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

President Brown called the meeting to order at 9:00 A.M. Wednesday, November 20, 2024. The Pledge of Allegiance and roll call followed.

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

DIRECTORS ABSENT: **None**

STAFF PRESENT: **Staudenmayer, Geary, Gibeaut, Martin, Rosenthal, Ryan, Zangara**

OTHERS PRESENT: **Austin Cho, Greg Aiken, Jerusha Hall, Geoffroy Bablon**

PUBLIC COMMENT

Geoffroy Bablon addressed the Board about a self-insurance initiative.

9:16 A.M. Director Ives left the meeting.

CONSENT CALENDAR

Director Forni moved to approve the following consent calendar items:

- a. October 16, 2024 Regular Meeting Minutes
- b. Resolution 24-20 – Accepting Offer of Dedication of Water Facilities – Martis Camp Family Barn Extension
- c. Tahoe Mountain Resorts Foundation Grant Funding Agreement for Wood Energy Facility
- d. Approval of Claims and Demands – Paid and Unpaid

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

9:21 A.M. Director Ives returned to the meeting.

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Greg Aiken provided the following report for NPOA:

- Winter hours of 8 AM – 9 PM at the Rec Center
- Next NPOA board meeting is scheduled for Saturday, December 14
- Tentatively scheduled member holiday party for December 21
- Yoga returns December 21
- The Rec Center is offering massage services

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Opening day is Thursday, November 21
- Tara Schoedinger named new General Manager after departure of Amy Ohran
- Working with a contractor to perform mastication work as weather permits

NEW BUSINESS

WOOD ENERGY FACILITY – ELECTROTHERM POWER MODULE EQUIPMENT PACKAGE PURCHASE

Director of Public Works (DPW) Eric Martin stated that Staff has pursued an opportunity to reduce the Wood Energy Facility (WEF) project cost via the purchase of Organic Rankine Cycle (ORC) technology for power generation. The purchase of ORC technology would allow the District to take advantage of the Investment Tax Credit provision of the Inflation Reduction Act, making certain project expenses eligible for a direct payment tax credit of up to 40%. Staff is seeking approval to purchase the ORC technology contingent on eligibility for the ITC tax credit for a purchase amount not to exceed \$450,073.

Director Radanovich moved to approve the Wood Energy Facility ElectraTherm Power Module Equipment Package Purchase. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

PAYABLE REVIEW POLICY UPDATE

Director of Finance and Administration (DFA) Greg Rosenthal provided a review of the current Payable Review Policy and a brief history of its evolution. The current policy states that checks to pay claims and demands need not be approved by the Board before payment if the District Treasurer has determined the claims and demands conform to the District's approved budget. DFA Rosenthal is seeking approval to both define conformance to budget and expand the Treasurer's discretion to include conformance to budget at the Fund level (Instead of the Account Type Group level within a fund for general expenditures or the Project Budget level for project related expenditures) for both reimbursable and non-discretionary expenses.

Director Witherspoon moved to approve the Payable Review Policy Update. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

MEASURE U FISCAL YEAR 2024 REPORT

DFA Rosenthal provided a review of the Measure U Fiscal Year 2023-2024 Report. Measure U ballot language requires the District to prepare and file the report with the Board detailing the amount of funds collected and expended including the status of Measure U funded projects.

DIRECTOR REPORTS

Director Radanovich attended the Special Districts Leadership Academy.

GENERAL MANAGER'S REPORT – STAUDENMAYER

General Manager (GM) Mike Staudenmayer provided the following report:

- Attended and presented at the Mountain Towns 2030 conference
- Heat purchase agreements in legal review and revision for Village entities

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- Fuels Management season is winding down with contract work being performed along Northstar Drive and the western boundary
- Preparing for winter operations including vehicle maintenance, and tools/gear swap out. Additionally, various training has been conducted to prepare for and simulate Fire and EMS responses expected during the winter months.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- The heavy duty Rizon vehicle purchase is no longer being pursued as the company does not advise use in a winter environment. To be guaranteed funding, the Sacramento Emergency Clean Air Transportation (SECAT) grant the District is pursuing requires purchase of at least one heavy duty EV truck or five light to medium EV trucks. The District may still be eligible for the grant if funding is available after the first round is completed. UOM Ryan suggested the District move forward with the pursuit of grant funding for the purchase of the two medium-duty EVs approved at the October Regular Meeting of the Board of Directors and seek other grant opportunities and potential heavy duty EVs. After a brief discussion, the Board agreed the best course of action is to pursue two light or medium duty trucks.
- DPW Martin is finalizing contract language with Messersmith for the boiler system proposal
- DPW Martin presented the WEF project at the Joint Institute for Wood Innovation
- DPW assisted with a presentation to the Placer County Parks Commission to seek \$400K in project funding for Martis Valley Trail (MVT) Segment 3F.
- The MVT project will be re-bid when significant funding is secured

FINANCE AND ADMINISTRATION REPORT – 1ST QUARTER FINANCIALS - ROSENTHAL

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

- After the removal of reimbursables/grants and other restricted activity, District revenue was over budget \$420K and expenses were \$97K under budget.
 - Operating Revenue is \$434,853 over Year-to-date (YTD) budget due mostly to the seasonality of water consumption
 - Salaries and wages were under YTD budget mostly due to upcoming Step and incentive increases not yet realized in the 1st quarter
- The District has
 - Approximately \$21MM in restricted funds
 - Approximately \$9MM in unrestricted funds

CLOSED SESSION – 10:45 A.M

The Board adjourned to closed session regarding the following:

- Personnel Matters (Government Code Section § 54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager
- Pending Litigation Pursuant to Government Code Section 54956.9(d)(1)
 - Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Case No. S-CV-0051848
 - 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
 - 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

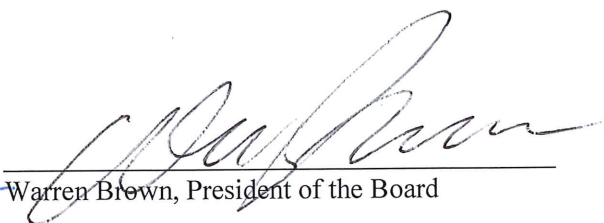
REGULAR MEETING RESUMED – 10:59 A.M.

President Brown stated that no action was taken during the Closed Session.

ADJOURNMENT:

The meeting adjourned at 10:59 A.M.

Respectfully submitted,



Warren Brown, President of the Board



Julie Zangara, Secretary of the Board