



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 MARCH 16, 2022 – 9:00 A.M. ZOOM

Vice President Moll called the meeting to order at 9:00 A.M. Wednesday, March 16, 2022. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Forni, Moll, Witherspoon

DIRECTORS ABSENT: Brown, Ives

STAFF PRESENT: Zangara, Rosenthal, Ryan, Staudenmayer, Martin, Bailey, Goates, Gibeaut

OTHERS PRESENT
(via videoconference): Austin Cho, Jerusha Hall, Tim Fulton

PUBLIC COMMENT
There was no public comment.

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

- a. February 16, 2022 Regular Meeting Minutes
- b. Budget Adjustment 22.09
- c. Budget Adjustment 22.10
- d. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

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

MOUNTAIN SIDE BUILDERS UPDATE
There was no update for this agenda item.

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE
Tim Fulton provided the following update for NPOA:

- Next NPOA board meeting is Saturday, April 9
- Will close for maintenance for a week following the end of ski season
- Working through the audit process

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Emphasis on Capital Planning for Northstar
- Closing April 18, 2022
- Corporate direction includes the following:
 - New \$20/hr minimum wage at all resorts
 - 40% employee discounts
 - Commitment to affordable and accessible housing in resort communities
 - \$4M investment in Human Resources
 - New flexible remote work for the corporate office
 - Increase in percentage of merit increases

VILLAGE MASTER ASSOCIATION UPDATE

There was no update for this agenda item.

NEW BUSINESS

ADOPTION OF ORDINANCE 38-22 – AMENDING ORDINANCE 35-19, AN ORDINANCE REGARDING WILDLAND FIRE PREVENTION AND DEFENSIBLE SPACE REQUIREMENTS

There was no public comment. Community Risk Reduction Chief (CRRC) Jason Gibeaut stated public comment concerning a section of the proposed Ordinance regarding the responsibility of developers versus landowners, was received from Jerusha Hall of Vail Resorts. All concerns were addressed prior to the Board meeting. Ms. Hall confirmed the concerns had been addressed.

Director Forni inquired about how the concern had been addressed. CRRC Gibeaut stated the process is initiated with the Northstar Fire Department (NFD). Once the process is initiated, the NFD will advise the applicant of the three-hundred-foot fuel break requirement for development of the property. The applicant will also be informed of whether the proposed development encompasses the entire three-hundred-foot fuel break, or the fuel break incorporates property owned by others. The applicant will understand the fuel break must be completed prior to vertical construction.

Director Witherspoon moved to Adopt Ordinance 38-22 Amending Ordinance 35-19, An Ordinance Regarding Wildland Fire Prevention and Defensible Space Requirements. Director Forni seconded; roll call was taken. Yes: Directors Forni, Moll, and Witherspoon. Noes: None. Absent: Brown, Ives. The motion carried.

APPROVAL OF NEW PAY SCALE FOR FIRE & LIFE SAFETY INSPECTOR

CRRC Gibeaut stated the NFD is seeking approval to increase the range for the Fire & Life Safety Inspector in order to remain competitive with other local fire departments now seeking employees for similar positions.

Director Forni moved to approve New Pay Scale for Fire & Life Safety Inspector. Director Witherspoon seconded; roll call was taken. Yes: Directors Forni, Moll, and Witherspoon. Noes: None. Absent: Brown, Ives. The motion carried.

APPROVAL OF UPDATED ACCOUNTING MANAGER JOB DESCRIPTION AND SALARY RANGE

Director of Finance and Administration (DFA) Greg Rosenthal provided a history of the Administrative Department structure and the Accounting Manager position. The District has grown in service area as well as complexity that has an increased workload. DFA Rosenthal is currently tasked with daily accounting activities that compete with the ability to focus on the higher-level responsibilities of the DFA position. A mid-level management position would offer a greater level of efficiency and redundancy within the

department. The Accounting Manager position was created in August of 2012, and it was determined to be appropriate to update the job description. The salary range for the Accounting Manager position has been kept current through an annual maintenance schedule maintained by DFA Rosenthal.

Director Forni moved to approve the Updated Accounting Manager Job Description and Salary Range. Director Witherspoon seconded; roll call was taken. Yes: Directors Forni, Moll, and Witherspoon. Noes: None. Absent: Brown, Ives. The motion carried.

SCHAFFER'S MILL PHASE 3D DRAINAGE EASEMENT

District Engineer (DE) Eric Martin stated the Carson Range tank drain has been relocated as part of the Schaffer's Mill Phase 3D project to avoid impacts to a residential lot. A new drainage easement has been drafted to allow for the relocation. If the Board approves the new easement, the overland drainage easement provisions of the existing easement will be abandoned.

Director Witherspoon moved to approve the Schaffer's Mill 3D Drainage Easement and Abandonment of the Existing Overland Drainage Easement. Director Forni seconded; roll call was taken. Yes: Directors Forni, Moll, and Witherspoon. Noes: None. Absent: Brown, Ives. The motion carried.

MESSERSMITH MANUFACTURING, INC BOILER TOUR PRESENTATION

General Manager (GM) Mike Staudenmayer, Utilities Operations Manager (UOM) Matt Ryan, and DE Martin toured several facilities with Messersmith Manufacturing, Inc. biomass boilers. GM Staudenmayer provided the Board with an in-depth presentation of the facilities and systems they toured. Through the experience provided and knowledge gained by the tour, GM Staudenmayer, UOM Ryan, and DE Martin were equipped with answers to address potential concerns of the community and understand the operational needs of a biomass energy system.

NCSB BIOMASS ENERGY SYSTEM LETTER OF SUPPORT AND RESOLUTION 22-06 - A RESOLUTION FOR FUNDING FROM WOOD PRODUCTS GRANTS

DE Martin stated that an application is currently being drafted for California Department of Forestry and Fire Protection Wood Products and Bioenergy Business and Workforce Housing Grant Program funding, and a Resolution is required to accompany the application. In addition, DE Martin proposed a letter of support to accompany the application. The Board did not request any edits to the letter of support.

Director Forni moved to approve NCSB Biomass Energy System Letter of Support and Resolution 22-06 – A Resolution for Funding from Wood Products Grants. Director Witherspoon seconded; roll call was taken. Yes: Directors Forni, Moll, and Witherspoon. Noes: None. Absent: Brown, Ives. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- DE Martin and GM Staudenmayer attended the recent NPOA meeting to update on the biomass energy initiative, trails and road rehabilitation.
- GM Staudenmayer participates in a regional green waste task force comprised of representatives from Nevada County, Placer County, Town of Truckee, and the Tahoe Truckee Community Foundation. The task force will fund a small study to analyze the regional green waste system, biomass collection, storage and distribution.

- The Placer County short-term rental ordinance went into effect. Placer County was looking for local fire agencies to partner with them on inspections. The NFD will only participate in the defensible space portion of inspections for permitting.
- With current inflation, the District anticipates a significant COLA for Fiscal Year 2022-2023.

FIRE DEPARTMENT – BAILEY

Fire Chief Sean Bailey provided the following report:

- The NFD is working on promotional hiring to fill a Captain vacancy
- CRRC Gibeaut, GM Staudenmayer and Chief Bailey have held discussions regarding the impacts of the anticipated COLA on the NFD’s operating budget.
- Pile burning is on hold until the conditions change
- Planning has commenced for Forest Fuels Reduction work, including meeting with all landowners and sharing the desired locations/acreage the fire department will be abating with Measure U funding.

PUBLIC WORKS REPORT – MARTIN/RYAN

DE Martin and UOM Ryan provided the following report:

- DE Martin delivered findings from Stantec’s Martis Valley Water System Hydrogeologic Evaluation which was grant funded through the Placer County Water Agency Financial Assistance Program. The study concluded that Wells 1 and 2 will continue to draw down as development approaches buildout, but that they appear to be capable of sustaining future water demands. However, long pump runs will necessitate the need for redundant water supplies should a pump/motor need to be serviced. The study also concluded that Well 3 will likely be depleted in the summer months at buildout. This will result in less source redundancy to meet peak summer demands for the water system. In response to these conclusions, potential water sources will be analyzed to provide system redundancy.
- DE Martin reported that planning is underway for the 2022 Road Reconstruction Project affecting the Basque/Skidder subdivisions. Road repaving projects may be impacted by current cost of oil.
- DE Martin reported that IT/GIS Coordinator Steve Goates has made good progress on the switch replacement project, and that Steve recently met with SCADA representatives to assess the security of the system.
- UOM Ryan expressed gratitude for the trip to tour the Messersmith Manufacturing, Inc. biomass energy system implementations and the understanding and perspective provided.

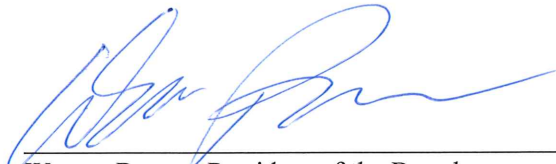
ADJOURNMENT:

The meeting adjourned at 11:16 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board