



N.C.S.D

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

General Manager
Michael Staudenmayer

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS AUGUST 21, 2024 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, August 21, 2024. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Radanovich, Witherspoon

DIRECTORS ABSENT: None

STAFF PRESENT: Staudenmayer, Geary, Martin, Ryan, Gibeau, Zangara,

OTHERS PRESENT: Austin Cho, Jerusha Hall, Greg Aiken

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Radanovich moved to approve the following consent calendar items:

- a. July 17, 2024 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Summer has maintained a focus on maintenance
- The mountain bike park is experiencing a successful season
- Capital projects set to receive recommendations in September

NEW BUSINESS

RESOLUTION 24-19 – RESOLUTION MAKING NON-SUBSTANTIVE AMENDMENTS TO THE CONFLICT OF INTEREST CODE

Secretary of the Board (SotB) Julie Zangara stated the District’s Conflict of Interest (COI) Code is reviewed every two years. The purpose of the COI is to ensure public officials do not use their position to influence agency decisions in which they have a financial interest. After review by management and District Counsel of the District’s current COI, it was recommended additions be made. Staff is proposing the Board approve the following additions to the COI: IT/GIS Coordinator, Forester, and Measure U Committee members.

Director Ives moved to approve Resolution 24-19 Making Non-Substantive Amendments to the Conflict of Interest Code. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

NORTHSTAR CALIFORNIA MID-MOUNTAIN SHOP, WASH PAD, AND MAINTENANCE TENT SEWER IMPROVEMENTS REIMBURSEMENT AGREEMENT

Director of Public Works (DPW) Eric Martin stated Trimont Land Company (TLC) is currently proposing sewer service improvements to the mid-mountain maintenance facility. The infrastructure proposed will be privately owned and not dedicated to the District, but will need to meet the requirements of the District’s Sewer Ordinance. Staff is seeking approval of the reimbursement agreement for inspection services.

Director Witherspoon moved to approve the Northstar California Mid-Mountain Shop, Wash Pad, and Maintenance Tent Sewer Improvements Reimbursement Agreement. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

NORTHSTAR CALIFORNIA MID-MOUNTAIN SHOP, WASH PAD, AND MAINTENANCE TENT SEWER IMPROVEMENTS INSPECTION SERVICES AND BUDGET ADJUSTMENT 25.01

DPW Martin stated staff is seeking approval to enter into a contract with Dowl for on-call inspection services for the Northstar California Mid-Mountain Shop improvements. The inspection costs are reimbursable per the Reimbursement Agreement with Trimont Land Company. In addition to approving the contract with Dowl, staff is seeking approval of budget adjustment 25.01 for these services that were not contemplated as a part of the budgeting process.

Director Forni moved to approve Northstar California Mid-Mountain Shop, Wash Pad, and Maintenance Tent Sewer Improvements Inspection Services and Budget Adjustment 25.01. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.

NCSD WOOD ENERGY FACILITY – BOILER SYSTEM PURCHASE AGREEMENT

DPW Martin stated the Wood Energy Facility (WEF) has proceeded to the implementation phase. The preferred boiler system has been refined to a single two-megawatt boiler with ceramic filtration emissions equipment. Once purchased, delivery of the boiler system takes approximately nine months. If approved by the Board, delivery is anticipated for summer of 2025. The purchase of the boiler system was contemplated in the Fiscal Year 2024-25 Capital budget.

Director Witherspoon moved to approve the NCSD Wood Energy Facility – Boiler System Purchase Agreement. Director Radanovich seconded; roll call was taken. Yes: Directors

Brown, Forni, Ives, Radanovich and Witherspoon. Noes: None. Abstain: None. Absent: None.
The motion carried.

FUELS MANAGEMENT FISCAL SUSTAINABILITY ANALYSIS

General Manager (GM) Mike Staudenmayer provided the Board with an overview of the ten-year fiscal outlook for the District's Fuels Management department. As with the fiscal sustainability analysis for the Fire Department, the analysis takes into account expenditures and projected available revenue. The analysis will be updated annually during the budgeting process.

DIRECTOR REPORTS

Director Radanovich attended the NPOA board meeting.

GENERAL MANAGER'S REPORT – STAUDENMAYER

GM Staudenmayer provided the following report:

- Regional Biomass initiatives include the following:
 - Town of Truckee has performed a biomass utilization feasibility study
 - Placer County put out an RFP for a public-private partnership for Cabin Creek
 - Sugarbowl continues a feasibility study for a biomass facility
 - Mt. Bachelor is in construction phase of biomass facility
- Continuing to work with Tahoe Truckee Sierra Disposal on a fuels supply contract for the District's WEF
- Met with representatives of PCWA and TDPUD to discuss the Martis Valley GMP annual report

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- LAFCO's RFP issued to perform a municipal services study for four fire agencies and five districts
- The NFD has moved to a minimum three-person staffing to meet financial obligations

Red flag days, large scale events, etc. could result in an exception to the minimum three-person staffing approach

- The NFD responded to two fires in Truckee and one in Verdi on August 11. Strong mutual aid agreements were exercised during these fires – providing resources for both the incidents and district coverage.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- Water consumption this summer has outpaced historical usage
- TH-1 Well was briefly out of service due to a Liberty power outage
- Lahontan Well 2 was out of service while a temporary motor was installed
- The District received a grant that will cover half the cost of EV chargers at the Corporate Yard
- Paving schedule for Northstar Drive is posted on the District's website
- The District's new grader has been delivered and the machine is in excellent order
- Operations staff has been busy preparing for inspections, cleaning up interior and exterior areas around the shop, servicing the trails, training the new Utility Operations staff member, and adjusting signage after County striping on the road.

CLOSED SESSION – 10:20 A.M.

The Board adjourned to closed session regarding the following:

- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

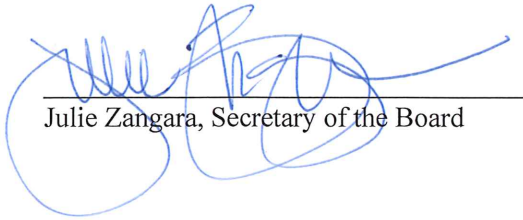
REGULAR MEETING RESUMED – 10:46 A.M.

President Brown stated that no action was taken during the Closed Session.

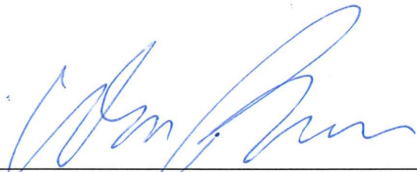
ADJOURNMENT:

The meeting adjourned at 10:47 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board