



# 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 DECEMBER 20, 2023 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, December 20, 2023. The Pledge of Allegiance and roll call followed.

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

**DIRECTORS ABSENT:**      **Witherspoon**

**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. November 15, 2023 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

### RECURRING BUSINESS

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

Greg Aiken provided the following update for NPOA:

- Winter hours at the Recreation Center are 8:00 A.M. – 8:45 P.M.

#### NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- The resort is still awaiting accumulation to assume full operation.
- Enthusiastic about the Wood Energy Facility and the District's efforts to see it through.

**NEW BUSINESS**

**BOARD OF DIRECTORS APPOINTMENT OF OFFICERS**

**Director Forni moved to nominate Warren Brown as the 2024 Northstar Community Services District Board President. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

**President Brown moved to nominate Marilyn Forni as the 2024 Northstar Community Service District Board Vice President. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

**President Brown moved to nominate Nancy Ives as the 2024 Northstar Community Services District Board Financial Representative. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

**APPROVAL OF THE SALE OF SURPLUS PROPERTY – TRUCK 31 (T-31)**

Fire Chief Jason Gibeaut stated the Northstar Fire Department (NFD) made the determination that Truck 31 (T-31) is no longer essential for the NFD to continue providing the level of service established for the community. Additionally, the selling of T-31 will help NFD meet other fiscal demands. NFD staff researched the disposal of T-31 with multiple buyers and sellers. It was determined that Brindlee Mountain Fire Apparatus can offer the best advertising and reach a broad network of potential buyers. Per the District’s Disposal of Surplus Property Policy, the NFD is seeking Board approval for the disposition of surplus property (T-31) as it exceeds the value of \$10,000 as determined by the policy. Additionally, the NFD is seeking authorization to enter into an agreement with Brindlee Mountain Fire Apparatus to market and advertise the sale of T-31.

**Director Radanovich moved to authorize the Sale of Surplus Property – Truck 31 (T-31) and for Fire Chief Jason Gibeaut to enter into an agreement with Brindlee Mountain Fire Apparatus to market and advertise the sale of T-31. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

**WOOD ENERGY FACILITY LETTER OF INTENT**

General Manager (GM) Mike Staudenmayer stated the purpose of the Letter of Intent (LOI) is to establish the potential business relationship between the District and NPOA while also serving as the template for other connected entities. The LOI will serve as a foundation for an eventual energy purchase agreement.

**Director Radanovich moved to approve the Wood Energy Facility Letter of Intent. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

**TAHOE TRUCKEE COMMUNITY FOUNDATION FOREST FUTURES FUNDING CONTRACT**

GM Staudenmayer stated that Tahoe Truckee Community Foundation (TTCF) has awarded the District \$100,000 via the Forest Futures grant program for the Wood Energy Facility. TTCF requires the execution of a funding agreement specifying the requirement of the program to ensure funds are spent on the authorized purpose.

**Director Ives moved to approve the Tahoe Truckee Community Foundation Forest Futures Funding Contract. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

#### **WOOD ENERGY FACILITY PERMITTING AUTHORITY LETTER**

Director of Public Works (DPW) Eric Martin stated the California Industry Codes and Placer County Building and Development Code allows Special Districts to assume permitting authority for their own projects. If the Board approves permitting authority, the District may assume responsibility for adherence to California Industry Codes. Staff is requesting the Board approve exercising permitting authority to streamline the permitting process for the Wood Energy Facility Project. If the Board approves the proposed permitting authority letter, staff may have the option to not obtain Placer County building permits for the project pending County procedural approval.

**Director Ives moved to approve the Wood Energy Facility Permitting Authority Letter. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

#### **CAPITAL REPLACEMENT PLAN**

DPW Martin stated the Board adopted an asset specific Capital Replacement Plan (CRP) in 2011. Additionally, the Board adopted an update to the CRP in 2018. The plan contemplates capital funding needs for Northstar Water, Martis Valley Water, Solid Waste, Sewer, Fire, Fuels Management, Snow, Roads, and Trails funds. In order to arrive at a replacement schedule, modeling has been performed contemplating capital replacement of assets for one hundred years. To keep the CRP current, it is suggested that the plan and replacement schedule be revisited every five years. DPW Martin prepared an update to the CRP for consideration for adoption.

**Director Radanovich moved to adopt the Capital Replacement Plan. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.**

#### **DIRECTOR REPORTS**

Director Radanovich attended the NPOA board meeting.

#### **GENERAL MANAGER'S REPORT – STAUDENMAYER**

GM Staudenmayer provided the following report:

- Thanked Jerusha Hall who spoke to the Placer County Planning Commission as a representative of Northstar California/Vail in support of the District's Wood Energy Facility Project.

#### **FIRE DEPARTMENT – GIBEAUT**

Chief Gibeaut provided the following report:

- Fuels treatment work has ended for the season.
- Pile burning is possible – but, weather dependent.
- Fuels Management staff have been tasked with working with the Measure U Oversight Committee to produce the Annual Report for submission to the Board.

**PUBLIC WORKS REPORT – MARTIN/RYAN**

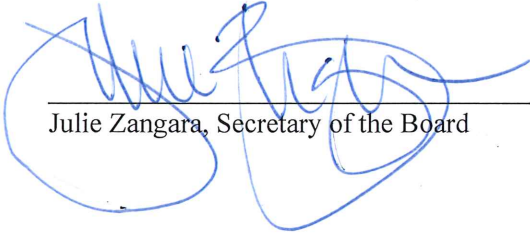
DPW Martin and Utilities Operations Manager (UOM) Matt Ryan provided the following report:

- DPW Martin submitted the permit application for the Wood Energy Facility to the Placer County Air Pollution Control District.
- The District has two pending grant applications for the Wood Energy Facility Project. Tahoe Mountain Resorts Foundation is expected to announce awards in January. The Sierra Nevada Conservancy grant program funding is expected to be announced in March.
- Well 1 in Lahontan is currently down. Staff is currently troubleshooting the source of the issue.
- Staff has started submitting data to HDR Engineering and a kick-off meeting took place December 15.
- Staff is preparing an application for a grant through North Tahoe Community Alliance to hopefully secure funding for Martis Valley Trail Segment 3F.
- Utility Operations staff is addressing current icy conditions as expeditiously as possible to keep the roads safe for travel.

**ADJOURNMENT:**


**The meeting adjourned at 10:08 A.M.**

Respectfully submitted,



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Julie Zangara, Secretary of the Board



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Warren Brown, President of the Board