



N.C.S.D

Northstar Community Services District
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Board of Directors
WARREN "CHIP" BROWN
DEE CRAVENS
JEANN GREEN
NANCY IVES
CATHY STEWART, PRESIDENT

General Manager
MICHAEL STAUDENMAYER

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
MARCH 20, 2019 – 9:00 A.M.
ADMINISTRATION/ENGINEERING OFFICE**

President Stewart called the meeting to order at 9:00 a.m. Wednesday, March 20, 2019. Roll call and Pledge of Allegiance followed.

DIRECTORS PRESENT: Brown, Cravens, Green, Ives, Stewart

DIRECTORS ABSENT: None

STAFF PRESENT: Bowling, Zangara, Rosenthal, Ryan, Staudenmayer, Martin, Bailey

OTHERS PRESENT: Kevin O'Brien, Tim Fulton, John Jewett, Jerusha Hall, Mike Moll, Linda Morris

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Green moved to approve the following consent calendar items:

- February 20, 2019 Regular Meeting Minutes
- Approval of Claims and Demands – Paid and Unpaid

**Director Ives seconded, roll call was taken. Yes: Directors Brown, Cravens Green, Ives, and Stewart
Noes: None. Absent: None**

RECURRING BUSINESS

MEETINGS ATTENDED BY NCSD BOARD MEMBERS

Director Cravens stated he attended the Airport meeting.

MOUNTAINSIDE BUILDERS UPDATE

John Jewett provided the following Mountainside Builders update:

- Boulders Unit 3 sale closed.
- There is interest in Boulders 19
- 16 of 22 Village Walk Phase II lots have been sold to a developer
- Martis 25 Lot 21 closed. It is a privacy lot and unlikely to be developed
- The Habitat Management Plan is going through a five year update
- Clifton Taylor will attend the May District board meeting

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following NPOA update:

- WiFi project was completed
- A server is being installed
- Actively looking at improvements to the Snack Shack

NORTHSTAR CALIFORNIA/VAIL UPDATE

Jerusha Hall provided the following Northstar California/Vail update:

- Northstar California/Vail is closing April 21, 2019
- Looking to replace snowmaking equipment
- Working with the county on the 3B section of the trail
- Northstar California/Vail employee housing in Kings Beach is at 50-75% occupancy
- The Mountain Housing Council released their white paper with housing stats. Northstar has approximately 700 short term rentals.
- Partnered with Warm Winters and delivered three large bins of clothing to the warming center
- The Truckee Art Haus was unanimously approved as part of the Railyard project

NEW BUSINESS

ACTUARIAL SERVICES CONTRACT WITH MACLEOD WATTS

District of Finance and Administration (DFA) Greg Rosenthal stated that the District requires actuarial valuations to be performed for OPEB (Other Postemployment Benefits) as a requirement of the GASB 75. The District has engaged Macleod Watts in the past and they have done a professional job. The recommendation is to retain them to perform actuarial services for the next two fiscal years.

Director Brown moved to approve the Actuarial Services Contract with Macleod Watts. Director Cravens seconded, roll call was taken, Yes: Directors Brown, Cravens, Green, Ives and Stewart. Noes: None. Abstain. None. Absent: None. The motion carried.

NCSD COMPENSATION STUDY REPORT

Director of Human Resources (DHR) Jim Bowling reviewed the items included in the packet for the District Compensation Study. DHR Bowling, DFA Greg Rosenthal and General Manager (GM) Mike Staudenmayer took questions from the Board. A lengthy discussion ensued.

The Board agreed they were satisfied with the format of the District salaries as reported which showed Annual Base Salary ranges comprised of Minimum, Current, and Maximum levels with other pay shown separately.

It was agreed that District Staff will adjust salary ranges for the upcoming fiscal year based on the results of the compensation study, with specific attention given to minimum base salaries which will be adjusted along with maximum levels based on current year adopted COLA indexes, then present the updated ranges with the upcoming fiscal year budget. In addition, staff will provide the Board with District salaries annually at or around the time of budget adoption.

The Board provided no direction to staff with regard to adjusting current salaries and/or ranges as a result of the compensation study.

DIRECTOR REPORTS

There was no discussion for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Friday is the next scheduled meeting with the Army Corp. and Washoe Tribe.
- Timelines for other trail segments are being strategically planned.
- The Groundwater Management Plan (GMP) is the framework water purveyors will refer to for basin stewardship activities. The GMP outlines a series of actions including annual reports and stakeholder meetings to carry out this obligation. The GMP water agencies will be discussing how and when to best restart the GMP components in the near future.
- District Counsel is working on the bond foreclosure.
- A Public Records Act Request was received from Rimon Law regarding CFD documents. The District responded with a transmittal of the available information.

FIRE DEPARTMENT – BAILEY

Fire Chief Bailey provided the following report:

- Chief Bailey read a thank you letter from the Fire Chief of Butte County for District personnel's assistance during the Camp Fire.
- A formal tour of the Paradise fire site is being coordinated.
- A regional forest fuels meeting was held. CALFire, Forest Service, Truckee Fire, and all local registered Foresters attended. The meeting was very positive.
- Chief Bailey, Community Risk Reduction Chief (CRRC) Jason Gibeaut and Forester Joe Barron met with the owner of Truckee Community Insurances to discuss the challenges of finding property insurance for local home owners.
- CRRC Gibeaut has achieved citation authority.
- Wilder Than Wild a documentary on wildland fires in California will be shown at Truckee High School in April. Chief Bailey is working to see if it can be shown at the NPOA Homeowner's meeting as well as coordinating with Northstar California/Vail to show at the ice rink.
- Wildfire Prevention and Preparedness meeting will be held April 24. Chief Bailey, CRRC Gibeaut and Forester Barron will all be in attendance.
- There was a snowmobile rescue at Brockway summit.
- There were two dog rescues.

PUBLIC WORKS REPORT – MARTIN/RYAN

District Engineer (DE) Eric Martin and Utilities Operations Manager (UOM) Ryan provided the following report:

- Placer County sent out a Proposition 218 solid waste rate increase notice that should be disregarded.
- The Draft Final Water Rate Study report is available on the District website.
- Work on the Wells 1 and 2 Scada replacement project has been completed.
- Three grant applications have been submitted. Responses should be received by April or May.
- DE Martin presented at the last staff meeting for Ritz-Carlton who has a new General Manager. DE Martin provided a general overview of District services and answered questions related to management of the Highlands Permanent Road Division #7.
- DE Martin sat on the contractor selection panel for the Truckee River Watershed Council's Wildlife Area Restoration Project scheduled to go to construction in the summer.
- The revamped Sewer System Management Plan will be presented to the Board at the April Board Meeting.
- The County Roads and Snow Agreement will likely be presented to the Board at the April Board Meeting.
- UOM Ryan said staff is enjoying a break from snow removal activity.

- Staff is working on filling pot holes. There are budgeted funds to patch pavement on Northstar Drive this year.

10:46 A.M. – CLOSED SESSION

The Board adjourned to closed session pursuant to the following agenda items:

- Conference with Labor Negotiators Pursuant to Government Code §54957.6 – Agency designated representatives: Fire Chief Sean Bailey and General Manager Michael Staudenmayer.
- Conference with Labor Negotiators Pursuant to Government Code §54957.6 – Agency designated representatives: Agency designated representatives: Utility Operations Manager Matt Ryan and General Manager Michael Staudenmayer. Employee organization: International Union of Operating Engineers, Stationary Local 39

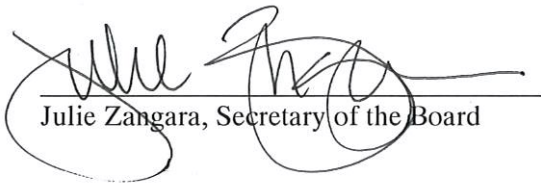
10:54 A.M. REGULAR MEETING RESUMED

GM Staudenmayer stated the District designated agency representatives for Union negotiations.

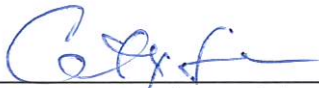
AJOURNMENT:

The meeting adjourned at 10:55 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Cathy Stewart, President of the Board