



N.C.S.D

Northstar Community Services District
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Board of Directors

Warren "Chip" Brown, President
John Radanovich
Nancy Ives
Marilyn Fomi
Michael "Spoon" Witherspoon

General Manager

Mike Geary

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE: MAY 21, 2025
TIME: 9:00 A.M.
PLACE: 900 NORTHSTAR DRIVE AND ZOOM

Members of the public may participate in this meeting by teleconference or in person. Any person interested in attending by Zoom video and/or teleconference may use the following link:

<https://us02web.zoom.us/j/85227568284?pwd=uGo2bVbkCaq1PJ0A3lWes26tt5TpNr.1>

Meeting ID: 852 2756 8284, Password 364005 or dial by telephone 1-669-900-6833 using access code 85227568284#.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENT

Any member of the public may address the Board after roll call on any topic related to the District that is not on the agenda. Public comment will be taken on agenda action items immediately prior to Board action.

Any member of the public on the videoconference may speak during Public Comment or may email public comments to juliez@northstarcsd.org and comments will be read from each member of the public, subject to generally applicable time limitations. For members of the public in attendance via video conference, Northstar Community Services District will use best efforts to swiftly resolve requests for reasonable modifications or accommodations with individuals with disabilities, consistent with the Americans with Disabilities Act, and resolving any doubt whatsoever in favor of accessibility.

CONSENT CALENDAR

1. Discussion and Approval of the following:
 - a. April 16, 2025 Regular Meeting Minutes
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update
4. Wood Energy Facility – Update – Detailed information available at the below web address:
<https://storymaps.arcgis.com/stories/72ae17b9813c4636abf2685a1639b7b0>

NEW BUSINESS

5. Board to Set Public Hearing for June for the Intent to Adopt an Updated Groundwater Management Plan – Discussion – **Action** (DPW Martin)
6. Measure U Citizens Oversight Committee Fiscal Year 2024-25 Annual Report – Discussion
7. Appointment of New Measure U Citizens Oversight Committee Members – Discussion – **Action** (SotB Zangara)
8. Approval to Enter a Contract with the Truckee Tahoe Airport District for a Forest Fuels Reduction Grant - Discussion – **Action** (Forester Barron)

9. Approval of Updated Job Description and Salary Range for Forester – Discussion – **Action** (Chief Gibeaut)
10. Approval of Cal Fire 2025 Operating Plan and Assistance by Hire Agreement – Discussion – **Action** (Chief Gibeaut)
11. First Draft Budget – Key Data Presentation – Discussion (DFA Rosenthal)

DIRECTOR REPORTS

12. Individual directors may give brief reports on miscellaneous items for the information of the other members of the Board and NCSD staff. No action will be taken on these agenda items.

OPERATION REPORTS

13. General Manager's Report – Geary – Discussion
14. Fire Department's Report – Gibeaut – Discussion
15. Public Works Report – Martin/Ryan – Discussion
16. Finance and Administration Report – 3rd Quarter Financials – Rosenthal - Discussion

CLOSED SESSION

17. Conference with Labor Negotiators Pursuant to Government Code §54957.6 – Agency designated representatives Mike Geary and Jason Gibeaut.
18. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
19. Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - a. Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - b. Community Facilities District No. 1 of the Northstar Community Services District v. ACM Northstar et al. Placer County Superior Court Case No. S-CV-0042801
 - c. Community Facilities District No. 1 of the Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0043081
20. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

OPEN SESSION

ADJOURNMENT

Items may not be taken in the order listed above.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, then please contact Julie Zangara at (530) 550-6127 or (530) 562-1505 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting. NCSD will endeavor to accommodate requests made with less notice than that.