



N.C.S.D

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

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

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS JULY 19, 2023 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, July 19, 2023. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Witherspoon

DIRECTORS ABSENT: None

STAFF PRESENT: Zangara, Rosenthal, Barron, Staudenmayer, Martin, Gibeaut, Swanson

**OTHERS PRESENT
(via videoconference):** Austin Cho, Jerusha Hall, Tim Fulton, Greg Aiken, Brad Neal

PUBLIC COMMENT
There was no public comment.

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

- a. June 21, 2023 Regular Meeting Minutes
- b. Budget Adjustment 24.01
- c. Northstar/Martis Valley Water Systems Inertie PRV Project – Notice of Completion
- d. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR CALIFORNIA/VAIL UPDATE

Jerusha Hall provided the following update for Northstar California/Vail:

- Mountain Bike Park has been doing well and numbers are increasing as the park fully opens
- Working on Labor and Operations Budgeting

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following update for NPOA:

- There was a short window to prepare for summer operations
- Pickleball courts and tennis courts required extra effort to prepare for Memorial Day opening
- New Director of Tennis and Pickleball providing lessons and clinics at NPOA
- Bear Paw Provisions open five days a week, closed on Tuesdays and Wednesdays
- Working on the 2024 NPOA budget

NEW BUSINESS

FUELS MANAGEMENT WORK COMPLETED IN 2023 AND EXPECTED FOR 2024

Forester Joe Barron provided the Board with a presentation about the fuels management work completed in 2023 and reviewed the focus areas for 2024.

REPAIRS FOR ENGINE 31, BRUSH 31 AND TRUCK 31

Fire Chief Jason Gibeaut stated Engine 31 (E-31) is the first apparatus to respond to emergencies both within and outside the District. Truck 31 (T-31) accompanies E-31 on all structure fire alarms. Brush 31 responds (B-31) to all wildland fire alarms. It is critical for the welfare of the District for each of the apparatus to remain in service. Chief Gibeaut stated that in addition to routine maintenance, repairs are required for each of the apparatus in excess of \$5,000. Chief Gibeaut is seeking approval for Siddons-Martin to perform the required maintenance and repairs not to exceed \$60,000.

Director Forni moved to approve the Repairs of Engine 31, Brush 31 and Truck 31 not to exceed \$60,000. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Witherspoon. Noes: None. Absent: None. The motion carried.

RESOLUTION 23-12 ACKNOWLEDGING RECEIPT OF REPORT REGARDING INSPECTIONS FROM GROUP E AND GROUP R OCCUPANCIES

Chief Gibeaut stated the Fire Department is required by Section 13146.4 of the California Health & Safety Code to report to the Board on the inspection of Group E and Group R occupancies. Within the District, there is one Group E occupancy and eight Group R occupancies. Chief Gibeaut stated that all occupancies have been inspected and all are either in compliance or will be brought to compliance.

Director Witherspoon moved to approve Resolution 23-12 Acknowledging Receipt of Report Regarding Inspections from Group E and Group R Occupancies. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Witherspoon. Noes: None. Absent: None. The motion carried.

WATER TANK DIVE INSPECTION SERVICES

Director of Public Works (DPW) Eric Martin stated five years have passed since the District last had dive inspections performed. The American Water Works Association suggests interior and exterior inspections be conducted every three to five years. During inspections, tanks are cleaned and repaired as necessary. The District has previously utilized Inland Potable Services to perform inspections and repairs, and a quote was sought from them to perform the inspections again.

Director Ives moved to approve Water Tank Dive Inspection Services for an amount not to exceed \$24,490. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Witherspoon. Noes: None. Absent: None. The motion carried.

BIG SPRINGS COLLECTION SYSTEM CISTERN PROTECTION

DPW Martin stated the Northstar Water System utilizes the Big Springs collection gallery as one of its primary sources of drinking water. The cistern is vulnerable to contamination through its proximity to vehicle traffic, snow making and other operations. Staff is proposing the cistern be protected with a concrete vault to ensure the resource is protected while maintaining accessibility.

Director Witherspoon moved to approve Big Springs Collection System Cistern Protection for up to \$20,000. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Witherspoon. Noes: None. Absent: None. The motion carried.

2ND ADDITIONAL SERVICES BUDGET REQUEST FOR NCSD WOOD ENERGY FACILITY ENVIRONMENTAL CONSULTING

DPW Martin stated the District has contracted with Dudek to provide environmental permitting services for the Wood Energy Facility . In May 2023 staff executed an addendum to the agreement for additional permitting services not originally anticipated by the initial contract. Staff is seeking approval to authorize a second addendum with Dudek to provide additional environmental permitting services in excess of 15% of the original contract price. The proposed second addendum totals \$15,675.

Director Ives moved to approve the 2nd Additional Services Budget Request for NCSD Wood Energy Facility Environmental Consulting not to exceed \$15,675. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Witherspoon. Noes: None. Absent: None. The motion carried.

APPROVAL OF EMPLOYEE ASSISTANCE PROGRAM

Human Resources Administrator (HRA) Julie Zangara stated that the District's Employee Assistance Program (EAP) was notified by the provider that they were exiting the market as of July 1, 2023. The EAP provides District employees with access to mental health , financial, and wellness counseling. To that end, HRA Zangara researched and sought quotes from four EAP providers in an effort to continue providing this critical employee benefit. After a cost and service comparison, HRA Zangara, with oversight from General Manager (GM) Mike Staudenmayer and Director of Finance and Administration (DFA) Greg Rosenthal, is submitting the CuraLinc EAP for Board approval.

Director Forni moved to approve CuraLinc the Employee Assistance Program. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Witherspoon. Noes: None. Absent: None. The motion carried.

DIRECTOR REPORTS

There was no report for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- The Nature Conservancy insurance pilot program is gaining momentum, Forester Barron was included in conversations with The Nature Conservancy, Willis Towers Watson, and Conservation Science Partners to provide detailed context about the District's forest management efforts.
- Catamount has approved a "Broker of Record" to engage with consultants on a potential parametric insurance product.
- Conversations about energy pricing for the District's Wood Energy Facility have continued with Tahoe Truckee Sierra Disposal and Placer County.
- Met with the Director of Sustainability from Vail to present the Wood Energy Facility disposal solution for biomass.
- Held the annual stakeholder meeting with the Martis Valley Groundwater Stakeholder Working Group to discuss the 2021-2022 Annual Groundwater Report. An overview will be provided to the Board at a future Board meeting.

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- The NFD public survey closed June 30, 2023. There were between 12-15 respondents.
- A daycare will be opening in the Village. A pre-walk of the school was performed with the owner. A third party will perform the eventual plan review and fire inspections at the request of the NFD.

PUBLIC WORKS REPORT – MARTIN/RYAN

DPW Martin provided the following report:

- Utilities Operations staff are working on road repairs on Northstar Drive and Big Springs Drive.
- Utilities Operations staff will install the new Water Treatment Plant filter modules after patching is complete.
- Working on applying for further grants for the District’s Wood Energy Facility in addition to securing other funding sources.
- The thirty-day protest period for the Wood Energy Facility Mitigated Negative Declaration ended Friday, July 21 with no protests received.
- The Northstar/Martis Valley Water Systems inertia project was completed in three weeks by Sierra Nevada Construction.
- The TH-1 Well is almost back online.

10:17 A.M RECESS – 10:22 A.M. MEETING RESUMED

CLOSED SESSION – 10:23 A.M.

The Board adjourned to closed session regarding the following:

- Conference with Legal Counsel – Anticipated Litigation
 - Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(1): (1 potential case).
- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager.

REGULAR MEETING RESUMED – 11:26 A.M.

President Brown reported no action was taken during Closed Session.

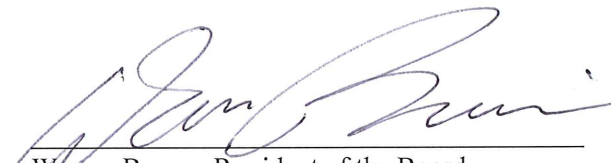
ADJOURNMENT:

The meeting adjourned at 11:27 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board