



N.C.S.D

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

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
NOVEMBER 15, 2023 – 9:00 A.M.
900 NORTHSTAR DRIVE**

President Brown called the meeting to order at 9:00 A.M. Wednesday, November 15, 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**

**OTHERS PRESENT
(via videoconference):** **Austin Cho, Greg Aiken, Jerusha Hall**

PUBLIC COMMENT
There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. October 18, 2023 Regular Meeting Minutes
- b. NCS D Wood Energy System – Mitigated Negative Declaration Addendum
- c. Approval of Claims and Demands – Paid and Unpaid

Director Witherspoon 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:

- Winter hours of 7:00 A.M. – 7:45 P.M. have commenced
- Continuing winterizing
- Wrapping up projects that must be completed prior to the end of 2023
- Productive conversations with Vail Resort on parking concerns
- The NPOA board approved the letter of intent for the District's Wood Energy Facility

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Opening day to be determined and is dependent on permitting conditions

NEW BUSINESS

PLACER COUNTY AGREEMENT FOR TRAIL MAINTENANCE SERVICES IN THE MARTIS VALLEY AND NORTHSTAR COMMUNITIES – AMENDMENT NO. 1

Director of Public Works (DPW) Eric Martin stated staff is seeking approval for an amendment to the existing Placer County Agreement for Trail Maintenance Services in the Martis Valley and Northstar communities. The amendment proposes snow removal be added to the scope of services included. The contract contemplates a maximum annual payment from the County to NCSO of \$68,320 to provide trail maintenance and snow removal, an increase of \$36,680 to the original agreement.

Director Radanovich moved to approve the Placer County Agreement for Trail Maintenance Services in the Martis Valley and Northstar Communities – Amendment No.1. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

DIRECTOR REPORTS

Director Radanovich will represent the District at future NPOA board meetings.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Letter of Intent for the Wood Energy Facility project was approved by the NPOA board. GM Staudenmayer will be speaking with additional parties including Welk Resorts and the Village Master Association.
- The North Tahoe Regional Advisory Council unanimously approved a recommendation for approval to the Placer County Planning Commission on the Wood Energy Facility project.
- The Climate Transformation Alliance (CTA) awarded \$20,000 for the Wood Energy Facility project.
- The Tahoe Truckee Community Foundation approved the application for \$100,000 in grant funding out of the Forest Futures Grant Program.
- Staff has submitted an application for \$500,000 in Tahoe Mountain Resorts Foundation grant program funding for the Wood Energy Facility project.
- Sierra Nevada Conservancy has relayed that grant funding of \$1,000,000 is being recommended for approval for the Wood Energy Facility project, pending funding availability.
- Pursuing additional gap funding sources for the Wood Energy Facility project.

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Fuels management and fire inspections have slowed down for the season.
- The fuels management contractor will focus mostly on falling singular hazardous trees for the remainder of the season.
- Firefighters used the falling of trees on District property (required as part of fuels management) as a training exercise.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- Design for the Wood Energy Facility project is being refined.
- DPW Martin received the completed design package for segment 3F of the Martis Valley Trail (MVT) which would extend from the Castle Peak Parking Lot to the Northstar Village. Should grant funding be secured, the project will be shovel ready next summer.
- The water and sewer rate study has commenced with the goal of completing a Prop 218 process in time for rates to go into effect July 1, 2024.

- Staff is discussing a potential lease of the District’s Zone 4 Maintenance and Operations Facility with the Lahontan Golf Club and Lahontan Community Association.
- Operations staff is gearing up for winter.

FINANCE AND ADMINISTRATION REPORT – 1ST QUARTER FINANCIALS – ROSENTHAL

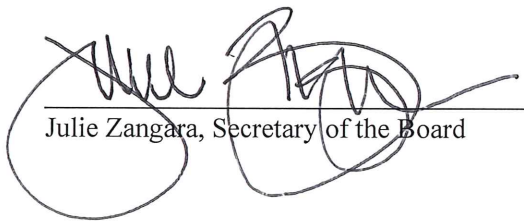
Director of Finance and Administration (DFA) Greg Rosenthal provided the following report:

- Through the 3rd month of Fiscal Year 2023-24, the District was under year-to-date (YTD) budgeted revenue and under YTD budgeted expense totals. Contributing factors include:
 - Northstar Water System operations revenue being 18.3% over budget due mostly to consumption revenue.
 - Martis Valley Water System operations revenue being 27.3% over YTD budget also due mostly to consumption revenue.
 - Fire operations revenue being 93.8% under YTD budget due to Service Fees from strike-team activity being under YTD Budget by the same amount.
 - Snow Removal operations revenue being 87.4% under YTD budget. This is due to not yet receiving payments for the Placer County Snow Removal Agreement.
 - Budget performance can also be impacted by the timing of expense items when compared to the way those expenses are contemplated by the budget.

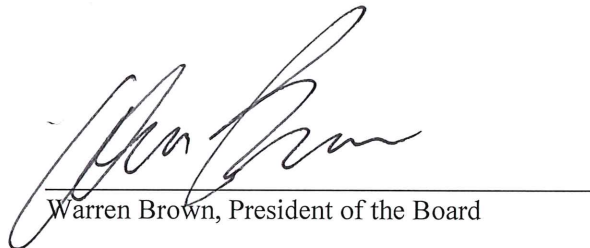
ADJOURNMENT:

The meeting adjourned at 10:00 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board