



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 MARCH 20, 2024 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, March 20, 2024. 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, Swanson**

OTHERS PRESENT
(via videoconference): **Austin Cho, Greg Aiken, Allison Burns**

PUBLIC COMMENT
There was no public comment.

CONSENT CALENDAR

Director Radanovich moved to approve the following consent calendar items:

- a. February 21, 2024 Regular Meeting Minutes
- b. Budget Adjustment 24.10
- c. Approval of Claims and Demands – Paid and Unpaid

Director Forni 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 are 8:00 A.M. to 8:45 PM
- April 22-25 Cleaning Week
- Saturday, April 20th next board meeting

NORTHSTAR CALIFORNIA/VAIL UPDATE

There was no update for this agenda item.

NEW BUSINESS

SELECTION OF ALTERNATE SPECIAL DISTRICT REPRESENTATIVE ON LAFCO

General Manager (GM) Mike Staudenmayer stated Placer LAFCO is seeking to fill vacancies for the Special District Representative and alternate seats. Josh Alpine currently holds the regular seat and is nominated by three local agencies for the Special District Representative. Judy Friedman contacted the District asking for support to fill the alternate seat.

Director Forni moved to nominate Josh Alpine for the Special District LAFCO representative and Judy Friedman as first alternate selection, and Josh Alpine as the second alternate Special District Representative on LAFCO. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

MEMORANDUM OF UNDERSTANDING AMONG: NORTHSTAR COMMUNITY SERVICES DISTRICT, PLACER COUNTY WATER AGENCY, TRUCKEE DONNER PUBLIC UTILITY DISTRICT, AND TRUCKEE RIVER WATERSHED COUNCIL REGARDING THE MARTIS VALLEY GROUNDWATER BASIN

GM Staudenmayer stated a Memorandum of Understanding (MOU) with multiple agencies including the District, Placer County Water Agency, Truckee Donner Public Utility District, and Truckee River Watershed Council Regarding the Martis Valley Groundwater Basin is intended to provide a framework to enable cooperation and coordination to help meet the mutual goals of the parties in the Martis Valley Groundwater Basin. The agreement is nonbinding, and there is no fiscal impact.

Director Ives moved to approve the Memorandum of Understanding Among: Northstar Community Services District Placer County Water Agency, Truckee Donner Public Utility District, and Truckee River Watershed Council Regarding the Martis Valley Groundwater Basin. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

RESOLUTION 24-01 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT TO PROCEED WITH WOOD ENERGY FACILITY PROJECT IMPLEMENTATION

GM Staudenmayer provided the Board with an in depth overview of Resolution 24-01 and the project pro forma. Under the authority of Resolution 22-03, staff has explored planning, development and the financing of a wood energy facility and the potential sale of heat generated by the process, pursuant to the District's solid waste handling power. Research included programmatic design, environmental permitting, land use permitting, air pollution control district permitting and funding.

District staff have pursued several grant opportunities and ten grants, totaling \$5.07 million have been awarded. This represents approximately half of the project's anticipated implementation cost.

Additionally, staff prepared a heating agreement that would be used with connected entities to establish terms of heat energy service including the framework for heat energy rates. The project will not proceed before these contracts are secured.

District staff intends to bridge the funding gap of the project through internal borrowing. The financial analysis indicates a positive cash flow could be experienced beginning in the first year of the facility's operation. The goal will be to use revenue from the Wood Energy Facility to fund fuels management efforts after Measure U sunsets in 2032.

Director Radanovich moved to approve Resolution 24-01 A Resolution of the Board of Directors of the Northstar Community Services District to Proceed with Wood Energy Facility Project Implementation. 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 DESIGN AND PERMITTING SERVICES CONTRACT ADDENDUM

Director of Public Works (DPW) Eric Martin stated that as the WEF has moved from the planning to implementation stage of the project, specific needs for design and permitting have been identified. The District previously contracted with PR Design and Engineering for design and permitting services. PR Design submitted a proposal for additional design and permitting services in February 2024. DPW Martin and GM Staudenmayer met with PR Design to review the additional services for further analysis. Staff concluded these services are necessary to proceed with project implementation.

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

APPROVAL OF JOB DESCRIPTION AND COMPENSATION FOR ENGINEERING INTERN

DPW Martin stated the District anticipates several major projects for the construction season including a road rehabilitation project on Northstar Drive, a sewer sag replacement, Martis Valley Trail Segment 3F, and others. An engineering intern is being sought to assist with project management tasks over the summer.

The District has not previously employed anyone in this capacity, and a job description with proposed compensation has been created in anticipation of hiring for the new position. Staff conducted research on compensation for similar positions in the region.

Director Ives moved to approve the Job Description and Compensation for Engineering Intern. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

STATION 31, STATION 32, AND CORPORATE YARD ELECTRIC VEHICLE CHARGERS DESIGN SERVICES AND BUDGET ADJUSTMENT 24.11

DPW Martin stated that management is seeking to outfit Station 31, Station 32, and the Corporate Yard with vehicle charging access similar to the charging stations at the Administration and Engineering Building. If approved, four charging stations will be added at each location. The chargers would be available to staff for commuting purposes and may be used for District fleet as current vehicles are replaced with electric vehicles as appropriate and/or required pursuant to state regulations. Staff is seeking approval to enter into a service agreement with DOWL and a budget adjustment to allocate capital reserve funding for the design services.

Director Radanovich moved to approve Station 31, Station 32, and Corporate Yard Electric Vehicle Chargers Design Services and Budget Adjustment 24.11. 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

There was no update for this agenda item.

GENERAL MANAGER’S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Attended the Tahoe Basin Biomass Task Force meeting.
- Had a productive meeting with members of the Northstar Village Association to discuss energy contracts.

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- For the sale of T-31, the lender for Central Lyon Fire requires the purchaser to make a down payment. NFD has received this down payment. T-31 will remain out of service until the sale is completed.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- Proposition 218 rate notices were distributed to sewer, solid waste, Northstar and Martis Valley water systems customers.
- Rate hearings to be held at the April Regular Meeting of the Board of Directors.

CLOSED SESSION – 10:35 A.M.

The Board adjourned to closed session regarding the following:

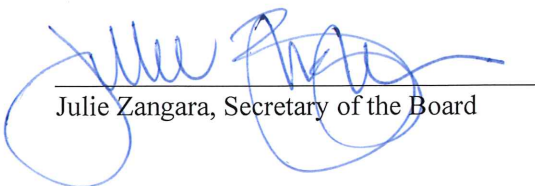
- Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
- Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - a. Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - b. Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - c. Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081

REGULAR MEETING RESUMED – 10:52 A.M.

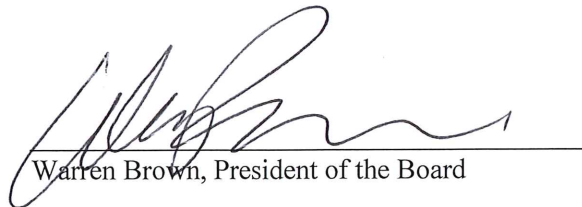
ADJOURNMENT:

The meeting adjourned at 10:53 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board