



# 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 21, 2022 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, September 21, 2022. The Pledge of Allegiance and roll call followed.

**DIRECTORS PRESENT**      **Brown, Forni, Moll**

**DIRECTORS ABSENT:**      **Ives, Witherspoon**

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

**OTHERS PRESENT**  
(via videoconference):      **Austin Cho, Josh Rainone, Tim Fulton, John Jewett**

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

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

- a. August 17, 2022 Regular Meeting Minutes
- b. September 6, 2022 Special Meeting Minutes
- c. Budget Adjustment 23.04
- d. Budget Adjustment 23.05
- e. Budget Adjustment 23.06
- f. Budget Adjustment 23.07
- g. Budget Adjustment 23.08
- h. Approval of Claims and Demands – Paid and Unpaid

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

### 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:

- Annual NPOA Meeting was held over Labor Day Weekend
- Next meeting will be October 15<sup>th</sup>
- Pool-plastering project is ongoing but will complete soon

**NORTHSTAR CALIFORNIA/VAIL UPDATE**  
There was no update for this agenda item.

## **VILLAGE MASTER ASSOCIATION (VMA) UPDATE**

There was no update for this agenda item.

## **NEW BUSINESS**

### **SELECTION OF AN ALTERNATE SPECIAL DISTRICT REPRESENTATIVE ON LAFCO**

General Manager (GM) Mike Staudenmayer stated the item before the Board is a vote for an Alternate Special District Representative on LAFCO to replace the seat vacated by Rick Stephens appointment to the regular seat. A brief discussion about the qualification of the candidates ensued. The Board agreed to vote for William Kahrl as the Alternate Special District Representative on LAFCO.

**Director Moll moved to approve the selection of William Kahrl as An Alternate Special District Representative on LAFCO. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Moll. Noes: None. Absent: Ives and Witherspoon. The motion carried.**

### **NORTHSTAR/MARTIS VALLEY WATER SYSTEMS EMERGENCY INERTIE PRV PROJECT**

Director of Public Works (DPW) Eric Martin stated that when opened, the current emergency intertie between the Northstar and Martis Valley Water Systems over-pressurizes the downstream piping in the Martis Valley Water System. The proposal before the Board contemplates installation of a Pressure Reducing Valve (PRV) and a meter, should the emergency intertie between the two systems be opened for any duration of the time. The installation of the meter would allow for charges to be appropriately assessed between water funds. Staff is seeking Board approval for \$144,007 for the Emergency Intertie PRV Project.

**Director Moll moved to approve Northstar/Martis Valley Water Systems Emergency Intertie PRV Project. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Moll. Noes: None. Absent: Ives and Witherspoon. The motion carried.**

### **RESOLUTION 22-22 ACCEPTING OFFER OF DEDICATION OF WATER FACILITIES – SCHAFFER’S MILL PHASE 3D**

DPW Martin stated the Schaffer’s Mill Phase 3D project and water infrastructure have been completed. As a requirement of the Facilities Agreement for the project, Schaffer’s Mill is now offering irrevocable dedication of the water facilities for Schaffer’s Mill Phase 3D.

**Director Moll moved to Resolution 22-22 Accepting Offer of Dedication of Water Facilities – Schaffer’s Mill Phase 3D. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Moll. Noes: None. Absent: Ives and Witherspoon. The motion carried.**

### **900 NORTHSTAR DRIVE BUILDING DEMOLITION**

DPW Martin stated staff is proposing demolition of the former administrative building located at 908 Northstar Drive in preparation for the anticipated biomass facility to be located at the site. Ruppert, Inc. provided a bid for the project under the \$25,000 threshold that would require the District to go to public bid. Staff is seeking approval of the agreement with Ruppert, Inc. for the demolition of the former administration building in the amount of \$24,500.

**Director Forni moved to approve the 900 Northstar Drive Building Demolition. Director Moll seconded; roll call was taken. Yes: Directors Brown, Forni, and Moll. Noes: None. Absent: Ives and Witherspoon. The motion carried.**

### **RESOLUTION 22-23 “A RESOLUTION SETTING FORTH FINDINGS TO AMEND 2022 CALIFORNIA FIRE CODE ADOPTION“**

District Counsel Austin Cho stated Resolution 22-23 puts forth the factual findings the Board makes to justify modifying the California Fire Code in its adoption, and to adopt standards that are more stringent



than the state has adopted. The findings must be based on the local climatic, geological, and topographical aspects of the area that make it unique.

Community Risk Reduction Chief (CRRC) Jason Gibeaut reviewed characteristics of the area that are addressed in the Resolution.

**Director Forni moved to approve Resolution 22-23 “A Resolution Setting Forth Findings to Amend 2022 California Fire Code Adoption.” Director Moll seconded; roll call was taken. Yes: Directors Brown, Forni, and Moll. Noes: None. Absent: Ives and Witherspoon. The motion carried.**

**INTRODUCTION OF PROPOSED ORDINANCE 39-22 – AN ORDINANCE AMENDING AND ADOPTING THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS), PART 9 (2022 CALIFORNIA FIRE CODE) AND APPENDICES; AND REPEALING ORDINANCE NO. 36-19 OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT AND ALL OTHER ORDINANCES AND PART OF ORDINANCES IN CONFLICT THEREWITH**

CRRC Gibeaut stated the inclusions in draft Ordinance 39-22 implement the rules the Northstar Fire Department (NFD) enforces. The item before the Board is the introduction of Ordinance 39-22. District Counsel Cho reviewed the process for ordinance introduction with the Board. CRRC recommended a change in the Ordinance to the Board. CRRC Gibeaut stated it would be in the District’s best interest to remove section 308.1.4. NFD staff would be unduly burdened by having to enforce this section of the Ordinance and suggests that local homeowner’s associations assume the responsibility via their own bylaws. The Board agreed with the recommendation.

**Director Moll moved to waive the reading of Proposed Ordinance 39-22 and directed District counsel to prepare a summary of the Ordinance for publication. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Moll. Noes: None. Absent: Ives and Witherspoon. The motion carried.**

**APPROVAL TO APPOINT JASON GIBEAUT AS REPRESENTATIVE OF NORTHSTAR COMMUNITY SERVICES DISTRICT TO THE FAIRA BOARD**

Fire Chief Sean Bailey stated he has held the position of Representative of Northstar Community Service District on the FAIRA Board since becoming Fire Chief. The previous Fire Chief, Mark Shadowens, also held the same position prior to his retirement. The informational benefit realized by representing the District on the FAIRA Board has been invaluable. The commitment is for three meetings each year with any expense for travel covered by the FAIRA Board.

**Director Moll moved to approve Appointing Jason Gibeaut as Representative of Northstar Community Services District to the FAIRA Board. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Moll. Noes: None. Absent: Ives and Witherspoon. The motion carried.**

**AWARD OF “READY SET GO“ GRANT**

Chief Bailey stated Forester Joe Barron applied for a \$10K grant through Ready, Set, Go! To assist in funding of fuels management work within the Wildfire Prevention Zone boundaries. The NFD was successful in receiving the grant. In order to receive the grant, the contract had to be signed by September 13, 22, and after review, Chief Bailey made the decision to sign the contract prior to presentation to the Board. The funds awarded via the Ready, Set, Go! Grant will be used to accomplish forest fuels reduction work. The Board indicated their support for the grant.

**DIRECTOR REPORTS**

There was no update for this agenda item.

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

GM Staudenmayer provided the following report:

- The September board meeting is Chief Bailey's final meeting prior to his retirement. Chief Bailey's last day with District is September 30, 2022.
- GM Staudenmayer commended Chief Bailey for his contributions to the District over the last 26 years
- Biomass project efforts are focusing on specific emission control technologies
- GM Staudenmayer gave a presentation to several California and Nevada ski resorts on biomass utilization at the request of the Tahoe Fund
- Met with Tahoe Truckee Community Foundation to discuss funding opportunities for the biomass energy system
- Sierra Nevada Conservancy and other interested parties have indicated interest in having an interpretive element included in the biomass facility to promote public interest and education
- GM Staudenmayer and CRRC Gibeaut toured areas affected by the Caldor Fire
- Working with The Nature Conservancy and District Counsel on the fire insurance initiative
- Gold Bend Condominiums HOA will vote on the option of removing dumpsters and having them relocated to the Dumpster site at their next meeting
- District staff is reviewing Laserfiche document management system to streamline District document storage and address records retention in a more efficient manner

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

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

- DPW Martin stated the road reconstruction project in Basque and Skidder areas is going very well despite smoke and weather delays.
- The Martis Valley Trail (MVT) Parking Area project has commenced.
- IT/GIS Coordinator Steve Goates and Nims Associates consultant Aaron Dinette completed the District's switch replacement project.
- The Board approved new charging stations for the District at the September Special Board Meeting. The vendor selected was unable to deliver the charging stations in a timely manner. District staff made the decision to contract with EV Range over Enel X for the charging system. The cost for the system is slightly less, and installation is scheduled for September 21, 2022. In addition to the cost being less, EV Range found and applied for a grant through Liberty Utilities to additionally lower the cost. EV Range is the same vendor used by Northstar California/Vail.
- UOM Ryan indicated his appreciation for IT/GIS Coordinator Goates and Aaron Dinette for prioritizing SCADA as a part of the switch replacement project.
- The Harben Flusher Pump approved by the Board at the August Regular Meeting has been received and installed.
- The MVT is seeing a great deal of use. Utilities Operations staff has had to address some encampments that occurred along the MVT.

## **FIRE DEPARTMENT – BAILEY**

Chief Bailey provided the following report:

- Chief Bailey shared his appreciation for the Board, the District, and individual staff members.
- Chief Bailey communicated his confidence in CRRC Gibeaut as he moves into the position of Chief for the NFD

## **CLOSED SESSION – 10:19 A.M.**

The Board adjourned to closed session regarding the following:

- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation – Position Title: General Manager


## **REGULAR MEETING RESUMED – 10:57 A.M.**

President Brown reported that there was no action taken during Closed Session.

**ADJOURNMENT:**

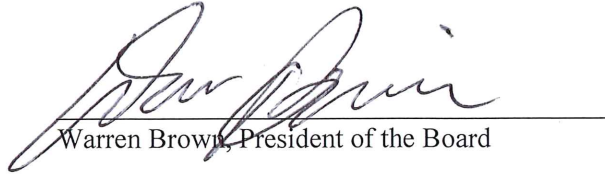
**The meeting adjourned at 10:58 A.M.**

Respectfully submitted,



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Julie Zangara, Secretary of the Board



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Warren Brown, President of the Board