the Archaeological Monitoring Services for the Martis Valley Trail Parking Area are a requirement of the mitigation measures for the project. The Archaeological Monitoring Services will ensure compliance with the Environmental Assessment and Historic Properties Treatment Plan. Staff is seeking approval for the monitoring services in the amount of \$76,729.

**Director Forni moved to approve the Martis Valley Trail Parking Area – Archaeological Monitoring Services. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, and Ives. Noes: None. Absent: Moll and Witherspoon. The motion carried.**

**MARTIS VALLEY TRAIL PARKING AREA – WASHOE TRIBE MONITORING SERVICES**

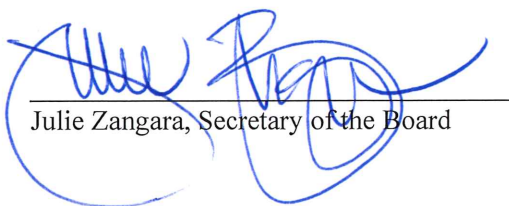
DE Martin stated any grading activities for the project require a Washoe Tribe monitor to ensure compliance with the Environmental Assessment and Historic Properties Treatment Plan. Staff is seeking approval for the Washoe Tribe monitoring services in the amount of \$66,000 for twelve weeks of construction at an average of \$5,500 per week.

**Director Ives moved to approve the Martis Valley Trail Parking Area – Washoe Tribe Monitoring Services. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Ives. Noes: None. Absent: Moll and Witherspoon. The motion carried.**

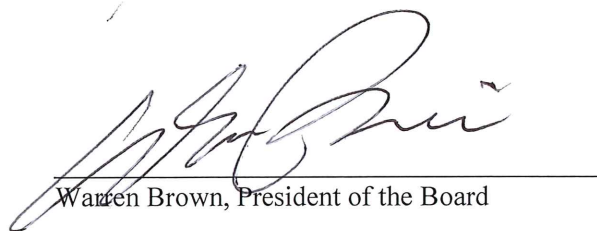
**ADJOURNMENT:**

**The meeting adjourned at 9:36 A.M.**

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board