



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 18, 2024 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, December 18, 2024. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Radanovich, Witherspoon

DIRECTORS ABSENT: None

STAFF PRESENT: Geary, Gibeaut, Martin, Rosenthal, Ryan, Zangara, Swanson, Goates

OTHERS PRESENT: Austin Cho, Greg Aiken, Jerusha Hall, Kathleen McInerny

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Witherspoon moved to approve the following consent calendar items:

- a. November 20, 2024 Regular Meeting Minutes
- b. Budget Adjustment 25.04
- c. 2024 Paving Project – Notice of Completion
- d. 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 report for NPOA:

- Winter hours of 8 AM – 9 PM at the Rec Center
- Member Holiday Party is Saturday, December 21st
- Yoga classes begin Saturday, December 21st
- The Rec Center will offer massage services beginning in winter
- Next NPOA board meeting is scheduled for Saturday, February 1

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Winter operations are going well, a lot of terrain open
- The parking plan continues to result in positive impacts
- All commercial spaces in the Village are occupied

NEW BUSINESS

BOARD OF DIRECTORS OATH OF OFFICE

Directors Warren Brown, John Radanovich, and Mike Witherspoon were appointed to new terms during the 2024 election cycle. Directors Brown, Radanovich, and Witherspoon took the Oath of Office for the new term.

BOARD OF DIRECTORS APPOINTMENT OF OFFICERS 2025

Director stated the Board should consider a motion to nominate President Brown for an additional term beyond the term limit outlined in the Board of Directors handbook. A brief discussion ensued, and the Board agreed to an extension.

Director Ives moved to waive the term limit imposed by the Board of Directors Handbook . Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

Director Witherspoon moved to nominate Warren Brown as the 2025 Northstar Community Services District Board President. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

President Brown moved to nominate John Radanovich as the 2025 Northstar Community Services District Board Financial Representative. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Radanovich. Noes: None. Abstain: None. Absent: None. The motion carried.

President Forni moved to nominate Mike Witherspoon as the 2025 Northstar Community Service District Board Vice President. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

APPROVAL TO PURCHASE SCBA BOTTLES AND BUDGET ADJUSTMENT 25.05

Fire Chief Jason Gibeaut provided the Board with a demonstration of the self-contained breathing apparatus (SCBA). The current SCBA bottles have a life expectancy of fifteen years. The Northstar Fire Department's (NFD) SCBA devices are due to expire in January of 2025. The NFD will be seeking a grant opportunity in 2025 but, if awarded, would not receive the funding prior to the expiration date. In the interim, staff is proposing the purchase of refurbished bottles that will provide three to five years of service life. The purchase of the SCBA bottles was not contemplated as a part of the approved Fiscal Year 2024-2025 budget, and therefore staff is requesting a budget adjustment of \$18,797.30 to satisfy the requirements of the District's procurement policy.

President Radanovich moved to approve the Purchase of SCBA Bottles and Budget Adjustment 25.05 in an amount not to exceed \$20,000. Director Witherspoon 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 Radanovich attended the NPOA board meeting.

GENERAL MANAGER’S REPORT – GEARY

Assistant General Manager (AGM) Mike Geary provided the following report:

- The Wood Energy Facility (WEF) Heat Agreements continue to move through the legal process
- Briefed by General Manager (GM) Mike Staudenmayer on current status of the CFD
- Working on a potential post-employment consulting agreement with GM Staudenmayer
- Met with Director of Public Works (DPW) Eric Martin and IT/GIS Coordinator Steve Goates on development of an IT Strategy
- GM Staudenmayer’s last day is December 31, 2024
- Working with Chief Gibeaut on MSR Study with LAFCO and the Nexus Study for Development Impact Fees (DIF)

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- The DIF Nexus study is nearing completion
- A press release is upcoming for the MSR Study with LAFCO

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- DPW Martin will provide the Board with key WEF project updates at future meetings
- Entered into an agreement with Messersmith to purchase the WEF boiler system
- Working with consultants, attorneys and accountants on the Investment Tax Credit opportunity, a provision of the Inflation Reduction Act
- Construction on the WEF project will resume with site work in Spring 2025
- Additional capacity for garbage, recycling, and Christmas Trees has been arranged at the community dumpster site for the holiday season
- UOM Ryan submitted the paperwork for the Electric Vehicle grant

NEW BUSINESS

President Brown stated the Board would convene in Closed Session to consider an Employment Agreement for District General Manager, including a recommended monthly salary of \$25,678, a monthly automobile allowance of \$700, and fringe benefits provided to full-time employees in accordance with District policies.

CLOSED SESSION – 9:56 A.M

The Board adjourned to closed session regarding the following:

- Public Employee Performance Evaluation (Government Code Section §54957).
 - Position Title: Assistant General Manager
- Public Employee Appointment (Government Code Section §54957).
 - -Position Title: General Manager

REGULAR MEETING RESUMED – 10:16 A.M.


President Brown stated that action to approve the General Manager contract was taken in Closed Session. The vote to approve the contract was as follows: Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None.

ADJOURNMENT:
The meeting adjourned at 10:16 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board