



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 OCTOBER 19, 2022 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, October 19, 2022. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Moll, Witherspoon

DIRECTORS ABSENT: None

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

OTHERS PRESENT
(via videoconference): Austin Cho, Josh Rainone, Doug Nelson, Colette Findley, Greg Aiken, Susan Safipour

PUBLIC COMMENT

There was no public comment.

9:02 A.M. PRESIDENT BROWN CALLED THE PUBLIC HEARING TO ORDER

Fire Chief Jason Gibeaut stated at the Northstar Community Services District (NCSD) Regular September Board Meeting, a draft Ordinance 39-22, adopting and amending the 2022 Edition of the California Building Standards Code and Fire code was introduced, read and approved by the Board. Ordinance 39-22 is now before the Board for adoption.

PUBLIC HEARING TO ADOPT THE UPDATED NORTHSTAR COMMUNITY SERVICES ORDINANCE NO. 39-22, AN ORDINANCE ADOPTING AND AMENDING 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 PARTS OF ORDINANCES IN CONFLICT HEREWITH.

There was no public comment during the hearing.

9:09 A.M. PRESIDENT BROWN CLOSED THE PUBLIC HEARING

Director Moll moved to adopt the updated Northstar Community Services Ordinance No. 39-22, An Ordinance Adopting and Amending 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 Parts of Ordinances in Conflict Herewith, directed legal counsel to draft a summary, and Chief Gibeaut to send the draft to Placer County for ratification. Director Ives seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

CONSENT CALENDAR

Director Forni moved to approve the following consent calendar items:

- a. September 21, 2022 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

Director of Public Works (DPW) Eric Martin provided the following update from Jerusha Hall:

- Northstar's 50th Anniversary will be celebrated this season in the Village and on the Mountain
- New Building R restaurant location is on track for a December 1st opening
- Vail operated Village retail locations are open Friday-Sunday until the Mountain opens, Burton is open five days a week (Thursday – Sunday)
- Mountain operations for the summer have ended and the operations team is working to transition from summer to winter
- 10 acres of dense lodge pole stands were thinned adjacent to Martis Creek and above Martis Camp to meet Habitat Management Plan compliance
- Comstock Lift Replacement:
 - All earthwork and revegetation are complete
 - Constructing mechanical building at bottom building
 - Top terminal is about 90% complete, bottom terminal is about 75% complete
 - Focus is on electrical work at top and bottom terminals

NEW BUSINESS

GOLD BEND CONDOMINIUM ASSOCIATION DUMPSTER SERVICE AGREEMENT

General Manager (GM) Mike Staudenmayer stated District staff had met with Colette Findley, a Gold Bend Condominium board member, to address concerns with dumpsters on Gold Bend Association (GBA) property within the Gold Bend community. The GBA dumpsters are overwhelmed with refuse from external sources and have been problematic for wildlife and unsightly overflow. The GBA and District staff are proposing removal of on-premises dumpsters for increased capacity at the community Dumpster and Recycling site. District staff recommends the Board approve a one-year trial period to test the change in service.

Colette Findley stated that the GBA board had discussed the proposed change to service in town hall meetings with owners in the community and would be voting on the proposed contract in an upcoming board meeting.

Director Moll moved to approve the Gold Bend Condominium Association Dumpster Service Agreement. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

APPROVAL FOR PAINTING FOR NORTHSTAR FIRE DEPARTMENT STATION 31

Chief Gibeaut stated the exterior of Station 31 requires painting prior to the winter season. Chief Gibeaut received an estimate from Kelly Brothers Painting in the amount of \$7,560. Chief Gibeaut is seeking approval by the Board.

Director Forni moved to approve Painting for Northstar Fire Department Station 31. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

MARTIS VALLEY TRAIL PARKING AREA – RESTROOM PURCHASE

Director of Public Works (DPW) Eric Martin stated composting restrooms were originally specified for the project by the design team, however, the Army Corps is requiring that standard vault toilets be installed. Specifications were provided by the Army Corps, and staff sought a proposal for procurement. The installation of the vault toilets will result in reduced cost for the project. By acquiring the vault toilets directly, rather than through the general contractor, the District will save approximately \$12,000 . In addition, savings of more than \$100,000 will be experienced over the composting restrooms originally specified for the project. The restrooms are to be grant funded.

Director Witherspoon moved approve Martis Valle Trail Parking Area – Restroom Purchase. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

PLACER COUNTY AGREEMENT – TRAIL MAINTENANCE IN THE MARTIS VALLEY AND NORTHSTAR COMMUNITIES

DPW Martin stated that a Trail Maintenance Services Agreement with Placer County has been drafted for District staff to provide certain maintenance services on the newly constructed segments of the Martis Valley Trail. If approved, the District will bill the Placer County for actual work performed up to a cap of \$31,640 per year. The contract term is three years. Placer County will contract separately to service restroom facilities.

Director Witherspoon moved to approve Placer County Agreement – Trail Maintenance in the Martis Valley and Northstar Communities. Director Moll seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

MARTIS CAMP PARK COMMON AREA WATER FACILITIES EASEMENT

DPW Martin stated the Martis Camp Park Common Area included a new water service to a utility shed constructed adjacent to the pickleball courts. The developer has drafted a water facilities easement to house the District’s side of the water service.

Director Witherspoon moved to approve Martis Camp Park Common Area Water Facilities Easement. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

RESOLUTION 22-24 ACCEPTING OFFER OF DEDICATION OF WATER FACILITIES – MARTIS CAMP PARK COMMON AREA

DPW Martin stated with completion of the Martis Camp Park Common Area Project, District staff seeks Board approval for dedication of water facilities for the District to own and maintain.

Director Witherspoon moved to approve Resolution 22-24 Accepting Offer of Dedication of Water Facilities – Martis Camp Park Common Area. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

RESOLUTION 22-25 FOR FUNDING FROM SIERRA NEVADA CONSERVANCY WILDFIRE RECOVERY AND FOREST RESILIENCE GRANT PROGRAM – BIOMASS ENERGY

DPW Martin stated staff is currently drafting an application for funding through the Sierra Nevada Conservancy Wildfire Recovery and Forest Resilience Grant Program for the Biomass Energy Project. Should the Board wish to proceed with submitting an application, both a support letter and application resolution have been drafted for the Board’s consideration which will be included with the application.

Director Witherspoon moved to approve Resolution 22-25 for Funding From Sierra Nevada Conservancy Wildfire Recovery and Forest Resilience Grant Program – Biomass Energy and letter of support. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

RESOLUTION 22-26 FOR FUNDING FROM SIERRA NEVADA CONSERVANCY WILDFIRE RECOVERY AND FOREST RESILIENCE GRANT PROGRAM – FUELS TREATMENT

DPW Martin stated in addition to the funding sought via Resolution 22-25, staff is seeking approval to apply for funding from the Sierra Nevada Conservancy Wildfire Recovery and Forest Resilience Grant Program specifically for fuels treatment.

Director Ives moved to approve Resolution 22-26 for Funding From Sierra Nevada Conservancy Wildfire Recovery and Forest Resilience Grant Program – Fuels Treatment. Director Moll seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

LAHONTAN WELLS GENERATOR REPLACEMENT DESIGN SERVICES

DPW Martin stated that in December 2021 a power interruption was experienced District wide, and the generator servicing the Lahontan Wells failed to carry the well pumping loads. District staff and professional contractors/consultants tested and trouble shot the system and determined the generator’s power output is no longer able to meet designed operating loads. Staff sought a proposal from Farr West Engineering to provide design and sizing of a replacement generator for Lahontan Wells.

Director Ives moved to approve Lahontan Wells Generator Replacement Design Services. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

NORTHSTAR CSD 2022 HOLIDAY PARTY AND BUDGET ADJUSTMENT 23.09

Human Resources Administrator (HRA) Julie Zangara stated with the impacts of the COVID-19 pandemic easing, the District has the opportunity to host a holiday party for the first time since 2019. The holiday party rotates between Reno and Truckee venues every two years. Staff is seeking approval for the 2022 Holiday Party to be held at the Alpine Club in the Northstar Village. In addition to approval of the event, staff is seeking approval for Budget Adjustment 23.09 in the amount of \$2,446.

Director Forni moved to approve the Northstar CSD 2022 Holiday Party and Budget Adjustment 23.09. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, Moll, and Witherspoon. Noes: None. Abstain: Brown. Absent: None. The motion carried.

DIRECTOR REPORTS

Director Witherspoon stated he attended the Climate Transformation Alliance quarterly meeting and alerted staff to a grant opportunity to assess greenhouse gas emissions available for District staff to pursue.

GENERAL MANAGER’S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- The biomass project is moving from the design phase into permitting
- Met with the Tahoe Basin Biomass Task Force

- District staff was notified the Northstar Village HOA had received notice their insurance would be dropped at the end of the month.
- GM Staudenmayer spoke with multiple insurance brokers to discuss the challenges the community at large is facing with procuring or maintaining insurance.

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Met with all NFD staff to share the vision, and exchange ideas and thoughts about the direction of the department
- Held a pinning ceremony for staff that had been promoted or hired
- Fire personnel was able to perform training exercises on the former administration building
- The burn ban will remain in effect until there is significant precipitation

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- DPW Martin stated road reconstruction in the Basque Drive area is nearing completion
- Construction of the MVT parking area is nearing completion, with the exception of the restrooms
- Initiating project for the PRV on the inertie between Northstar and Martis Valley water systems
- Schaffer’s Mill Low Flow Pumps replacement project will take place over the winter
- Operations staff are transitioning from summer to winter operations

CLOSED SESSION – 10:06 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

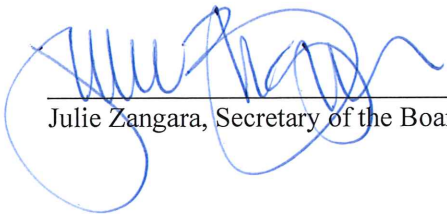
REGULAR MEETING RESUMED – 10:39 A.M.

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


ADJOURNMENT:

The meeting adjourned at 10:40 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board