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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
OCTOBER 20, 2021 – 9:00 A.M.
900 NORTHSTAR DRIVE, TRUCKEE, CA 96161**

President Brown called the meeting to order at 9:00 A.M. Wednesday, October 20, 2021. Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Moll

DIRECTORS ABSENT: Witherspoon

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

OTHERS PRESENT
(via videoconference): Austin Cho, Jerusha Hall, Tim Fulton, John Jewett, Josh Rainone

PUBLIC COMMENT
There was no public comment.

CONSENT CALENDAR
Director Moll moved to approve the following consent calendar items:

- a. September 3, 2021 Special Meeting Minutes
- b. September 15, 2021 Regular Meeting Minutes
- c. Budget Adjustment 22.03
- d. Budget Adjustment 22.04
- e. Budget Adjustment 22.05
- f. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

MEETINGS ATTENDED BY NCS D BOARD MEMBERS
There was no update for this agenda item.

MOUNTAINSIDE BUILDERS UPDATE

John Jewett provided the following update for Mountainside Builders:

- Closed four of four units at the Boulders
- Three custom homes will be built on purchased lots by three separate builders

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following update for NPOA:

- NPOA Board Meeting is October 23, 2021
- Annual mailing will be sent in the next few weeks
- Assessments will be issued after the annual mailing
- The recreation center will be closed for planned maintenance November 1-4

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Bike Park and Golf Course are closed for the season
- Working on seasonal transition
- Cash grant cycle is opening
- Epic Promise foundation issued immediate grants for employees impacted by the fires
- Martis Valley Trail Segment 3B is moving forward
- Martis Valley Trail Segment 3F – from the roundabout to the Village is moving forward with plan review
- Completed defensible space compliance work around Castle Peak and other lodging areas
- The Comstock Lift Project was approved for the summer of 2022
- Opening day is scheduled for November 19, 2021

NEW BUSINESS

UPDATE ON WATER RIGHTS PETITIONS AND HEARINGS

District Counsel Austin Cho provided an update on the status of the water rights change and petitions. Testimony was presented at the initial hearing on August 6, 2021 including evidence in support of the petitions for the water rights permits held both by the District and Trimont Land Company. The hearing officer asked for additional information regarding a few targeted issues, namely compliance with the Truckee River Operating Agreement and whether or not the changes sought would be consistent with the restrictions and limitations of the agreement, and the CEQA review of the proposed changes, and additional information on the historical use under the permits and what incremental build out has occurred since then. Taggart and Taggart, counsel for Trimont Land Company, Downey Brand have been working with a consultant from Walter and Bonsignore to prepare testimony to address the issues. The testimony was submitted to the administrative hearing office on October 11, 2021 and included a CEQA addendum that will be presented to the Board for approval. A brief discussion ensued.

RESOLUTION 21-16 AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT PURSUANT TO THE BROWN ACT

General Manager (GM) Mike Staudenmayer stated the purpose of Resolution 21-16 was to continue meetings of the Board of Directors under the exceptions to the Ralph M. Brown Act previously allowed under executive orders N-25-20, N-29-20, and N-35-20 issued by Governor Gavin Newsom in response to the COVID-19 pandemic and state of emergency. On June 15, 2021, Governor Newsom issued Executive Order N-08-21 which provided the Brown Act modifications would expire on September 30, 2021.

With the State of Emergency still in place, AB 361 was introduced to provide a longer-term solution for teleconference meetings during states of emergency. AB 361 is effective until January 1, 2024. In order to continue meeting under modified rules, the Board must adopt an initial resolution within 30 days of the first teleconference meeting, and then must adopt an extension resolution at least every 30 days thereafter.

After a brief discussion, the Board agreed no action would be taken.

CONSIDERATION OF A CONTRACT WITH GEI CONSULTANTS FOR HYDROGEOLOGIC CONSULTING SERVICES

GM Staudenmayer stated GEI consultants have provided hydrogeologic consulting services historically for the Martis Valley aquifer and annual reporting. Staff is seeking approval for the one-third, cost share agreement associated with a contract with GEI Consultants for the Martis Valley Groundwater Management Plan Annual Report in an amount of \$22,000 plus a 10% change order authorization for a total not to exceed contract amount of \$24,200. The District’s share will not exceed \$8,067.

Director Moll moved to approve the Contract with GEI Consultants for Hydrogeologic Consulting Services. Director Forni seconded, roll call was taken. Yes: Directors Brown, Forni, Ives, and Moll. Noes: None. Absent: Witherspoon. The motion carried.

BIOMASS ENERGY SYSTEM PROJECT CIVIL DESIGN AND PERMITTING SERVICES

District Engineer (DE) Eric Martin stated the District contracted with Wildephor Consulting Services to complete the Biomass Utilization Scoping Study in 2019. In December 2020, The US Forest Service Wood Innovations Team authored the Biomass Energy System Feasibility Study providing more detailed project options for consideration. The project has now transitioned from the planning phase to the project development phase. Staff sought a proposal from PR Design and Engineering for the civil design and permitting services. Staff is seeking approval to execute an agreement with PR Design and Engineering for Civil Design and Permitting Services for \$335,795.

Director Ives moved to approve Biomass Energy System Project Civil Design and Permitting Services in an amount not to exceed \$335,795. Director Moll seconded, roll call was taken. Yes: Directors Brown, Forni, Ives, and Moll. Noes: None. Absent: Witherspoon. The motion carried.

MARTIS VALLEY TRAIL SEGMENTS 1B-2 AND 3A – WASHOE TRIBE MONITORS CONTRACT AMENDMENTS

DE Martin stated that additional funding is needed to provide continued Washoe Tribal monitoring during construction of Martis Valley Trail segments 1B-2 and 3A. Washoe Tribal monitoring is a mitigation requirement of the project.

Director Ives moved to approve Martis Valley Trail Segments 1B-2 and 3A – Washoe Tribe Monitors Contract Amendments in an amount not to exceed \$80,000. Director Moll seconded, roll call was taken. Yes: Directors Brown, Forni, Ives, and Moll. Noes: None. Absent: Witherspoon. The motion carried.

DISTRICT STRATEGIC PLAN UPDATE

GM Staudenmayer provided the Board with an overview on an update to the District's Strategic Plan. The update is a result of Director Ives recognizing that previous goals had been accomplished by District staff. Director Ives requested suggestions for updates to the Strategic Plan and provided those suggestions to GM Staudenmayer. GM Staudenmayer distilled the suggestions into actionable goals and categories and these goals were provided in the Board packet for discussion with the Board. GM Staudenmayer asked the Board to consider if the list of goals is appropriate and adequate, and how the Board would like to facilitate the execution of the goals presented.

Director Ives suggested the Board revisit the Strategic Plan at least every two years to review what additions to the plan have been accomplished and what other goals may be added.

President Brown and Director Moll stated they approved of the list of additions suggested in the meeting packet.

GM Staudenmayer stated there was an additional goal he hoped to capture: Sustainability by department at environmental, fiscal, and social levels.

The Board suggested the Strategic Plan be revisited at the next meeting.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

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

- The Nature Conservancy (TNC) contacted District Staff about the forestry work the District is performing. TNC is considering a fire insurance program modeled after a current flood insurance program that looks at risk and resiliency to fire based on measures taken by the District to mitigate wildfire risk. District staff will meet with TNC representatives October 22.
- The Biomass project continues to move forward. Staff will be able to provide a package cost in the near future and refine the fiscal analysis for the project.
- GM Staudenmayer met with a rep from The Truckee River Watershed Council to review their forest health assessment for the Middle Truckee River Watershed which was compiled using a sophisticated tool that ingests LIDAR data, slope, aspect and other features and provides a risk assessment and ROI from forest treatments.

FIRE DEPARTMENT – BAILEY

Chief Bailey provided the following report:

- Chief Bailey read excerpts from a complimentary letter about the Seasonal Defensible Space Inspectors, Dan Warren and Brandon Olk. It was one of two recent unsolicited reviews about the inspectors.
- The Defensible Space Inspectors performed a total of 447 inspections, exclusive of reinspections, over the season.

PUBLIC WORKS REPORT – MARTIN/RYAN

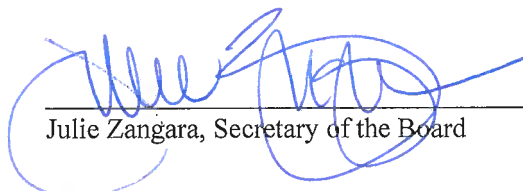
DE Martin and Utilities Operations Manager (UOM) Matt Ryan provided the following report:

- Progress on the Martis Valley Trail is going well but will slow down with impending weather systems. Segment 1B-2 is close to pave ready.
- DE Martin applied for a Placer Capital Projects Advisory Committee TOT grant for Martis Valley Trail funding. The District is also assisting Placer County in preparing a Proposition 68 Rural Recreation and Tourism Grant Application.
- An insurance adjuster inspected Well 3 in Schaffer’s Mill to assess the claim.
- Utility Operations staff is working to finish summer projects and prepare for winter weather.

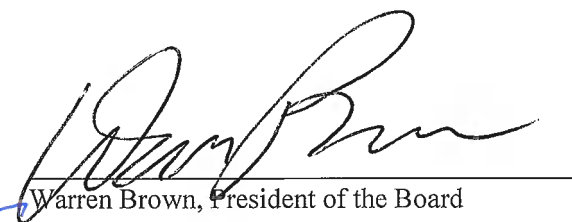
ADJOURNMENT:

The meeting adjourned at 10:33 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board