



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 MAY 15, 2024 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, May 15, 2024. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Radanovich, Witherspoon

DIRECTORS ABSENT: None

STAFF PRESENT: Staudenmayer, Geary, Martin, Ryan, Gibeaut, Rosenthal, Zangara, Goates, N. Brown, Barron, Ham, Mallonee, Sweeney, Johnson

**OTHERS PRESENT
(via videoconference):** Austin Cho, Josiah Close, Bob Williamson, Stephanie McAuliffe

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. April 17, 2024 Regular Meeting Minutes
- b. 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:

- May 25th shifts to summer hours - 7 A.M. to 9 P.M. begin
- Pool open daily June 15th

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Golf Course opens May 24th
- Mountain Bike park opens June 14th
- Work on beautifying the Village currently under way

NEW BUSINESS

RESOLUTION 24-06 REQUESTING ELECTION SERVICES

Secretary of the Board (SotB) Julie Zangara stated the District has two Board members with terms expiring. In order to provide election services, Placer County requires the Board to pass a resolution. If no election is held the District will not incur any fees.

Director Radanovich moved to approve Resolution 24-06 Requesting Election Services. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

2024 APPOINTMENT OF DISTRICT NEGOTIATORS

SotB Zangara stated the Utility Operations Department Memorandum of Understanding expires on June 30, 2024. Labor negotiations with the International Union of Operating Stationary Local 39 open this month. The first step of the process is to appoint District negotiators. Staff recommends the Board designate General Manager (GM) Mike Staudenmayer, Assistant General Manager (AGM) Mike Geary, and Utility Operations Manager (UOM) Matt Ryan as the District negotiators for 2024.

Director Ives moved to appoint GM Staudenmayer, AGM Geary, and UOM Ryan as the 2024 District Negotiators. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

CEQA UPDATE FOR CAL FIRE WILDFIRE PREVENTION GRANT

Fire Chief Jason Gibeaut stated that the item before the Board was for discussion only, action was no longer required. Chief Gibeaut stated the Fuels Management Department prepared and submitted a Notice of Exemption (NOE) to the California State Clearinghouse for the treatment of 1,514 acres with the Districts Wildfire Prevention Zone. This document will satisfy environmental compliance for forest fuels reduction work from 2024 through 2029. The work performed will satisfy multiple priorities from the Community Wildfire Protection Plan (CWPP). Project expenses will be paid for by an awarded 2023 Cal Fire Wildfire Prevention grant and Measure U.

APPROVAL OF 2024 CAL FIRE OPERATING PLAN AND ASSISTANCE BY HIRE AGREEMENT

Chief Gibeaut stated the Cal Fire agreement before the Board establishes the details of how and when the reimbursement of firefighting equipment and personnel occurs for mutual-aid incidents within the local Cal Fire unit. The annual agreement has no substantive changes from the 2023 agreement.

Director Witherspoon moved to approve the 2024 Cal Fire Operating Plan and Assistance by Hire Agreement. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

TANKS C EXTERIOR RECOAT PROJECT – AWARD OF BID

Director of Public Works (DPW) Eric Martin stated the District received seven bids for the Tanks C Exterior Recoat Project. The majority of the work for the project will be completed in the 2024-25 Fiscal Year and has been considered during the current budgeting process. Farr Construction was the low bidder. The District has worked with Farr Construction on several previous projects. Staff recommends awarding the bid to Farr Construction for the Tanks C Exterior Recoat Project.

Director Witherspoon moved to approve the Tank C Exterior Recoat Project – Award of Bid. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

MARTIS VALLEY TRAIL SEGMENT 3F CONSTRUCTION – AWARD OF BID

DPW Martin stated the Martis Valley Trail (MVT) Segment 3F Construction is a technically challenging project. During the bidding process, contractors expressed concerns over how to address the delivery of materials across multiple bridge crossings. The low bidder on the project was \$1MM over Auerbach Engineering engineer’s estimate. The District does not currently have the funding to support the project and therefore cannot move forward with awarding the bid.

GM Staudenmayer inquired with District Counsel Austin Cho about specific action to reject the bids.

District Counsel Cho recommended the Board take action to reject all bids. If the project were to move forward a new bid invitation would be issued on the project.

A brief discussion ensued.

Director Radanovich moved to reject all bids for the Martis Valley Trail Segment 3F. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

WOOD ENERGY FACILITY – PRE-INSULATED HEAT TRANSMISSION PIPE PURCHASE

DPW Martin stated the item before the Board asks Directors to consider the purchase of underground pre-insulated pipe for the WEF Project. The lead time for acquiring the pipe is 12 to 16 weeks. The purchase of the pipe now would allow for installation this summer. GM Staudenmayer reviewed the current status of heat energy purchase agreement negotiations. Progress has been made, but no agreements have been executed thus far. Discussion ensued regarding the Board’s expectations for when the purchase should be made. The Board agreed that Staff is to make the purchase when a certain level of comfort is established that the heat purchase agreements will be executed.

Director Witherspoon moved to approve the Wood Energy Facility – Pre-Insulated Heat Transmission Pipe Purchase. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

FIRST DRAFT BUDGET – KEY DATA PRESENTATION

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

- General overview of District’s major sources of revenue and a comparison of revenues versus expenses by fund.
- First draft Budget:
 - Revenue sources by type
 - Expenses by type with further emphasis on larger expense types, Salaries & Benefits and Capital Expenditures
 - District-wide budgeted expectations for revenues versus expenses
 - Presentation of the budget pages summarizing fiscal activity for Internal Service Funds, Enterprise Funds, and Governmental Funds

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER’S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- A new Senate Bill has been introduced in California to address the rise of costs in the fire insurance industry and efforts are underway to include language that requires mitigating activities to be considered in insurance underwriting models.
- Met with The Nature Conservancy representatives to discuss fire insurance initiative.
- Participated in a media briefing panel discussion with the former state insurance commissioner and a supervisor from Nevada County.
- Continuing to pursue ceramic filtration for the WEF project.
- Participating in a study with the Truckee River Watershed Council concerning Groundwater Dependent Ecosystems (GDE).

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Firefighters are preparing for the wildland fire season.
- Defensible Space Inspections have begun.
- Truck 31 sale is complete.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- The \$1M Sierra Nevada Conservancy Grant Agreement was executed.
- Winter equipment is stored for the season.
- Utility Operations staff is working on crack sealing and performing trail maintenance.

FINANCE AND ADMINISTRATION REPORT – 3RD QUARTER FINANCIALS – ROSENTHAL

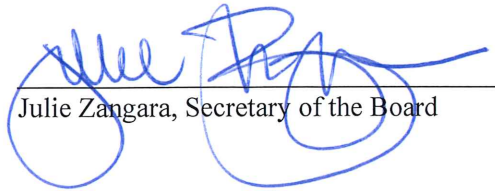
DFA Rosenthal provided the following report:

- Through the ninth month of the 2023-24 Fiscal Year, the District was under year-to-date (YTD) revenue and expense.
- Removing the impacts of Reimbursable/Grants and other restricted activity, the District revenues exceeded expenses by \$1,576,413.
- Salaries and Wages were 9.1% under YTD budget due to a double counting of employee premiums that will likely be remedied with a future budget adjustment.
- Overall, Utilities were 24% over YTD budget due to a combination of electricity being over YTD budget (42.1%), and natural gas and mobile connectivity collectively being under YTD budget (19.3%).


ADJOURNMENT:

The meeting adjourned at 10:37 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board