



N·C·S·D

Northstar Community Services District
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Board of Directors
Warren "Chip" Brown, President
Nancy Ives
Marilyn Forni
Mike Moll
Michael "Spoon" Witherspoon

General Manager
Michael Staudenmayer

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
JULY 21, 2021 – 9:00 A.M.
900 NORTHSTAR DRIVE, TRUCKEE, CA 96161 AND ZOOM**

President Brown called the meeting to order at 9:00 A.M. Wednesday, July 21, 2021. Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT

Brown, Forni, Ives, Moll, Witherspoon

DIRECTORS ABSENT: None

STAFF PRESENT: Zangara, Rosenthal, Evans, Staudenmayer, Martin, Bailey, Goates

OTHERS PRESENT

(via videoconference): Austin Cho, Jerusha Hall, Tim Fulton, Josh Rainone

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. June 16, 2021 Regular Meeting Minutes
- b. June 28, 2021 Special Meeting Minutes
- c. Budget Adjustment 22.01
- d. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

MEETINGS ATTENDED BY NCSD BOARD MEMBERS

There was no update for this agenda item.

MOUNTAINSIDE BUILDERS UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Working on:
 - Fuels reduction compliance work
 - Snow making maintenance
 - Water rights witness testimonials
 - Short-term housing solutions for staff
- Bike park operations going well

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following update for NPOA:

- The reservation system has been discontinued
- Working on the NPOA Board elections, there are seven candidates and four seats
- September 3 is the next NPOA board meeting

NEW BUSINESS

HIGHLANDS VIEW ROAD EMERGENCY VEHICLE ACCESS LOWER GATE REPAIR

District Engineer (DE) Eric Martin stated the repair to the Emergency Vehicle Access (EVA) Lower Gate was due to damage from being struck by a private vehicle during inclement weather. DE Martin coordinated with the vehicle owner to process an insurance claim for the gate, which was repaired by Tholl Fence. The insurance company was unable to make payment directly to Tholl Fence. The District has received payment from the insurance company and an invoice from Tholl Fence for the gate repairs. Staff is seeking approval of the Tholl Fence repair services for the lower gate on the Highlands View Road (EVA), which will be paid via the funds received from the insurance company.

Director Ives moved to approve the Highlands View Road Emergency Vehicle Access Lower Gate Repair. Director Moll seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

SCHAFFER'S MILL PHASES 2F AND 2G FACILITIES AGREEMENT

DE Martin stated New Martis Partners is currently proposing to develop the final subdivision phases of development, Schaffer's Mill Phases 2F-2G, which will encompass 34 residential lots. The Facilities Agreement is the standard developer agreement utilized by the District.

Director Moll moved to approve Schaffer's Mill Phases 2F and 2G Facilities Agreement. Director Witherspoon seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

APPROVAL TO PURCHASE NEW WATER PLANT TURBIDIMETER

Senior Utility Services Worker (SUSW) Shaun Evans stated turbidimeters are critical for the operation of the water plant. The purchase of the turbidimeter has been considered as a part of the annual budget. DE Martin stated the state requires water purveyors to monitor water turbidity.

Director Witherspoon inquired about the function of the replacement turbidimeter and the resolution it provides.

SUSW Evans stated the replacement turbidimeter will provide increased function and uses updated laser technology, resulting in better accuracy and a longer lifespan.

Director Moll moved to approve the Purchase of New Water Plant Turbidimeter. Director Ives seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

NCSD BIOMASS ENERGY SYSTEM ON-CALL SUPPORT SERVICES

DE Martin stated the District's biomass project is approaching the design phase and additional consultant support is requested. The District contracted with Wildephor Consulting Services for the initial Biomass Utilization Scoping Study in 2019 and for on-call support services in January 2021. The proposed contract

addendum totals \$25,000 for design support services. The cost for these services was included in the District's Fiscal Year 2021-2022 budget and will be reimbursed from secured grant funding for this project.

Director Witherspoon moved to approve the NCSB Biomass Energy System On-Call Support Services. Director Forni seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

RESOLUTION 21-13 ACKNOWLEDGING RECEIPT OF REPORT REGARDING INSPECTION OF GROUP E AND GROUP R OCCUPANCIES

Fire Chief Sean Bailey stated the state requires fire departments to report to their Board of Directors completion of inspections for Education Group and Residential Group Occupancies. The Northstar Fire Department (NFD) completed inspections of all eleven properties that fall under Group E or Group R occupancies. All occupancies who did not pass their initial inspections will be brought under compliance within two months.

Director Ives moved to approve Resolution 21-13 Acknowledging Receipt of Report Regarding Inspection of Group E and Group R Occupancies. Director Moll seconded, roll call was taken, Yes: Directors Brown, Forni, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: None. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- There is continued progress on the Biomass project.
 - District staff and Wildephor consultants met to identify the different components required to establish the project including grants, permitting, fuel, procurement, design, and energy purchase contracts.
 - The current critical assessment is quantity and quality of fuel and compatibility with the eventual vendor for the biomass facility equipment. Three samples were taken from Cabin Creek and sent to the lab for analysis.
 - Signed a retainment for an attorney that specializes in biomass heat systems to help the District formulate energy purchase contracts.
 - Meeting with HOA's in the Village to provide information on the output of energy the District would be providing.
- The Measure U Parcel Tax is in the campaign phase. Employees and staff may not campaign or advocate for the measure.

Director Witherspoon inquired about the restrictions on Board members regarding Measure U.

District Counsel Austin Cho stated the Political Reform Act does impose restrictions on both Board members and District staff about campaigning for items being put on the ballot. The District is permitted to provide objective information, but care should be taken not to take an advocacy position for the measure.

Chief Bailey stated the consultants for the tax measure provided information to be used on the website or handouts if District staff or the Board are approached with questions about the measure. The literature adheres to the legal requirements.

- The 1B-2 portion of the Martis Valley Trail (MVT) is currently under construction. District staff hopes to put the 3A portion of the trail out to bid in August. The goal is to have full connectivity from the roundabout to where the MVT left off in the valley.

- DE Martin stated he spoke with Placer County about the crossing at Beaver Pond for the Tompkins Memorial Trail (TMT) and they will be completing that crossing along with two additional crossings on Big Springs. SUSW Conan Savage will be starting work on this section of the TMT within the week.
- District staff continues to monitor the COVID-19 pandemic in order to adapt to any new mandates imposed by the state and county.
- ACES baseball game is scheduled for August 27th at 6:35 P.M.

FIRE DEPARTMENT – BAILEY

Chief Bailey provided the following report:

- The Fire Department is looking to set up CPR classes for District staff and Board members. The CPR class will be scheduled for after the August Board meeting.
- Current major fires in the extended region include the Tamarack fire near Markleeville, the Dixie fire burning towards Lake Almanor, and the Beckwourth Complex Fire.
- The Northstar Fire Department (NFD) will be featured on an ABC television show called the Hearts of Heroes. In addition to the footage being filmed of Station 32, one firefighter on staff will be included in the several segments to provide safety tips.

Jerusha Hall from Northstar California/Vail inquired about the removal of dead trees on Northstar California/Vail properties that would potentially be covered by Measure U Parcel Tax funds.

Chief Bailey stated that there is potential for these funds to go towards the fifty-percent split with property owners if the area in question is being treated. Additionally, there are applications in process for two grants that could potentially treat these areas, and especially those along evacuation routes.

Director Witherspoon inquired about whether maintenance via removal of dead trees could be added to the scope of the projects that would be supported by Measure U funds.

Chief Bailey stated the goal is to get all the initial work done within six to seven years. The Measure U funds would cover the remaining maintenance work for the following three to four years before the tax measure sunsets.

PUBLIC WORKS REPORT – MARTIN

DE Martin provided the following report:

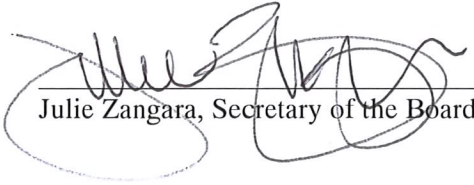
- The Operations department charging station initiative that was included as part of the budget has been put on hold as there are no incentives through Liberty Utilities for the District.
- DE Martin and Technical Program Administrator (TPA) Josh Detwiler met with Northstar California/Vail, Taggart and Taggart, and Wagner & Bonsignore representatives for a tour of the shared water rights facilities in order to prepare for the upcoming water rights hearing. DE Martin has provided his sworn testimony.

Director Ives inquired about the roads and maintenance to be performed this year on Basque Drive.

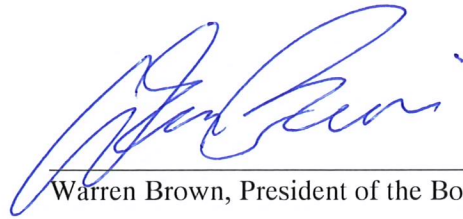
DE Martin stated there would not be road work this year and adjusting the current roads maintenance plan will be dependent on whether Measure U passes. If Measure U is successful, DE Martin has modeled an advanced catch-up period of three to four years of road maintenance on aging roadways. Basque Drive would be rehabilitated early within this catch-up period.

ADJOURNMENT:
The meeting adjourned at 10:46 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board