



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 NOVEMBER 16, 2022 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, November 16, 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, Doug Nelson, Jerusha Hall

PUBLIC COMMENT
There was no public comment.

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

- a. October 19, 2022 Regular Meeting Minutes
- b. Budget Adjustment 23.10
- c. 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

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:

- Work continues towards the goal of getting the Comstock Lift opened
- The recent storm assisted in providing the best opening package for Northstar
- The Village will be up and running by Thanksgiving
- Secured additional employee housing for the winter which will help achieve staffing goals
- Northstar California/Vail GM Amy Ohran will attend a future District Board Meeting

NEW BUSINESS

GEI MARTIS VALLEY GROUNDWATER BASIN ANNUAL REPORT COST SHARE

General Manager (GM) Mike Staudenmayer stated the District collaborates with Truckee Donner PUD and Placer County Water Agency on the Annual Groundwater Report. The District and the Groundwater Management Plan (GMP) partners use GEI to compile the report and sought a proposal for the next annual report. The total proposal is \$21,500 to be split equally between the GMP partners if approved by the Board. The District share of the cost would be \$7,166.67.

Director Witherspoon moved to approve the GEI Martis Valley Groundwater Basin Annual Report Cost Share. 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 SEGMENT 1B-2 – NOTICE OF COMPLETION

Director of Public Works (DPW) Eric Martin stated the Notice of Completion is a procedural requirement marking the formal completion date and requires Board authorization to process.

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

908 NORTHSTAR DRIVE BUILDING DEMOLITION – NOTICE OF COMPLETION

There was no discussion for this agenda item.

Director Ives moved approve 908 Northstar Drive Building Demolition – Notice of Completion. Director Moll seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

RESOLUTION 22-27 – APPROVING THE DEPARTMENT OF FORESTRY AND FIRE PROTECTION VOLUNTEER FIRE CAPACITY GRANT AGREEMENT

Fire Chief Jason Gibeaut stated the Northstar Fire Department (NFD) is seeking Board approval to enter into a grant agreement with the Department of Forestry and Fire Protection that will allow the NFD to purchase new turnouts. The NFD's current turnouts have exceeded their usable life.

Director Moll moved to approve Resolution 22-27 – Approving the Department of Forestry and Fire Protection Volunteer Fire Capacity Grant Agreement. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Moll, and Witherspoon. Noes: None. Absent: None. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Held calls with insurance industry representatives from SDRMA and the broker for several Village condominium buildings.
- Engaged with a startup company that has designed AI technology to incorporate home hardening into the underwriting methodology of reinsurance carriers.
- Progress on the biomass project continues:
 - Working on securing funding
 - Plan to deal with the biomass byproduct
 - Finalizing financial modeling
 - Gathering data to set energy pricing

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- The burn ban was lifted throughout the Northstar, Tahoe Basin and Truckee area
- Fuels Management grant and Measure U work will continue as weather allows
- Meeting with personnel/shifts to perform a SWOT analysis to identify strengths, weaknesses, opportunities and threats to assist in development of a strategic plan for the NFD
- Provided the Measure U committee with an update of current work being performed

District Counsel Austin Cho stated to the Board that as a requirement of Measure U, an annual report will be supplied at the beginning of each year detailing the funds that were collected and expended, and the status of ongoing projects funded under the measure.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- DPW Martin stated construction season is coming to a close
- The roads rehabilitation project was completed before weather impacts
- Grant applications were submitted to support the biomass project with Sierra Nevada Conservancy and Cal Fire
- A Tourism Master Plan grant application has been submitted for the Martis Valley Trail to support Segment 3F between the parking lots and the Village
- Utilities Operations staff has transitioned from summer operations to winter operations

FINANCE AND ADMINISTRATION REPORT – 1ST QUARTER FINANCIALS – ROSENTHAL

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

1st Quarter Financial highlights:

- Two revenue categories, Non-operating and Reimbursable & Grant Revenue, were mistakenly categorized in the written report as being under budget but were over budget. The result of this correction is that three of four revenue categories were over budget.
- Property Tax revenue is not known in totality until the end of the year. Assumptions for the first quarter have been based on analysis of available tax roll data and these assumptions will be further refined when the first teeter payment (in a series of three) is received in January.
- The District has approximately \$7.5MM in unrestricted funds and \$21.6MM in restricted funds.
- Resolution 22-21 allowed for internal borrowing in an amount up to \$2.35MM for Roads Capital Reserves from Sewer Capital Reserves. Due to lower-than-anticipated project costs and additional contributions, Roads Capital Reserves only required borrowing of \$1MM to complete the roads rehabilitation project.

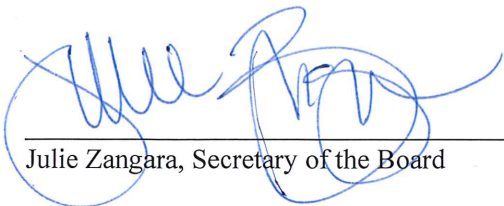
Other items:

- The District’s annual audit is scheduled to be presented to the Board each December. This year, there is a slight chance the presentation will be made in December but it will likely not occur until the January 2023 meeting.

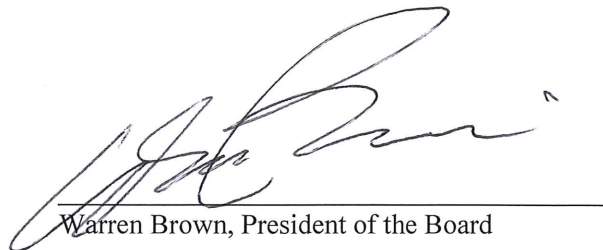
ADJOURNMENT:

The meeting adjourned at 9:53 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board