



# N.C.S.D

Northstar Community Services District  
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**Board of Directors**  
Warren "Chip" Brown, President  
John Radanovich  
Nancy Ives  
Marilyn Forni  
Michael "Spoon" Witherspoon

**General Manager**  
Michael Staudenmayer

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OCTOBER 18, 2023 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, October 18, 2023. The Pledge of Allegiance and roll call followed.

**DIRECTORS PRESENT** Brown, Forni, Ives, Radanovich, Witherspoon

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** Zangara, Rosenthal, Ryan, Staudenmayer, Martin, Gibeaut, Barron, Johnson, Goates

**OTHERS PRESENT**  
(via videoconference): Austin Cho, Greg Aiken, Jerusha Hall, Amy Ohran, Josh Rainone

Marilyn Forni attended the meeting via videoconference under California AB 2449. Director Forni disclosed there were no other adults present and confirmed she would remain on video conference for the duration of the Board meeting.

### **PUBLIC COMMENT**

There was no public comment.

### **CONSENT CALENDAR**

**Director Ives moved to approve the following consent calendar items:**

- a. September 20, 2023 Regular Meeting Minutes
- b. NCSD Tank E Exterior Painting and Tank D Painting Project – Notice of Completion
- c. Martis Valley Trail Parking Area – Notice of Completion
- d. Resolution 23-17 – Accepting Offer of Dedication of Water Facilities for the Schaffer's Mill Phase 2G Subdivision
- e. Approval of Claims and Demands – Paid and Unpaid

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

### **RECURRING BUSINESS**

#### **NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE**

Greg Aiken provided the following update for NPOA:

- NPOA board meeting scheduled for October 21
- Currently working on winterizing the recreation center
- Measure U meeting went well and provided greater understanding of the program
- Winter hours will be 8 AM – 8:45 PM

## **NORTHSTAR CALIFORNIA/VAIL UPDATE**

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

- Ramping up for the 51<sup>st</sup> season
- November 3 Grand Opening for Vous
- Wild Pine Restaurant also opening
- Fuels management work being performed in Zone E
- Held an Epic Promise Giving meeting
- Excited to maintain full operations on the mountain
- A plan was strategized over the summer to better facilitate arrivals to the resort during winter, and reduce traffic impacts

## **NEW BUSINESS**

### **WATER AND SEWER COMPREHENSIVE RATE STUDY – AWARD OF CONTRACT – BUDGET ADJUSTMENT 24.07**

Director of Public Works (DPW) Eric Martin stated the comprehensive rate study was an element of the District's Strategic Plan in 2014. HDR Engineering (HDR) developed comprehensive water rate studies for the District in 2014 and again in 2018. The current rate schedules for the District are set to expire on June 30, 2024, and it is desired to set new rates beginning in FY 2024-25. Staff sought a proposal from HDR for water rate studies for Northstar and Martis Valley water systems as well as the Northstar sewer system. Staff is also requesting Budget Adjustment 24.07 of \$6,000.

**Director Radanovich moved to approve the Water and Sewer Comprehensive Rate Study – Award of Contract and Budget Adjustment 24.07 for \$6,000. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

### **PROCUREMENT POLICY**

Director of Finance and Administration (DFA) Greg Rosenthal presented a draft of an updated Procurement Policy for the District at the September Regular Meeting of the Board of Directors. After discussion and feedback from the Board, the matter was tabled. Subsequently, the draft was updated to reduce ambiguity surrounding the ability of staff to purchase goods or services that were not approved in the adopted budget.

After further review and discussion, staff also proposed the following changes and additions to the policy: Defining multi-year and multi-payment contracts or agreements as being constrained by the total of all contracted years (or payments) instead of the contracted amount for the first year or first payment; and adjusting the General Manager (GM) limit to \$50,000 to arrive at the proper balance between keeping the Board informed of larger purchases and allowing staff to efficiently secure the goods and services required to conduct District business.

Director Radanovich inquired about the adjustment to the GM approval level. DFA Rosenthal clarified that the lowered threshold would not be a limiting factor as few purchases fall between the \$50,000 and \$100,000 range.

**Director Witherspoon moved to approve the Procurement Policy. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: 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:

- Rounding out the financial plan for the Wood Energy Project including:
  - Application submitted for the SNC grant for \$1MM
  - Working on an application for a grant from Tahoe Mountain Community Foundation
- Letter of Intent has been drafted for circulation outlining the framework for the wood energy contract
- Met with the subcommittee for the Village Masters Association
- Presented the Wood Energy Facility project to the Climate Transformation Alliance for their Accelerator Award
- Placer County has approached the District about snow removal for the Martis Valley Trail

**FIRE DEPARTMENT – GIBEAUT**

Chief Gibeaut provided the following report:

- Fuels Management Department is providing as many answers to questions from the Measure U oversight committee so they can best report to the Board on their observations and findings.

**PUBLIC WORKS REPORT – MARTIN/RYAN**

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

- The Wood Energy Design and Permitting phase continues:
  - The first North Tahoe Regional Advisory Council (NTRAC) Conditional Use Permit meeting went well
  - Second NTRAC meeting will be held in November
  - The project will go before the Placer County Planning Commission in December
- DPW Martin presented at a Biomass in the Basin meeting with representatives from various regional agencies
- The interior water tank dives were performed and resulted in confirming the tanks are in great condition
- Operations, Engineering and Northstar California/Vail employees collaborated on a cistern project
- The first CIP was performed since installing new filters at the water plant. The District realized almost four times as much run time from the new filters over the old ones.

**CLOSED SESSION – 9:53 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.

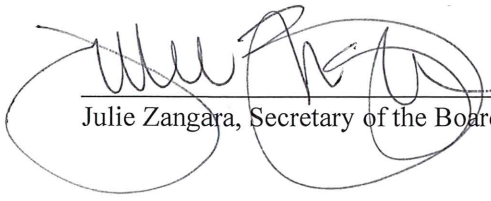
**REGULAR MEETING RESUMED – 10:44 A.M.**

President Brown reported no action was taken during Closed Session.

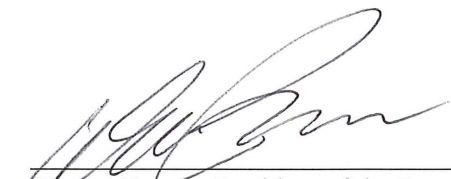
**ADJOURNMENT:**

**The meeting adjourned at 10:45 A.M.**

Respectfully submitted,



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Julie Zangara, Secretary of the Board



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Warren Brown, President of the Board