



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: JUNE 18, 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/88243094926?pwd=XF3qTFiNiRS4bpNWNmhCNQln7WETK.1>

Meeting ID: 882 4309 4926, Password 905815 or dial by telephone 1-669-900-6833 using access code 88243094926#.

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.

9:00 A.M – OPEN PUBLIC HEARING – GROUNDWATER MANAGEMENT PLAN

CALL FOR PUBLIC COMMENT ON GROUNDWATER MANAGEMENT PLAN

9:10 A.M. – CLOSE PUBLIC HEARING

1. Consideration of Resolution 25-05 – Adoption of the Updated Martis Valley Groundwater Management Plan – Discussion – Action (DPW Martin)

CONSENT CALENDAR

2. Discussion and Approval of the following:
 - a. May 21, 2025 Regular Meeting Minutes
 - b. District Salary & Salary Ranges for Unrepresented and Seasonal Employees for Fiscal Year 2025-2026
 - c. Resolution 25-06 – “Requesting Collection of Sewer Charges on the Tax Roll for Tax Year 2025-2026”
 - d. Resolution 25-07 – “Requesting Collection of Solid Waste Charges on the Tax Roll for Tax Year 2025-2026”
 - e. Resolution 25-08 – “Requesting Collection of Measure “E” Taxes on the Tax Roll for Tax Year 2025-2026”
 - f. Resolution 25-09 – “Requesting Collection of Measure “U” Taxes on the Tax Roll for Tax Year 2025-2026”

- g. Resolution 25-10 – “Requesting Collection of Northstar Community Services Facilities District No. 1 Special Tax for Tax Year 2025-26”
- h. Reserve Management Policy Schedules A & B
- i. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

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

NEW BUSINESS

- 6. Measure U Citizens Oversight Committee 2022-23 and 2023-24 Annual Reports - Discussion – (Committee Representative)
- 7. LAFCO 2024 Alternate Special District Member Call for Nominations - Discussion
- 8. Resolution 25-11 – Acknowledging Receipt of Report Regarding Inspections for Group E and Group R Occupancies – Discussion – **Action** (Chief Gibeaut)
- 9. Resolution 25-12 – Adopting CEQA Findings for 2025-2026 Tahoe Truckee Airport District Forest Fuels Reduction – Discussion – **Action** (Forester Barron)
- 10. 2024-2025 Fuels Treatment Request for Proposals – Discussion - **Action** (Forester Barron)
- 11. Resolution 25-13 – “Resolution Adopting the Northstar Community Services District Fiscal Operating & Capital Budget for 2025-26” – Discussion – **Action** (DFA Rosenthal)
- 12. Resolution 25-14 – “Resolution Establishing an Appropriations Limit for Fiscal Year 2025-26” – Discussion – **Action** (DFA Rosenthal)
- 13. Resolution 25-15 – Adopting a Cross-Connection Control Program Compliant with the State Water Resources Control Board Cross-Connection Control Policy Handbook– Discussion – **Action** (DPW Martin)

DIRECTOR REPORTS

- 14. 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

- 15. General Manager’s Report – Geary – Discussion
- 16. Fire Department’s Report – Gibeaut – Discussion
- 17. Public Works Report – Martin/Ryan – Discussion

CLOSED SESSION

- 18. Conference with Labor Negotiators Pursuant to Government Code §54957.6 – Agency designated representatives Mike Geary and Jason Gibeaut. – Discussion - **Potential Action**
- 19. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
- 20. 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

OPEN SESSION

- 21. Reportable action taken during Closed Session (if applicable) – Board President
- 22. Board of Directors Appointment of Officers – Discussion – Action (SotB Zangara)

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.