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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
FEBRUARY 21, 2024 – 9:00 A.M.
900 NORTHSTAR DRIVE**

President Brown called the meeting to order at 9:00 A.M. Wednesday, February 21, 2024. 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 Forni moved to approve the following consent calendar items:
a. January 17, 2024 Regular Meeting Minutes
b. Approval of Claims and Demands – Paid and Unpaid

Director Ives 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 are 8:00 A.M. to 8:45 PM
- April 22-25 Cleaning Week
- Saturday, March 30th next board meeting

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Good numbers and great weather during ski-skate week
- Less traffic congestion continues as a result of the new parking strategy
- Resort has slowed down on snow making
- The District's application for NTCA Annual Grant funding for the Martis Valley Trail was well received.

NEW BUSINESS

AUDIT PRESENTATION BY JAMES MARTA & CO

Michael Manduca of James Marta & Company LLP provided the Board with highlights from the Fiscal Year 2022-23 audited financial statements. Mr. Manduca stated that the auditor's opinion is unmodified, which means that the District's draft financial statements fairly represent the financial position of the District. Mr. Manduca reviewed the financial standing of the District for the year under audit.

ACCEPTANCE OF FISCAL YEAR 2022-23 AUDITED FINANCIAL STATEMENTS

Director Witherspoon moved to approve the Fiscal Year 2022-23 Audited Financial Statements. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

WATER, SEWER, AND SOLID WASTE RATE HEARING NOTICES

Director of Public Works (DPW) Eric Martin introduced Josiah Close of HDR Engineering to present the results of the rate study for the Northstar water and sewer systems, and the Martis Valley water system. Mr. Close provided a presentation and in-depth review of the rate study analysis, including the proposed water and sewer rates for the 2024-25, 2025-2026, 2026-2027, 2027-2028 and 2028-2029 fiscal years. DPW Martin detailed the proposed changes to Northstar Solid Waste rates in the supplemental package provided to the Board prior to the meeting. Staff sought approval to set hearings on proposed rates under Proposition 218 and authorization to send notices of the hearings.

Director Witherspoon moved to set hearings, and authorize notices of said hearings, on the proposed water, sewer and solid waste rates under Proposition 218 to be held on April 17, 2024 at 9:00 A.M. Director Ives 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 Ives attended the NPOA board meeting.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Shaun Evans was promoted to the position of Utility Operations Supervisor. The District received a number of qualified applications and incoming Assistant General Manager Mike Geary was included as a part of the interview and selection process.
- Met with Southwest Gas about the Wood Energy Facility (WEF) Project
- The Air Quality Control board expected to issue the permit for the WEF in mid-March.
- Meeting with representatives of the Northstar Village Association to discuss energy contracts.

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Negotiations with a local agency about the purchase of Truck 31 are ongoing. Truck 31 will remain out of service while the sale is pending.

- The Northstar Fire Department's Fire Prevention Officer, Brandon Olk, has begun the seasonal Fire, Life and Safety Inspections.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- DPW Martin advised the Board there will be a repaving project on Northstar Drive during summer. The work will be coordinated with a sewer main repair and installation of piping for the District's WEF.
- DPW Martin presented the Martis Valley Trail Segment 3F project to the committees of the North Tahoe Community Alliance Community Investment Program Annual Grant Program on February 15th. If the District is awarded the grant in its entirety, it would allow for construction of the trail in 2024.
- The promotion of Shaun Evans to the Utility Operations Supervisor helped to provide a solidified foundation for the Operations staff looking forward.

FINANCE AND ADMINISTRATION REPORT – 2ND QUARTER FINANCIAL REVIEW - ROSENTHAL

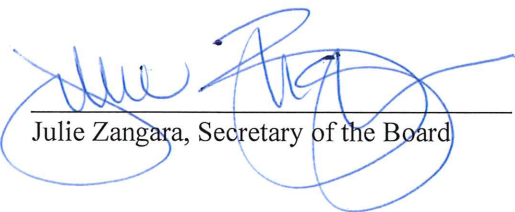
Director of Finance and Administration (DFA) Greg Rosenthal provided the following report:

- Operating revenue is \$338,493 (9.5%) over YTD budget due to receipt of payment for the Placer County Snow Removal Agreement in an amount two times greater than budgeted.
- Non-operating revenue is \$77,154 (2.1%) over the YTD budget. This is mostly attributable to an adjustment for the anticipated, supplemental property tax revenue based on receipt of the first teetered payment for FY 2023-24.
- Restricted revenue is \$1,720,827 (62.6%) under YTD budget attributable to the expenses of the WEF project being less than budgeted. The District's Capital Expenditures is \$1,616,414 (78.6%) under YTD budget mainly due to the WEF project.
- Salaries and Wages, and Benefits and Deductions are both under YTD budget. Benefits and Deductions are largely impacted by the health insurance rates which increase at the beginning of the calendar year and do not reflect in the first half of the District's fiscal year.

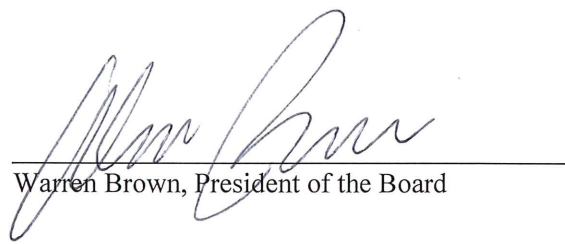
ADJOURNMENT:

The meeting adjourned at 11:10 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board