



# 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 JUNE 15, 2022 – 9:00 A.M. ZOOM

President Brown called the meeting to order at 9:00 A.M. Wednesday, June 15, 2022. The Pledge of Allegiance and roll call followed.

**DIRECTORS PRESENT** Brown, Ives, Moll, Witherspoon

**DIRECTORS ABSENT:** Forni

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

**OTHERS PRESENT**  
(via videoconference): Austin Cho, Rick Stephens, Josh Rainone, John Jewett, Doug Nelson, Anna Klovstad, Jennifer Calloway, Ben Whitehill

### **PUBLIC HEARING**

President Brown opened the Public Hearing at 9:02 A.M. There was no public comment. There was no discussion.

**Public Hearing to consider placing delinquent water charges, with penalties thereon, that remain delinquent as of June 30, 2022 on the property tax bill for the respective lot or parcel. The area of real property within which the delinquent charges and penalties will be applicable to the area within the boundary of the Northstar Community Services District.**

**Director Moll moved to approve Resolution 22-08 – “Requesting Collection of Delinquent Water Charges on Tax Roll for Tax Year 2022-2023.” Director Witherspoon seconded, roll call was taken. Yes: Directors Brown, Ives, Moll and Witherspoon. Noes: None. Abstain. None. Absent: Forni. The motion carried.**

### **PUBLIC COMMENT**

Rick Stephens addressed the Board regarding his candidacy for LAFCO Special District Representative.

### **CONSENT CALENDAR**

Secretary of the Board Julie Zangara stated that the Tax Code for Resolution 22-12 was updated by the Placer County from 75500 to 75311. The Resolution draft was updated accordingly.

**Director Ives moved to approve the following consent calendar items:**

- a. May 18, 2022 Regular Meeting Minutes
- b. District Salaries & Salary Ranges for Unrepresented and Seasonal Employees for Fiscal Year 2022-23
- c. Resolution 22-09 “Requesting Collection of Sewer Charges on the Tax Roll for Tax Year 2022-23”
- d. Resolution 22-10 “Requesting Collection of Solid Waste Charges on Tax Roll for Tax Year 2022-23”
- e. Resolution 22-11 “Requesting Collection of Measure “E” Taxes on Tax Roll for Tax Year 2022-23”
- f. Resolution 22-12 “Requesting Collection of Measure “U” Taxes on Tax Roll for Tax Year 2022-23”
- g. Resolution 22-13 “Requesting Collection of Northstar Community Services Facilities District No. 1 Special Tax for Tax Year 2022-23”

- h. Reserve Management Policy Revision and Schedules A & B
- i. Approval of Claims and Demands – Paid and Unpaid

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

## **RECURRING BUSINESS**

### **MOUNTAINSIDE BUILDERS UPDATE**

There was no update for this agenda item.

### **NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE**

There was no update for this agenda item.

### **NORTHSTAR CALIFORNIA/VAIL UPDATE**

There was no update for this agenda item.

### **VILLAGE MASTER ASSOCIATION (VMA) UPDATE**

There was no update for this agenda item.

## **NEW BUSINESS**

### **CFD FORECLOSURE PROCEEDINGS UPDATE**

District Counsel Austin Cho provided the Board with an update on the status of the CFD Foreclosure Proceedings. The CFD has secured judgments in its favor in Placer County Superior Court cases SCV0042801 and SCV0043081.

The CFD has received updated delinquency numbers for the 2021-2022 Fiscal Year which need to be incorporated into the judgments to secure writs of sale on the properties. The filings for amending the judgements are pending but will be filed once the information is verified as accurate. The judgement in each case was made in the aggregate, but in order to carry forward with the foreclosure sales, the parcels need to be separated out to have the proper judgment amounts attributed for each sale. Under the Mello Roos Act, the minimum amount of foreclosure sale is tied to the delinquency judgment and no bid can be less than the judgment amount which is why it is critical for the amounts to be current and accurate.

The CFD will take the judgments to the Placer County Sheriff's Office with a writ of sale issued by the court to proceed with the foreclosure sales of each of the properties. There is a 120-day redemption period upon receipt of the writ of sale during which the defendants may satisfy delinquencies and avoid the sale of the property.

The District has the option of purchasing any property subject to foreclosure by credit bid, but it is not required to do so. Funds for any credit bid would need to be deposited within 24 months of making the bid.

**Agenda item nine was taken out of order.**

### **SELECTION OF A SPECIAL DISTRICT REPRESENTATIVE ON LAFCO**

Rick Stephens addressed the Board as a nominee for the Special District Representative on LAFCO. A brief conversation ensued.

**Director Witherspoon moved to approve the Selection of Rick Stephens as a Special District Representative on LAFCO. Director Ives seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

**RESOLUTION 22-14 AUTHORIZING EXECUTION OF QUITCLAIM OF OVERLAND DRAINAGE EASEMENT DESCRIBED IN PLACER COUNTY DOCUMENT NUMBER 2010-0026158**

District Engineer (DE) Eric Martin stated the Board previously authorized execution and recordation of the Schaffer’s Mill 3D Drainage Easement and abandonment of the existing overland drainage easement at the March 16, 2022 Regular Meeting of the Board of Directors. For the formal abandonment, the title company is requiring a quitclaim via resolution.

**Director Moll moved to approve Resolution 22-14 Authorizing Execution of Quitclaim of Overland Drainage Easement Described in Placer County Document Number 2010-0026158. Director Ives seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

**CLIMATE TRANSFORMATION ALLIANCE MEMBERSHIP CONSIDERATION**

General Manager (GM) Mike Staudenmayer stated Director Witherspoon requested staff research membership with the Climate Transformation Alliance (CTA) at the May 18, 2022 Regular Meeting of the Board of Directors. GM Staudenmayer stated the CTA is a collaboration of regional entities working towards a net carbon neutrality by 2045. GM Staudenmayer introduced Anna Klovstad, a Truckee Council member, and Jennifer Calloway, the Town of Truckee Manager.

Ms. Klovstad stated the CTA has reached out to several local public, private and non-profit organizations in the region. The CTA is seeking Northstar Community Services District to approve the membership to become one of the founding member of the CTA. As a member, there will be opportunities to join in projects, but the primary goal of the alliance is to share information, resources and expertise.

Ms. Calloway shared a power point presentation with the Board providing an overview of the CTA.

**Director Witherspoon moved to approve the Climate Transformation Alliance Membership. Director Moll seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

**RESOLUTION 22-15 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 on the 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. Only one property is not in compliance. The occupancy that did not pass the initial inspections will be brought under compliance within two months.

**Director Moll moved to approve Resolution 22-15 Acknowledging Receipt of Report Regarding Inspection of Group E and Group R Occupancies. Director Ives seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

**AMENDED PENSION COST MANAGEMENT POLICY**

Director of Finance and Administration (DFA) Greg Rosenthal referenced the history of the Pension Cost Management Policy (PCMP) provided in the supplemental board report detailed the background and philosophy behind the original PCMP. The revised policy anticipates short-term use of CEPPT funds to fully eliminate the UAL with the mid-range goal of paying all CalPERS required costs with a target balance of 20% of the District’s Accrued Liability. GM Staudenmayer stated he was in favor of the revision.

**Director Ives moved to approve the Amended Pension Cost Management Policy. Director Moll seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

**RESOLUTION 22-16 – RESOLUTION ADOPTING THE NORTHSTAR COMMUNITY SERVICES DISTRICT FISCAL OPERATING & CAPITAL BUDGET FOR FISCAL YEAR 2022-23**

DFA Rosenthal provided the Board with an overview of the changes incorporated into the final draft of the budget since the initial draft was presented at the May 18, 2022 Regular Meeting of the Board of Directors.

- Further salary and benefit analysis resulted in a reduction in Governmental Fund expenses and a contribution to reserves.
- An increase in Martis Valley Water System (MVWS) consumption revenue based on the expectation that the volume of consumption will not be reduced.
- Reduction in Utility Operations labor specific to Solid Waste based on the elimination of the Green Waste Recycling Center which split costs between Fuels Management and Solid Waste.

DFA Rosenthal stated the deeper analysis of the PCMP resulted in a greater understanding of the impact of the investments returns as of June 2021. The June 2021 returns will affect the Unfunded Accrued Liability (UAL) funded ratios for the 2023-2024 Fiscal Year, and both Miscellaneous and Safety UAL's are projected to be at almost 100% funding.

**Director Witherspoon moved to approve Resolution 22-16 “Resolution Adopting the Northstar Community Services District Fiscal Operating & Capital Budget for Fiscal Year 2022-23. Director Ives seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

**RESOLUTION 22-17 RESOLUTION ESTABLISHING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022-23**

DFA Rosenthal, in accordance with Article XIII B of the State Constitution, presented the calculation of District spending limits and appropriations subject to those limits for FY2022-23.

**Director Witherspoon moved to approve Resolution 22-17 “Resolution Establishing an Appropriations Limit for Fiscal Year 2022-23.” Director Moll seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

**RESOLUTION 22-18 ADOPTING SEWER RATES FOR FISCAL YEAR 2022-2023**

DE Martin stated that in Fiscal Year 2020-21, the District made the decision to forego the 3.5% annual increase to the operations component of sewer fees that had been determined by the Proposition 218 rate setting process and left the remaining years of the rate schedule unadjusted which would require annual board approval for any deviation from the original rate schedule. The following year, Fiscal Year 2021-2022, it was determined that an annual increase to the operations component of the sewer fees was warranted. Through analysis, staff concluded a 3.5% increase to the operations component of fees would be sufficient to meet revenue requirements, again leaving outlying years unadjusted. During the annual budget preparation process for Fiscal Year 2022-23, staff determined that an annual increase to the operations component was again warranted as a result of increasing costs. Resolution 22-18 proposes a 3.5% increase as opposed to reverting to the unadjusted rates established per Resolution 19-05 which would result in customers recognizing a 7% increase to the operations component of the rate.

**Director Ives moved to approve Resolution 22-18 Adopting Sewer Rates for Fiscal Year 2022-2023. Director Moll seconded; roll call was taken. Yes: Directors Brown, Ives, Moll, and Witherspoon. Noes: None. Absent: Forni. The motion carried.**

## **DIRECTOR REPORTS**

There was no update for this agenda item.

## **GENERAL MANAGER'S REPORT – STAUDENMAYER**

GM Staudenmayer provided the following report:

- The work with The Nature Conservancy on the Fire Insurance initiative continues. Challenges include structuring and legal authority. District Counsel is working with District staff and The Nature Conservancy on a pathway.
- The District was successful in a \$1MM US Forest Service grant
- A \$2MM Cal Fire grant application will be resubmitted with technical corrections to the application
- Met with major producers of biomass in the region
- The Annual Groundwater Management Report has been completed by the hydrogeologist. The findings will be presented to the stakeholders during an upcoming meeting. The information will in turn be presented to the Board at a future meeting.
- Drought regulations imposed by the state are anticipated in the near future

## **FIRE DEPARTMENT – BAILEY**

Fire Chief Sean Bailey provided the following report:

- The first green waste pick up will be more expensive than anticipated, but a second contractor with different equipment will be contracted for additional work.
- Meeting planned with new Placer County Sheriff's Office Captain to ensure everyone remains on the same page about regional evacuation plans.
- Met with Liberty Utilities about power safety shut-off initiatives. Liberty Utilities has made changes to reduce the number of power shut-offs over previous years.
- Held first Measure U Oversight Committee meeting.
- Defensible Space inspections have commenced.
- Burn Ban went into effect June 1.
- Truckee Fire has switched from Nixle to Code Red.

## **PUBLIC WORKS REPORT – MARTIN/RYAN**

DE Martin and UOM Ryan provided the following report:

- Biomass environmental permitting and facility design is anticipated to go before the Board as early as September. It will likely be too late in the season to go out to bid.
- The former Administrative Building may be demolished in order to prepare for the construction of the biomass facility.
- Bids for road reconstruction projects are anticipated to come in slightly higher than anticipated
- Placer County will host a ribbon cutting for the Martis Valley Trail August 16
- Utilities Operations staff has been extremely efficient in the endpoint replacement project.
- All issues identified by Placer County during the Hazardous Materials Business Plan inspection have been addressed and submitted.
- A summer seasonal has been hired for the Utility Operations department.
- Supply chain impacts are delaying some orders for diesel and fluids.
- Trail badges have been vandalized, stolen and destroyed.

## **CLOSED SESSION – 10:50 A.M**

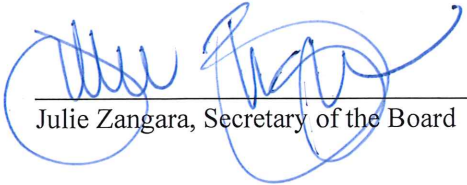
## **REGULAR MEETING RESUMED – 11:03 A.M.**

President Brown reported the Board agreed to all terms discussed with labor negotiators and unanimously approved the Memorandum of Understanding between Northstar Community Services District and The Northstar Professional Firefighters' Association IAFF Local 5107 Covering the Fire Department Personnel from July 1st, 2022 – June 30th, 2025.

**ADJOURNMENT:**

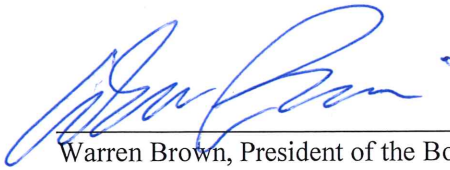
**The meeting adjourned at 11:04 A.M.**

Respectfully submitted,



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Julie Zangara, Secretary of the Board



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Warren Brown, President of the Board