



N.C.S.D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Fomi
Candace Roeder

General Manager

Mike Geary, PE

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

DATE: DECEMBER 17, 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/84614842450?pwd=hJAWSlbeM02UTaTJWuZ9QyZZvnNKMh.1>

Meeting ID: 846 1484 2450, Password 695561 or dial by telephone 1-669-900-6833 using access code #84614842450.

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. Martis Valley Trail Segment 3F – Notice of Completion
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update
4. Tahoe-Truckee Sanitation Agency (T-TSA) - Update

NEW BUSINESS

5. Board of Directors Appointment of Officers – Discussion – **Action** (SotB/HRA Zangara)
6. Wood Energy Facility Project Progress Report and Design Review – Discussion – Andrew Ryan
7. NCSD Wood Energy Facility Design and Permitting Services Contract Addendum 2 - Discussion – Action (DPW Martin)
8. Utility Dump Bed Vehicle Purchase and Budget Adjustment 26.01 – Discussion – **Action** (UOS Evans/DPW Martin)

9. Measure U Fiscal Year 2025 Annual Summary Report (Unaudited) – Discussion (Staff)
10. Annual and Five-Year Fire Facilities Impact Fee Report – Discussion (Chief Gibeaut)
11. Strategic Plan Staff & Board Workshop Planning – Discussion (GM Geary)

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/Evans – Discussion
16. Administrative Report – Zangara - Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 18 THROUGH 21.

17. Conference and Approval of Update to Memorandums of Understanding via Side Letter for 2022-2025 and 2025-2028 Pursuant to Government Code §54957.6 – Northstar Professional Firefighters Association – Discussion – Action
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

21. Reportable action taken during Closed Session (if applicable) – Board President
22. Approval of December 17, 2025 Regular Meeting Minutes – 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.



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AGENDA ITEM #1

The Consent Calendar covers the following:

- a. Martis Valley Trail Segment 3F – Notice of Completion
- b. Approval of Claims and Demands – Paid and Unpaid



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Martis Valley Trail Segment 3F - Notice of Completion

DATE: December 17, 2025
TO: Board of Directors
FROM: Eric Martin, Director of Public Works
SUBJECT: Martis Valley Trail Segment 3F Project - Notice of Completion

BACKGROUND: The Notice of Completion (NOC) for a Project marks the formal completion date and requires Board authorization to process. Once processed by the District, the NOC is filed with the Placer County Recorder's Office. Thirty-five (35) days after the Notice is filed with Placer County, retention is released to the Contractor.

The purpose of this process is to ensure all subcontractors and material providers have a chance to file protests against the General Contractor prior to issuing the retention payment. If a protest is filed, and a subcontractor or material provider is due additional compensation, the District would have money held as retention to pay these expenses directly.

Work for the project included construction of approximately 7,036 feet of paved, multi-use recreational trail between the Northstar Castle Peak Parking Lots and the Northstar Village.

DISCUSSION: The Martis Valley Trail Segment 3F Project has been completed by C&D Contractors, Inc. One change order was processed for the project totaling \$51,102.98, which represents less than 1.1% of the initial contract amount.

RECOMMENDATION: Approve the filing of the Notice of Completion for the Martis Valley Trail Segment 3F Project.

FISCAL/RESOURCE IMPACTS: The total contract price totals \$4,649,294.98.

ATTACHMENTS:

1. Notice of Completion for the Martis Valley Trail Segment 3F Project
2. Contract Change Order #1

DATE PREPARED: December 8, 2025

GC 27383 No Fee to Record

Recording Requested by:
Northstar Community Services District

When recorded, please return to:
Northstar Community Services District
900 Northstar Drive
Truckee, California 96161

NORTHSTAR COMMUNITY SERVICES DISTRICT

NOTICE OF ACCEPTANCE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the name and address of the public entity for whom the public work was done, as owner thereof, is: **Northstar Community Services District**, 900 Northstar Drive, Truckee, CA 96161.
2. That on December 17, 2025 the hereinafter described project was accepted as completed pursuant to minute order of the Northstar Community Services District Board of Directors, the awarding authority.
3. That the project, the subject of this Notice, is generally described and identified as follows: **Martis Valley Trail Segment 3F Project**. Work included construction of approximately 7,036 feet of paved, multi-use recreational trail in Placer County, CA.
4. The name of the contractor for the project was: **C&D Contractors, Inc.**, and the name of the surety or sureties is: The Ohio Casualty Insurance Company.
5. Total price for the above-described work was \$4,649,294.98

DATED: _____
NORTHSTAR COMMUNITY SERVICES DISTRICT

By: _____
Eric Martin
Director of Public Works

CERTIFICATION

I certify and declare under penalty of perjury that the foregoing is true and correct.

Julie Zangara
Secretary of the Board

Date and Place

NORTHSTAR COMMUNITY SERVICES DISTRICT
900 Northstar Drive
Truckee, California 96161

CONTRACT CHANGE ORDER NO. 1

PROJECT NAME: Martis Valley Trail Segment 3F Project
CONTRACTOR: C&D Contractors, Inc.

This Change Order is made in compliance with Section G7.14 of the General conditions of the Standard Specifications. This request for changes has been initiated by Contractor.

DESCRIPTION:

I. Increase in Authorized Work at Agreed Upon Prices:

1. Contractor addressed an area of spring fed subgrade by installing a rock underdrain as directed per Work Change Directive 1. Work was completed for an agreed upon price of \$48,574.59.
2. Contractor performed rock excavation using an excavator rock hammer where bedrock was encountered during installation of a drain inlet. Work was completed for an agreed upon price of \$1,715.20.
3. Contractor constructed recessed rock bowls at upslope drain inlets. Work was completed for an agreed upon price of \$13,109.51.
4. Contractor provided rockery wall subdrain to daylight on spur trail to Highlands View Road. Work was completed for an agreed upon price of \$1,621.02.
5. Contractor provided welded angle iron at bridge abutments to fill seismic gaps as field directed. Work was completed for an agreed upon price of \$2,589.86
6. Contractor accommodated a grade change at the Boardwalk where finish grade design was too low to allow for boardwalk installation. Work was completed for an agreed upon price of \$13,873.86

II. Increase in Authorized Work at Bid Unit Prices:

7. Contractor installed additional Rock Walls as field directed for an agreed upon price of \$106,470.
8. Contractor installed additional Rock Rock Slope Protection as field directed for an agreed upon price of \$36,150.

9. Contractor installed additional Split Rail Fence as field directed for an agreed upon price of \$3,000.
10. Contractor provided additional tree removal as field directed for an agreed upon price of \$4,740.
11. Contractor adjusted a storm drain manhole to finish grade not shown on plans for an agreed upon price of \$2,250.
12. Contractor installed wattles for winterization to meet Water Board requirements for stabilization for an agreed upon price of \$2,000.
13. Contractor provided a small section of silt fence as a temporary BMP prior to the first revegetation mobilization for an agreed upon price of \$1,500.00

III. Decrease in Authorized Work at Bid Unit Prices:

14. Contractor provided one less trail sign than the plans showed for an agreed upon credit of \$610.00.
15. Contractor credited amount for rock tree protection where not needed. The agreed upon credit totals \$76,000.00.
16. Contractor credited amount for unused temporary gravel bag check dams. The agreed upon credit totals \$6,000.
17. Contractor credited amount for unused temporary construction fence. The agreed upon credit totals \$1,485.
18. Contractor credited amount for unused temporary inlet protection. The agreed upon credit totals \$3,750.
19. Contractor credited amount for unused SWPPP tree protection fence. The agreed upon credit totals \$4,250.
20. Contractor credited amount for unused 24" yard drain & rock protection. The agreed upon credit totals \$8,690.
21. Contractor credited amount for unused rock lined swale. The agreed upon credit totals \$2,100.

IV. Decrease in Authorized Work at Agreed Upon Prices:

22. Contractor reduced storm drainage infrastructure installation per Work Change Directive 2. The agreed upon credit totals \$76,920.
23. Contractor credited amount to provide Permeon Rock Treatment to rockery walls. The agreed upon credit totals \$5,756.46.

24. Contractor credited amount for vegetative swale netting where not needed.
The agreed upon credit totals \$929.60.

TOTAL CHANGE ORDER COST: Net Increase of \$51,102.98

By reason of the change in work contained herein the time of completion is hereby
modified as follows: N/A.

Accepted/Approved

Accepted/Approved

Director of Public Works

Contractor

Date

Date



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General Manager
Mike Geary, PE

Approval of Claims & Demands – Paid and Unpaid

DATE: December 17, 2025
TO: Board of Directors
FROM: Cheryl Plexico, Accounting Manager

DISCUSSION:

The attachment, *Warrant Register – PAID*, shows all checks written to pay claims and demands received subsequent to the previous board meeting. This is consistent with Resolution 16-21, which states that checks to pay claims and demands need not be approved by the Board of Directors before payment if the District Treasurer has determined that the claims and demands conform to the District's approved budget.

There is no *Warrant Register – UNPAID* for the current month.

RECOMMENDATION: Approve Claims & Demands – Paid

ATTACHMENTS: Warrant Register – PAID

DATE PREPARED: December 12, 2025

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 12/10/2025 12:54 PM



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Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|---|-------------------------|-------------|--------------|
| ACH | AT&02 12/02/2025 | AT&T Internet and phone Schaffer Mill Pump Station 1 | 12/03/2025 | | 216.56 |
| Total for this ACH Check for Vendor AT&02: | | | | 0.00 | 216.56 |
| Total for Vendor AT&02 (AT&T): | | | | 0.00 | 216.56 |
| Report Total (1 checks): | | | | 0.00 | 216.56 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcisd.org
Printed: 12/10/2025 1:23 PM



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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-------------------------|---|-------------------------|-------------|--------------|
| ACH | CAL11 | CalPERS RETIREMENT FUND | 12/10/2025 | | |
| | 12/03/2025 | Retirement prior payment adj for Rosenthal - EF | | | 929.84 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 2,569.93 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 1,216.45 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 285.88 |
| | 12/03/2025 | Retirement prior payment adj for Rosenthal - EF | | | 941.81 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 468.77 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 4,628.96 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 6,412.04 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 1,319.06 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 2,898.88 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 1,386.76 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 21,278.67 |
| | 12/03/2025 | Retirement prior payment adj for Rosenthal - EF | | | 425.11 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 1,174.82 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 1,472.32 |
| | 12/03/2025 | Retirement payment for PP#24 - EFT 11/24/202: | | | 9,805.66 |
| | 12/03/2025 | Retirement prior payment adj for Rosenthal - EF | | | 2,050.78 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 1,174.82 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 9,805.66 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 21,278.67 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 1,137.73 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 2,116.13 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 2,569.92 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 2,898.89 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 6,039.43 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 1,319.06 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 468.77 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 285.88 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 1,386.76 |
| | 12/03/2025_2 | Retirement payment for PP#23 - EFT 11/19/202: | | | 6,239.87 |
| Total for this ACH Check for Vendor CAL11: | | | | 0.00 | 115,987.33 |
| Total for Vendor CAL11 (CalPERS RETIREMENT FUND): | | | | 0.00 | 115,987.33 |
| Report Total (1 checks): | | | | 0.00 | 115,987.33 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 12/10/2025 1:24 PM



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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|--|-------------------------|-------------|--------------|
| ACH | CAL12 | CalPERS HEALTHCARE | 12/10/2025 | | |
| | 12/03/2025 | Healthcare - Dec 2025 - EFT 12/02/2025 | | | 21,914.88 |
| | 12/03/2025 | Healthcare - Dec 2025 - EFT 12/02/2025 | | | 34,238.85 |
| | 12/03/2025 | Healthcare - Dec 2025 - EFT 12/02/2025 | | | 1,043.00 |
| | 12/03/2025 | Healthcare - Dec 2025 - EFT 12/02/2025 | | | 11,363.78 |
| | 12/03/2025 | Retiree OPEB - Dec 2025 - EFT 12/02/2025 | | | 317.44 |
| | 12/03/2025 | Healthcare - Dec 2025 - EFT 12/02/2025 | | | 5,274.69 |
| | 12/03/2025 | Healthcare - Dec 2025 - EFT 12/02/2025 | | | 3,723.15 |
| | 12/03/2025 | Retiree OPEB - Dec 2025 - EFT 12/02/2025 | | | -315.28 |
| | 12/03/2025 | Healthcare - Dec 2025 - EFT 12/02/2025 | | | 71.00 |
| | 12/03/2025 | Retiree OPEB - Dec 2025 - EFT 12/02/2025 | | | 952.31 |
| Total for this ACH Check for Vendor CAL12: | | | | 0.00 | 78,583.82 |
| Total for Vendor CAL12 (CalPERS HEALTHCARE): | | | | 0.00 | 78,583.82 |
| Report Total (1 checks): | | | | 0.00 | 78,583.82 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 12/10/2025 1:48 PM



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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-------------------------|--|-------------------------|-------------|--------------|
| ACH | DEL05 592994914 | DE LAGE LANDEN FINANCIAL SERVI Copier lease - Admin bldg - Nov 2025 - EFT 12/ | 12/10/2025 | | 187.67 |
| Total for this ACH Check for Vendor DEL05: | | | | 0.00 | 187.67 |
| Total for Vendor DEL05 (DE LAGE LANDEN FINANCIAL SERVICES INC): | | | | 0.00 | 187.67 |
| Report Total (1 checks): | | | | 0.00 | 187.67 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 12/12/2025 8:52 AM



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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|---|-------------------------|-------------|--------------|
| ACH | NAT04 | NATIONWIDE TRUST COMPANY | 12/10/2025 | | |
| | 11/18/2025 | Employer contribution to PEHP - PP#23 - EFT 1 | | | 800.00 |
| | 11/18/2025 | Employee contribution to PEHP - PP#23 - EFT 1 | | | 800.00 |
| | 11/18/2025 | Employee contribution to PEHP - PP#23 - EFT 1 | | | 1,300.00 |
| | 11/18/2025 | Employer contribution to PEHP - PP#23 - EFT 1 | | | 2,075.00 |
| | 11/18/2025 | Employee contribution to PEHP - PP#23 - EFT 1 | | | 200.00 |
| | 11/18/2025 | Employer contribution to PEHP - PP#23 - EFT 1 | | | 200.00 |
| | 11/18/2025 | Employer contribution to PEHP - PP#23 - EFT 1 | | | 200.00 |
| | 11/18/2025 | Employee contribution to PEHP - PP#23 - EFT 1 | | | 2,075.00 |
| | 11/18/2025 | Employer contribution to PEHP - PP#23 - EFT 1 | | | 1,100.00 |
| Total for this ACH Check for Vendor NAT04: | | | | 0.00 | 8,750.00 |
| ACH | NAT04 | NATIONWIDE TRUST COMPANY | 12/17/2025 | | |
| | 12/08/2025 | Employer contribution to PEHP - PP#24 - EFT 1 | | | 1,100.00 |
| | 12/08/2025 | Employee contribution to PEHP - PP#24 - EFT 1 | | | 2,075.00 |
| | 12/08/2025 | Employer contribution to PEHP - PP#24 - EFT 1 | | | 2,075.00 |
| | 12/08/2025 | Employer contribution to PEHP - PP#24 - EFT 1 | | | 200.00 |
| | 12/08/2025 | Employer contribution to PEHP - PP#24 - EFT 1 | | | 800.00 |
| | 12/08/2025 | Employee contribution to PEHP - PP#24 - EFT 1 | | | 200.00 |
| | 12/08/2025 | Employer contribution to PEHP - PP#24 - EFT 1 | | | 200.00 |
| | 12/08/2025 | Employee contribution to PEHP - PP#24 - EFT 1 | | | 1,300.00 |
| | 12/08/2025 | Employee contribution to PEHP - PP#24 - EFT 1 | | | 800.00 |
| Total for this ACH Check for Vendor NAT04: | | | | 0.00 | 8,750.00 |
| Total for Vendor NAT04 (NATIONWIDE TRUST COMPANY): | | | | 0.00 | 17,500.00 |
| Report Total (2 checks): | | | | 0.00 | 17,500.00 |

Accounts Payable

Checks by Date - Detail by Vendor Number

User: aimeer@northstarcsd.org
Printed: 12/10/2025 1:53 PM



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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-------------------------|--|-------------------------|-------------|--------------|
| ACH | NAV01 | NAVIA BENEFIT SOLUTIONS INC | 12/10/2025 | | |
| | 12/03/2025 | HRA Disbursement 1 - Nov 2025 - EFT 11/07/20 | | | 320.00 |
| | 12/03/2025 | HRA Disbursement 1 - Nov 2025 - EFT 11/07/20 | | | 209.77 |
| | 12/03/2025 | HRA Disbursement 1 - Nov 2025 - EFT 11/07/20 | | | 2,287.09 |
| | 12/03/2025 | HRA Disbursement 1 - Nov 2025 - EFT 11/07/20 | | | 2,396.72 |
| | 12/03/2025_2 | HRA Disbursement 2 - Nov 2025 - EFT 11/24/20 | | | 2,395.11 |
| | 12/03/2025_2 | HRA Disbursement 2 - Nov 2025 - EFT 11/24/20 | | | 184.87 |
| Total for this ACH Check for Vendor NAV01: | | | | 0.00 | 7,793.56 |
| Total for Vendor NAV01 (NAVIA BENEFIT SOLUTIONS INC): | | | | 0.00 | 7,793.56 |
| Report Total (1 checks): | | | | 0.00 | 7,793.56 |

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Printed: 12/12/2025 8:53 AM



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| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|--|-------------------------|-------------|--------------|
| 30787 | AMA01 | AMAZON CAPITAL SERVICES | 12/17/2025 | | |
| | 1991-W9RL-QNPV | Thin Client - Walsh Bott and ethernet cable for | | | 609.15 |
| | 1991-W9RL-QNPV | Flash drives (2) - IT staff | | | 31.08 |
| | 1991-W9RL-QNPV | Thin Client - Martin | | | 300.29 |
| | 1991-W9RL-QNPV | Sponges dish brush for Admin bldg | | | 18.90 |
| | 1DHK-C6TW-PWKY | Recycling bags post-its | | | 66.71 |
| | 1DHK-C6TW-PWKY | Name plates - Roeder Evans | | | 31.98 |
| | 1LDW-MW46-V49H | Traffic cones for driver training | | | 106.18 |
| | 1LDW-MW46-V49H | Liftgate latch for U-231 | | | 18.22 |
| | 1LDW-MW46-V49H | Rodent control supplies for Station 31 & 32 | | | 10.50 |
| | 1NDY-Y1DM-MXTY | Work pants - Crush work boots - Evans | | | 315.31 |
| | 1NDY-Y1DM-MXTY | Phone screen protectors - Raymer | | | 17.15 |
| | 1NDY-Y1DM-MXTY | Corkboards (3) time cards cord concealer pov | | | 456.99 |
| | 1NDY-Y1DM-MXTY | Snow stakes - fiberglass for non PRD use (200) | | | 255.20 |
| Total for Check Number 30787: | | | | 0.00 | 2,237.66 |
| Total for Vendor AMA01 (AMAZON CAPITAL SERVICES): | | | | 0.00 | 2,237.66 |
| 30741 | AP*00059 | STEVEN CHAN | 12/03/2025 | | |
| | 11/25/2025 | GWR rebate - 1239 Wagon Wheel | | | 161.75 |
| Total for Check Number 30741: | | | | 0.00 | 161.75 |
| Total for Vendor AP*00059 (STEVEN CHAN): | | | | 0.00 | 161.75 |
| 30718 | ARE01 | AREVALO TREE & DEFENSIBLE SPAC | 11/26/2025 | | |
| | 2025-1031-CF | 2023 NEU PhII CalFire Fuels Reduction - Beyor | | | 38,076.00 |
| Total for Check Number 30718: | | | | 0.00 | 38,076.00 |
| Total for Vendor ARE01 (AREVALO TREE & DEFENSIBLE SPACE SERVICES): | | | | 0.00 | 38,076.00 |
| 30742 | AT&03 | AT&T - CALNET 3 | 12/03/2025 | | |
| | 000024354415 | Telephones 10/10-11/09/2025 | | | 55.81 |
| | 000024354415 | Telephones 10/10-11/09/2025 | | | 63.07 |
| | 000024354415 | Telephones 10/10-11/09/2025 | | | 32.26 |
| | 000024354415 | Telephones 10/10-11/09/2025 | | | 129.15 |
| | 000024355691 | Fire alarm lines at Admin bldg 10/10-11/09/2025 | | | 62.97 |
| Total for Check Number 30742: | | | | 0.00 | 343.26 |
| 30760 | AT&03 | AT&T - CALNET 3 | 12/10/2025 | | |
| | 000024419001 | Fire alarm lines MVWS M&O facility 10/25-11/ | | | 63.47 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|-------------------------------------|---|---|-------------|--------------------------|
| | | | Total for Check Number 30760: | 0.00 | 63.47 |
| | | | Total for Vendor AT&03 (AT&T - CALNET 3): | 0.00 | 406.73 |
| 30743 | AUE01 25651 | AUERBACH ENGINEERING CORP MVT Segment 3F Constr Support-PP#8-Billing | 12/03/2025 | | 941.00 |
| | | | Total for Check Number 30743: | 0.00 | 941.00 |
| | | | Total for Vendor AUE01 (AUERBACH ENGINEERING CORP): | 0.00 | 941.00 |
| 30719 | BOT01 11/14/2025 | JEFFREY BOTTO State paramedic license renewal - Reimb Botto | 11/26/2025 | | 250.00 |
| | | | Total for Check Number 30719: | 0.00 | 250.00 |
| | | | Total for Vendor BOT01 (JEFFREY BOTTO): | 0.00 | 250.00 |
| 30788 | BOT02 12/08/2025 | CHRIS BOTT Work boots - Reimb Bott | 12/17/2025 | | 185.35 |
| | | | Total for Check Number 30788: | 0.00 | 185.35 |
| | | | Total for Vendor BOT02 (CHRIS BOTT): | 0.00 | 185.35 |
| 30761 | BRO02 12/01/2025 | WARREN "CHIP" BROWN Healthcare reimb - Brown - Nov 2025 | 12/10/2025 | | 1,593.80 |
| | | | Total for Check Number 30761: | 0.00 | 1,593.80 |
| | | | Total for Vendor BRO02 (WARREN "CHIP" BROWN): | 0.00 | 1,593.80 |
| 30744 | BUT01 206 | BARBARA BUTTERFIELD Admin office cleaning - Nov 2025 | 12/03/2025 | | 900.00 |
| | | | Total for Check Number 30744: | 0.00 | 900.00 |
| | | | Total for Vendor BUT01 (BARBARA BUTTERFIELD): | 0.00 | 900.00 |
| 30762 | C&D01 25005-07 25005-07 | C & D CONTRACTORS INC MVT Segment 3F Construction - PP#7 MVT Segment 3F Construction - PP#7 5% reten | 12/10/2025 | | 440,831.00 -22,041.55 |
| | | | Total for Check Number 30762: | 0.00 | 418,789.45 |
| | | | Total for Vendor C&D01 (C & D CONTRACTORS INC): | 0.00 | 418,789.45 |
| 30763 | CAL23 L0033412740 L0033412740 | CALIFORNIA DEPT OF TAX & FEE AD Water Rights Fee - 094-008736 07/01/2025-06/3 Water Rights Fee - 094-008736 07/01/2025-06/3 | 12/10/2025 | | 192.71 192.71 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|---|-------------------------------|-------------|--------------------------------------|
| | | | Total for Check Number 30763: | 0.00 | 385.42 |
| | | Total for Vendor CAL23 (CALIFORNIA DEPT OF TAX & FEE ADMINISTRATION): | | 0.00 | 385.42 |
| 30745 | CAR03 11/25/2025 | GARRETT CARVOLTH Work boots - Reimb Carvolth | 12/03/2025 | | 373.35 |
| | | | Total for Check Number 30745: | 0.00 | 373.35 |
| | | Total for Vendor CAR03 (GARRETT CARVOLTH): | | 0.00 | 373.35 |
| 30764 | CHA02 179209801112125 | CHARTER COMMUNICATIONS Cable and internet at Admin bldg 11/21-12/20/20 | 12/10/2025 | | 371.60 |
| | | | Total for Check Number 30764: | 0.00 | 371.60 |
| | | Total for Vendor CHA02 (CHARTER COMMUNICATIONS): | | 0.00 | 371.60 |
| 30720 | CIN01 4249245852 4249245852 4249989192 4249989192 | CINTAS CORPORATION #623 Coverall Laundry Inspection Repair & Replace Cleaning Restroom Safety Supplies & Service Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replace | 11/26/2025 | | 159.91 251.98 295.98 159.91 |
| | | | Total for Check Number 30720: | 0.00 | 867.78 |
| 30746 | CIN01 4250858196 4250858196 | CINTAS CORPORATION #623 Cleaning Restroom Safety Supplies & Service Coverall Laundry Inspection Repair & Replace | 12/03/2025 | | 321.48 196.35 |
| | | | Total for Check Number 30746: | 0.00 | 517.83 |
| 30765 | CIN01 4251621070 4251621070 | CINTAS CORPORATION #623 Coverall Laundry Inspection Repair & Replace Cleaning Restroom Safety Supplies & Service | 12/10/2025 | | 196.35 283.39 |
| | | | Total for Check Number 30765: | 0.00 | 479.74 |
| 30789 | CIN01 4252221281 4252221281 | CINTAS CORPORATION #623 Coverall Laundry Inspection Repair & Replace Cleaning Restroom Safety Supplies & Service | 12/17/2025 | | 159.91 251.98 |
| | | | Total for Check Number 30789: | 0.00 | 411.89 |
| | | Total for Vendor CIN01 (CINTAS CORPORATION #623): | | 0.00 | 2,277.24 |
| 30721 | COD01 S009586323.001 | CODALE ELECTRIC SUPPLY Circuit breaker for Camp Muir | 11/26/2025 | | 111.68 |
| | | | Total for Check Number 30721: | 0.00 | 111.68 |
| 30790 | COD01 S009624880.001 | CODALE ELECTRIC SUPPLY Output relay for PLC at WTP | 12/17/2025 | | 611.53 |
| | | | Total for Check Number 30790: | 0.00 | 611.53 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|--|--|-------------------------|-------------|--|
| Total for Vendor COD01 (CODALE ELECTRIC SUPPLY): | | | | 0.00 | 723.21 |
| 30747 | CON04 11/25/2025 | TETO CONTARDI Work boots - Reimb Contardi | 12/03/2025 | | 335.60 |
| Total for Check Number 30747: | | | | 0.00 | 335.60 |
| Total for Vendor CON04 (TETO CONTARDI): | | | | 0.00 | 335.60 |
| 30791 | CRU01 12/08/2025 | STEVE CRUSH CDL renewal - Reimb Crush | 12/17/2025 | | 117.50 |
| Total for Check Number 30791: | | | | 0.00 | 117.50 |
| Total for Vendor CRU01 (STEVE CRUSH): | | | | 0.00 | 117.50 |
| 30766 | CUR01 70838 70838 70838 70838 70838 | CURALINC LLC Employee assistance program - 1st Qtr CY2026 Employee assistance program - 1st Qtr CY2026 Employee assistance program - 1st Qtr CY2026 Employee assistance program - 1st Qtr CY2026 Employee assistance program - 1st Qtr CY2026 | 12/10/2025 | | 276.22 394.60 78.92 78.92 631.34 |
| Total for Check Number 30766: | | | | 0.00 | 1,460.00 |
| Total for Vendor CUR01 (CURALINC LLC): | | | | 0.00 | 1,460.00 |
| 30792 | CZY01 12/02/2025 | CZYZs TRUCKEE APPLIANCE INC Flat ignitor for oven at Station 31 | 12/17/2025 | | 71.00 |
| Total for Check Number 30792: | | | | 0.00 | 71.00 |
| Total for Vendor CZY01 (CZYZs TRUCKEE APPLIANCE INC): | | | | 0.00 | 71.00 |
| 30793 | DAT01 1455463 | DATA TRANSFER SOLUTIONS LLC VUEWorks Annual Maintenance 01/01/2026-12/ | 12/17/2025 | | 4,999.00 |
| Total for Check Number 30793: | | | | 0.00 | 4,999.00 |
| Total for Vendor DAT01 (DATA TRANSFER SOLUTIONS LLC): | | | | 0.00 | 4,999.00 |
| 30722 | DCS01 20975 | DCS TESTING & EQUIPMENT INC Annual fire hose testing | 11/26/2025 | | 3,000.00 |
| Total for Check Number 30722: | | | | 0.00 | 3,000.00 |
| Total for Vendor DCS01 (DCS TESTING & EQUIPMENT INC): | | | | 0.00 | 3,000.00 |
| 30723 | DRI01 11/17/2025 11/17/2025 | BRENDAN DRISCOLL T3 D3 Cross Connection renewal (50%) - Reir T3 D3 Cross Connection renewal (50%) - Reir | 11/26/2025 | | 167.50 167.50 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|-------------------------------------|--|---|-------------|-----------------|
| | | | Total for Check Number 30723: | 0.00 | 335.00 |
| | | | Total for Vendor DRI01 (BRENDAN DRISCOLL): | 0.00 | 335.00 |
| 30767 | DWY02 90121472 | DWYER INSTRUMENTS LLC Transducer for Camp Muir | 12/10/2025 | | 255.89 |
| | | | Total for Check Number 30767: | 0.00 | 255.89 |
| 30794 | DWY02 90124893 | DWYER INSTRUMENTS LLC Transducer for TH2 | 12/17/2025 | | 2,127.42 |
| | | | Total for Check Number 30794: | 0.00 | 2,127.42 |
| | | | Total for Vendor DWY02 (DWYER INSTRUMENTS LLC): | 0.00 | 2,383.31 |
| 30748 | ELE01 0403487 | ELEVATED TREE EXPERTS LLC Fuels Reduction _2026 TTAD - Beyond 300' | 12/03/2025 | | 5,635.00 |
| | | | Total for Check Number 30748: | 0.00 | 5,635.00 |
| | | | Total for Vendor ELE01 (ELEVATED TREE EXPERTS LLC): | 0.00 | 5,635.00 |
| 30724 | EMP05 EMPS7170798 EMPS7170798 | EMPIRE SOUTHWEST LLC Oil fuel air filters for C-2 (73%) Oil fuel air filters for C-2 (27%) | 11/26/2025 | | 196.61 72.72 |
| | | | Total for Check Number 30724: | 0.00 | 269.33 |
| | | | Total for Vendor EMP05 (EMPIRE SOUTHWEST LLC): | 0.00 | 269.33 |
| 30749 | EVR01 1244 | EV RANGE INC EV Charging Station at Utility ops - Balance Du | 12/03/2025 | | 19,231.00 |
| | | | Total for Check Number 30749: | 0.00 | 19,231.00 |
| | | | Total for Vendor EVR01 (EV RANGE INC): | 0.00 | 19,231.00 |
| 30768 | FOR02 12/01/2025 | MARILYN FORNI Healthcare reimb - Forni - Nov 2025 | 12/10/2025 | | 625.90 |
| | | | Total for Check Number 30768: | 0.00 | 625.90 |
| | | | Total for Vendor FOR02 (MARILYN FORNI): | 0.00 | 625.90 |
| 30750 | GIB01 11/21/2025 | JASON GIBEAUT Food for LTRFCA Meeting at Station 31 - Reiml | 12/03/2025 | | 68.09 |
| | | | Total for Check Number 30750: | 0.00 | 68.09 |
| | | | Total for Vendor GIB01 (JASON GIBEAUT): | 0.00 | 68.09 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|--|-------------------------------|-------------|-------------------------------------|
| 30725 | GRA01 9697126556 | GRAINGER INC 2 way ball valve for V-2 | 11/26/2025 | | 211.88 |
| | | | Total for Check Number 30725: | 0.00 | 211.88 |
| 30751 | GRA01 9721112002 | GRAINGER INC Bearings (2) for Indian Hill lift station | 12/03/2025 | | 190.43 |
| | | | Total for Check Number 30751: | 0.00 | 190.43 |
| 30769 | GRA01 9723879871 9723931698 | GRAINGER INC Cable support grip for Newhall PS Heater motor for fleet maintenance shop bldg | 12/10/2025 | | 69.77 115.48 |
| | | | Total for Check Number 30769: | 0.00 | 185.25 |
| 30795 | GRA01 9727585979 | GRAINGER INC Motor for heater fan in fleet maintenance shop b | 12/17/2025 | | 361.81 |
| | | | Total for Check Number 30795: | 0.00 | 361.81 |
| | | Total for Vendor GRA01 (GRAINGER INC): | | 0.00 | 949.37 |
| 30770 | GRA03 12/01/2025 | RUSSELL GRANT Wiper motor for E-31 - Reimb Grant | 12/10/2025 | | 171.59 |
| | | | Total for Check Number 30770: | 0.00 | 171.59 |
| | | Total for Vendor GRA03 (RUSSELL GRANT): | | 0.00 | 171.59 |
| 30726 | HAR03 22856 22902 | HARBEN INC Pressure disc holder Pressure discs | 11/26/2025 | | 76.72 107.49 |
| | | | Total for Check Number 30726: | 0.00 | 184.21 |
| | | Total for Vendor HAR03 (HARBEN INC): | | 0.00 | 184.21 |
| 30727 | HUN01 851926 851926 | HUNT & SONS INC Gasoline Diesel | 11/26/2025 | | 3,329.53 3,945.37 |
| | | | Total for Check Number 30727: | 0.00 | 7,274.90 |
| | | Total for Vendor HUN01 (HUNT & SONS INC): | | 0.00 | 7,274.90 |
| 30771 | INT06 2512043731 2512043731 2512043731 2512043731 | INTERMEDIA.NET INC Intermedia - Phone system 11/02-12/01/2025 Intermedia - Phone system 11/02-12/01/2025 - S Intermedia - Phone system 11/02-12/01/2025 Intermedia - Phone system 11/02-12/01/2025 - S | 12/10/2025 | | 169.97 198.87 393.03 77.58 |
| | | | Total for Check Number 30771: | 0.00 | 839.45 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|---|--|-------------------------|-------------|---|
| Total for Vendor INT06 (INTERMEDIA.NET INC): | | | | 0.00 | 839.45 |
| 30772 | IVE01 12/01/2025 | NANCY IVES Healthcare reimb - Ives - Nov 2025 | 12/10/2025 | | 573.34 |
| Total for Check Number 30772: | | | | 0.00 | 573.34 |
| Total for Vendor IVE01 (NANCY IVES): | | | | 0.00 | 573.34 |
| 30796 | LIB01 12/09/2025 12/09/2025 12/09/2025 12/09/2025 12/09/2025 12/09/2025 12/09/2025 12/09/2025 | LIBERTY UTILITIES Electricity - Nov 2025 Electricity - Nov 2025 Electricity - Nov 2025 Electricity - Nov 2025 Electricity - Nov 2025 Electricity - Nov 2025 Electricity - Nov 2025 Electricity - Nov 2025 | 12/17/2025 | | 11,824.79 636.51 2,980.44 350.87 4,258.88 2,336.51 87.03 15,071.70 |
| Total for Check Number 30796: | | | | 0.00 | 37,546.73 |
| Total for Vendor LIB01 (LIBERTY UTILITIES): | | | | 0.00 | 37,546.73 |
| 30728 | LIF01 2013099 | LIFE ASSIST INC Diphenhydramine tranexamic acid heat packs | 11/26/2025 | | 176.50 |
| Total for Check Number 30728: | | | | 0.00 | 176.50 |
| Total for Vendor LIF01 (LIFE ASSIST INC): | | | | 0.00 | 176.50 |
| 30752 | MAR08 11/20/2025 | MARTIS CAMP CLUB Martis Camp Family Barn Construction Security | 12/03/2025 | | 2,089.00 |
| Total for Check Number 30752: | | | | 0.00 | 2,089.00 |
| Total for Vendor MAR08 (MARTIS CAMP CLUB): | | | | 0.00 | 2,089.00 |
| 30729 | MOU01 049763 093111 093389 093389 093450 | MOUNTAIN HARDWARE Propane for crack sealer Paint for Teto's office Spray paint for sample stations Electric tape for stock supply Paint for Teto's office | 11/26/2025 | | 118.78 28.61 13.06 16.34 46.42 |
| Total for Check Number 30729: | | | | 0.00 | 223.21 |
| 30753 | MOU01 093747 093747 093819 093819 093917 | MOUNTAIN HARDWARE Electric engraver to put NCSD on new tools Sawzall blades for stock supply Mason jars for water samples (50%) Mason jars for water samples (50%) Garage door lubricant silicone for all district ga | 12/03/2025 | | 18.52 21.79 10.90 10.89 21.78 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|---|-------------------------------|-------------|---|
| | | | Total for Check Number 30753: | 0.00 | 83.88 |
| 30773 | MOU01 094060 | MOUNTAIN HARDWARE Grounding plug 1/2" cord connection GFCI ki | 12/10/2025 | | 73.74 |
| | | | Total for Check Number 30773: | 0.00 | 73.74 |
| 30797 | MOU01 052354 | MOUNTAIN HARDWARE Drain cleaner for Station 31 | 12/17/2025 | | 8.71 |
| | | | Total for Check Number 30797: | 0.00 | 8.71 |
| | | Total for Vendor MOU01 (MOUNTAIN HARDWARE): | | 0.00 | 389.54 |
| 30774 | NAV02 11039146 11039146 11039146 11039146 11039146 | NAVIA BENEFIT SOLUTIONS INC Monthly admin fee - Nov 2025 Monthly admin fee - Nov 2025 Monthly admin fee - Nov 2025 Monthly admin fee - Nov 2025 Monthly admin fee - Nov 2025 | 12/10/2025 | | 10.00 10.00 90.00 35.00 55.00 |
| | | | Total for Check Number 30774: | 0.00 | 200.00 |
| | | Total for Vendor NAV02 (NAVIA BENEFIT SOLUTIONS INC): | | 0.00 | 200.00 |
| 30775 | NUS01 23188 | NUSYSTEMS INC Admin bldg alarm monitoring 12/01/2025-02/28 | 12/10/2025 | | 126.00 |
| | | | Total for Check Number 30775: | 0.00 | 126.00 |
| | | Total for Vendor NUS01 (NUSYSTEMS INC): | | 0.00 | 126.00 |
| 30776 | NV501 485730 | NV5 INC MVT Segment 3F - Inspection & Testing - PP#7 | 12/10/2025 | | 4,355.55 |
| | | | Total for Check Number 30776: | 0.00 | 4,355.55 |
| | | Total for Vendor NV501 (NV5 INC): | | 0.00 | 4,355.55 |
| 30730 | OFF02 LVAR610248 | OFFICE1 Copier overage fees - Admin bldg 07/19-10/18/2 | 11/26/2025 | | 103.97 |
| | | | Total for Check Number 30730: | 0.00 | 103.97 |
| 30754 | OFF02 LVAR615197 LVAR615364 | OFFICE1 Copier base rate fees - Fire admin 11/22-12/21/2 Copier overage fees - Captain's office 10/23-11/2 | 12/03/2025 | | 31.00 17.22 |
| | | | Total for Check Number 30754: | 0.00 | 48.22 |
| 30777 | OFF02 LVAR616167 | OFFICE1 Copier overage fees - Utility ops 10/29-11/28/20 | 12/10/2025 | | 120.05 |
| | | | Total for Check Number 30777: | 0.00 | 120.05 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|---|-------------------------|-------------|--------------|
| Total for Vendor OFF02 (OFFICE1): | | | | 0.00 | 272.24 |
| 30731 | ORE01 | O'REILLY AUTOMATIVE INC - ACCT#1 | 11/26/2025 | | |
| | 4426-279173 | Battery for generator at Utility ops | | | 171.94 |
| | 4426-310449 | Core charge for U-2 - Returned | | | -22.00 |
| | 4426-312975 | Fuel regulator kit for P-7 (27%) | | | 13.45 |
| | 4426-312975 | Brake cleaner (12) | | | 44.91 |
| | 4426-312975 | Fuel regulator kit for P-7 (73%) | | | 36.37 |
| | 4426-314525 | Power steering fluid for D-2 (27%) | | | 33.87 |
| | 4426-314525 | Power steering fluid for D-2 (73%) | | | 91.58 |
| | 4426-314528 | Transmission fluid used as power steering fluid i | | | 77.49 |
| | 4426-314528 | Transmission fluid used as power steering fluid i | | | 28.66 |
| Total for Check Number 30731: | | | | 0.00 | 476.27 |
| 30755 | ORE01 | O'REILLY AUTOMATIVE INC - ACCT#1 | 12/03/2025 | | |
| | 4426-315563 | Air oil filters for U-3 | | | 43.22 |
| | 4426-315563 | Air oil filters transmission fluid for U-2 | | | 258.40 |
| | 4426-315563 | AAA batteries cutting wheels for stock supply | | | 53.38 |
| | 4426-316277 | Air filter for B-6 (73%) | | | 68.53 |
| | 4426-316277 | Air filter for B-4 (73%) | | | 68.52 |
| | 4426-316277 | Air filter for B-4 (27%) | | | 25.34 |
| | 4426-316277 | Air filter for B-6 (27%) | | | 25.34 |
| | 4426-316291 | Relay for dump bed control on P-7 (73%) | | | 38.14 |
| | 4426-316291 | Relay for dump bed control on P-7 (27%) | | | 14.11 |
| | 4426-316297 | Wiper switch for B-4 (73%) | | | 27.94 |
| | 4426-316297 | Wiper switch for B-4 (27%) | | | 10.34 |
| | 4426-316487 | Oil air filters for P-1 | | | 23.08 |
| | 4426-316490 | Steering tie rod for P-1 | | | 67.71 |
| | 4426-316585 | Oil filter for L-1 (73%) | | | 4.99 |
| | 4426-316585 | Oil filter for L-1 (27%) | | | 1.85 |
| Total for Check Number 30755: | | | | 0.00 | 730.89 |
| 30798 | ORE01 | O'REILLY AUTOMATIVE INC - ACCT#1 | 12/17/2025 | | |
| | 4426-319155 | Coolant hose for P-7 (73%) | | | 12.50 |
| | 4426-319155 | Coolant hose for P-7 (27%) | | | 4.62 |
| | 4426-320307 | Fuel hydraulic oil filters for B-2 (73%) | | | 45.64 |
| | 4426-320307 | Fuel hydraulic oil filters for B-2 (27%) | | | 16.88 |
| Total for Check Number 30798: | | | | 0.00 | 79.64 |
| Total for Vendor ORE01 (O'REILLY AUTOMATIVE INC - ACCT#1894214): | | | | 0.00 | 1,286.80 |
| 30799 | PAC01 | PACIFIC COMPUTER SUPPLY INC | 12/17/2025 | | |
| | 3017578 | SCADA server at Utility ops (33%) | | | 2,588.39 |
| | 3017578 | SCADA server at Utility ops (33%) | | | 2,588.39 |
| | 3017578 | SCADA server at Utility ops (33%) | | | 2,588.39 |
| | 3017603 | Windows 10 extended security updates (1) - 1 ye | | | 66.04 |
| | 3017731 | Windows 10 extended security updates (9) - 1 ye | | | 594.36 |
| | 3017776 | Meraki Firewall subscription - 12/15/2025-12/14 | | | 3,470.85 |
| Total for Check Number 30799: | | | | 0.00 | 11,896.42 |
| Total for Vendor PAC01 (PACIFIC COMPUTER SUPPLY INC): | | | | 0.00 | 11,896.42 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|---|---|-------------------------|-------------|---|
| 30756 | PAR01 203095 | PARAGON PEST CONTROL Pest control for Station 32 | 12/03/2025 | | 200.00 |
| Total for Check Number 30756: | | | | 0.00 | 200.00 |
| Total for Vendor PAR01 (PARAGON PEST CONTROL): | | | | 0.00 | 200.00 |
| 30778 | PEA01 507187 507187 | PEACE OFFICERS RESEARCH ASSOCL PORAC membership dues for 1st Qtr CY2026 PORAC membership dues for 1st Qtr CY2026 | 12/10/2025 | | 22.50 191.25 |
| Total for Check Number 30778: | | | | 0.00 | 213.75 |
| Total for Vendor PEA01 (PEACE OFFICERS RESEARCH ASSOCIATION OF CALIFORNIA): | | | | 0.00 | 213.75 |
| 30779 | PLA06 12/01/2025 12/01/2025 12/01/2025 12/01/2025 12/01/2025 12/01/2025 12/01/2025 12/01/2025 12/01/2025 | PLACER COUNTY PERSONNEL Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 Dental and vision insurance - Dec 2025 | 12/10/2025 | | 265.54 79.44 2,133.09 203.54 1,079.70 19.28 158.88 805.39 21.60 |
| Total for Check Number 30779: | | | | 0.00 | 4,766.46 |
| Total for Vendor PLA06 (PLACER COUNTY PERSONNEL): | | | | 0.00 | 4,766.46 |
| 30780 | RAD02 12/01/2025 | JOHN RADANOVICH Healthcare reimb - Radanovich - Nov 2025 | 12/10/2025 | | 1,870.66 |
| Total for Check Number 30780: | | | | 0.00 | 1,870.66 |
| Total for Vendor RAD02 (JOHN RADANOVICH): | | | | 0.00 | 1,870.66 |
| 30732 | REX01 RMI-INV-005989 | REX MOORE GROUP INC Fire alarm monitoring - Utility ops 10/25-12/31/ | 11/26/2025 | | 134.85 |
| Total for Check Number 30732: | | | | 0.00 | 134.85 |
| Total for Vendor REX01 (REX MOORE GROUP INC): | | | | 0.00 | 134.85 |
| 30781 | ROE01 12/01/2025 | CANDACE ROEDER Healthcare reimb - Roeder - Oct & Nov 2025 | 12/10/2025 | | 4,054.80 |
| Total for Check Number 30781: | | | | 0.00 | 4,054.80 |
| Total for Vendor ROE01 (CANDACE ROEDER): | | | | 0.00 | 4,054.80 |
| 30733 | SAN01 25064-1 | SAN JOAQUIN ELECTRIC INC On-call electrical service - Well 1 & 2 alarm rela | 11/26/2025 | | 1,536.03 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---|-------------------------|---|-------------------------|-------------|--------------|
| Total for Check Number 30733: | | | | 0.00 | 1,536.03 |
| Total for Vendor SAN01 (SAN JOAQUIN ELECTRIC INC): | | | | 0.00 | 1,536.03 |
| 30800 | SEL01 | SELMAN & COMPANY | 12/17/2025 | | |
| | LB4088_20251201 | Life insurance - Dec 2025 | | | 225.76 |
| | LB4088_20251201 | Life insurance - Dec 2025 | | | 26.56 |
| | LB4088_20251201 | Life insurance - Dec 2025 | | | 18.10 |
| Total for Check Number 30800: | | | | 0.00 | 270.42 |
| Total for Vendor SEL01 (SELMAN & COMPANY): | | | | 0.00 | 270.42 |
| 30757 | SIL01 | SILVER STATE INTERNATIONAL TRUC | 12/03/2025 | | |
| | X201185624:01 | Steering drag link for D-2 (27%) | | | 36.49 |
| | X201185624:01 | Steering drag link for D-2 (73%) | | | 98.64 |
| Total for Check Number 30757: | | | | 0.00 | 135.13 |
| Total for Vendor SIL01 (SILVER STATE INTERNATIONAL TRUCKS): | | | | 0.00 | 135.13 |
| 30801 | SOU01 | SOUTHWEST GAS CO | 12/17/2025 | | |
| | 12/09/2025 | Natural gas - Nov 2025 | | | 1,523.65 |
| | 12/09/2025 | Natural gas - Nov 2025 | | | 243.31 |
| | 12/09/2025 | Natural gas - Nov 2025 | | | 97.45 |
| | 12/09/2025 | Natural gas - Nov 2025 | | | 1,805.44 |
| | 12/09/2025 | Natural gas - Nov 2025 | | | 961.77 |
| | 12/09/2025 | Natural gas - Nov 2025 | | | 36.85 |
| Total for Check Number 30801: | | | | 0.00 | 4,668.47 |
| Total for Vendor SOU01 (SOUTHWEST GAS CO): | | | | 0.00 | 4,668.47 |
| 30782 | STA02 | STATE WATER RESOURCES CONTROL | 12/10/2025 | | |
| | WD-0309251 | Annual Sewer Collection Permit ID#6SSO11111 | | | 3,945.00 |
| Total for Check Number 30782: | | | | 0.00 | 3,945.00 |
| 30802 | STA02 | STATE WATER RESOURCES CONTROL | 12/17/2025 | | |
| | WS-1054537 | System #3110028 - Water System Fees - 07/01/2 | | | 10,810.60 |
| | WS-1054552 | System #3110051 - Water System Fees - 07/01/2 | | | 13,411.92 |
| Total for Check Number 30802: | | | | 0.00 | 24,222.52 |
| Total for Vendor STA02 (STATE WATER RESOURCES CONTROL BOARD): | | | | 0.00 | 28,167.52 |
| 30783 | SWE01 | BRYCE SWEENEY | 12/10/2025 | | |
| | 11/26/2025 | Thanksgiving meal for on-duty crew | | | 11.56 |
| | 11/26/2025 | Thanksgiving meal for on-duty crew | | | 73.43 |
| Total for Check Number 30783: | | | | 0.00 | 84.99 |
| Total for Vendor SWE01 (BRYCE SWEENEY): | | | | 0.00 | 84.99 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|----------|---|---|-------------------------|-------------|--------------------------|
| 30758 | TAH01 11/26/2025 | TAHOE MOUNTAIN CLUB 2025 Holiday Party - Balance due | 12/03/2025 | | 8,248.50 |
| | | Total for Check Number 30758: | | 0.00 | 8,248.50 |
| | | Total for Vendor TAH01 (TAHOE MOUNTAIN CLUB): | | 0.00 | 8,248.50 |
| 30734 | TAH03 11/18/2025 11/18/2025 | TAHOE FOREST HOSPITAL OCC HE/ Monthly admin fee - Oct 2025 DMV Physical - Gibeaut | 11/26/2025 | | 138.00 125.00 |
| | | Total for Check Number 30734: | | 0.00 | 263.00 |
| | | Total for Vendor TAH03 (TAHOE FOREST HOSPITAL OCC HEALTH TAHOE WORX): | | 0.00 | 263.00 |
| 30735 | TAH05 200662 | TAHOE TRUCKEE SANITATION AGENC Retreat Water Repair - Bacteria samples | 11/26/2025 | | 50.00 |
| | | Total for Check Number 30735: | | 0.00 | 50.00 |
| | | Total for Vendor TAH05 (TAHOE TRUCKEE SANITATION AGENCY): | | 0.00 | 50.00 |
| 30736 | TAH06 0001024146 0001026211 | TAHOE TRUCKEE SIERRA DISPOSAL Garbage pickup service - Utility ops - Sep 2025 Garbage pickup service - Utility ops - Oct 2025 | 11/26/2025 | | 410.38 410.38 |
| | | Total for Check Number 30736: | | 0.00 | 820.76 |
| | | Total for Vendor TAH06 (TAHOE TRUCKEE SIERRA DISPOSAL): | | 0.00 | 820.76 |
| 30737 | TEI01 10772200 | TEICHERT & SON INC Retreat Water Repair - Disposal of asphalt conc | 11/26/2025 | | 12.18 |
| | | Total for Check Number 30737: | | 0.00 | 12.18 |
| | | Total for Vendor TEI01 (TEICHERT & SON INC): | | 0.00 | 12.18 |
| 30784 | THE04 786328014694 786328014694 786328014694 | THE HARTFORD INC Life insurance - Dec 2025 Life insurance - Dec 2025 Life insurance - Dec 2025 | 12/10/2025 | | 130.90 23.80 83.30 |
| | | Total for Check Number 30784: | | 0.00 | 238.00 |
| | | Total for Vendor THE04 (THE HARTFORD INC): | | 0.00 | 238.00 |
| 30759 | THE05 257451 | THE AUTO & TIRE DOCTOR INC Oil change oil air filters for P-309 | 12/03/2025 | | 161.63 |
| | | Total for Check Number 30759: | | 0.00 | 161.63 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|-------------------------|---|-------------------------|-------------|--------------|
| Total for Vendor THE05 (THE AUTO & TIRE DOCTOR INC): | | | | 0.00 | 161.63 |
| 30738 | TRU06 703723 | TRUCKEE TAHOE LUMBER CO Wood screws for boardwalk by Jake's Bridge | 11/26/2025 | | 390.55 |
| Total for Check Number 30738: | | | | 0.00 | 390.55 |
| Total for Vendor TRU06 (TRUCKEE TAHOE LUMBER CO): | | | | 0.00 | 390.55 |
| 30803 | USB01 | US BANK CORPORATE PAYMENT SYS | 12/17/2025 | | |
| | Nov Barron | Truckee Rents - Chainsaw repair for F-3 | | | 73.15 |
| | Nov Barron | Americas Tire Co - Summer/winter tire change | | | 196.11 |
| | Nov Contardi | Clean Truck Check - 2026 CARB compliance fe | | | 33.08 |
| | Nov Contardi | Dwyer Instruments - Floats for 267 Lift Station | | | 387.66 |
| | Nov Contardi | Danner - Work boots - Bott | | | 364.65 |
| | Nov Contardi | McMaster-Carr - Tubing for CI2 at TH1 | | | 606.04 |
| | Nov Contardi | Clean Truck Check - 2025 CARB compliance fe | | | 32.12 |
| | Nov Contardi | HUSQV Parts - Bearing housing for chainsaw | | | 106.44 |
| | Nov Contardi | Traffic Safety Store-Multiuse traffic cones (32) f | | | 1,486.13 |
| | Nov Contardi | Red Wing - Work boots - Savage | | | 346.43 |
| | Nov Contardi | Harbor Workwear - Work pants (rain bibs) - Bott | | | 64.95 |
| | Nov Contardi | Tool Engineering & MFG - Jet nozzles (4) for F- | | | 58.61 |
| | Nov Evans | The Home Depot - Battery charger 18V batterie | | | 215.45 |
| | Nov Evans | The Home Depot - Hedge trimmer | | | 302.06 |
| | Nov Geary | Full Belly Deli - GM lunch with fire shift | | | 93.32 |
| | Nov Geary | Red Truck - GM lunch with fire shift | | | 69.65 |
| | Nov Geary | Las Panchitas - Lunch meeting - Geary Plexico | | | 41.65 |
| | Nov Geary | Raley's - GM lunch with fire shift | | | 93.90 |
| | Nov Geary | Sierra Bakehouse - Admin breakfast with GM | | | 42.00 |
| | Nov Geary | Schaffers Mill Club - Welcome lunch for Directc | | | 190.88 |
| | Nov Geary | Fifty Fifty - Farewell lunch - Geary Ryan | | | 69.77 |
| | Nov Geary | Siam Cuisine - Lunch meeting - Radanovich Ge | | | 38.44 |
| | Nov Geary | Sierra Bakehouse - Admin breakfast with GM | | | 38.76 |
| | Nov Gibeaut | Raley's - Lunch for Eastern Placer County Fire C | | | 52.60 |
| | Nov Goates | Wasabi - Data storage | | | 6.99 |
| | Nov Goates | EvoGov Inc - NCSO website CMS annual subsc | | | 1,588.00 |
| | Nov Goates | Backblaze - Cloud data storage | | | 128.57 |
| | Nov Goates | Amazon Web Storage - Raw cloud storage serv | | | 1,726.12 |
| | Nov Goates | MSP360 - Backup software renewal 11/13/2025- | | | 90.00 |
| | Nov Martin | K St Parking Garage - Parking for Biomass Sym | | | 24.00 |
| | Nov Martin | Costco - Ryan Retirement gift | | | 844.46 |
| | Nov Martin | Costco - Ryan Retirement BBQ - Utilities Adm | | | 65.16 |
| | Nov Zangara | Raley's - Board meeting breakfast | | | 14.22 |
| | Nov Zangara | Column - Adoption Notice for Ordinance 41-25 | | | 221.41 |
| | Nov Zangara | Adobe - Photoshop subscription 10/23/2025-10/ | | | 99.99 |
| | Nov Zangara | Courtyard - Lodging meal-CSDA Board Secretar | | | 679.27 |
| | Nov Zangara | Doughboys Donuts - Board meeting donuts | | | 18.95 |
| | Nov Zangara | Column - Fire Fees Legal Posting | | | 301.93 |
| Total for Check Number 30803: | | | | 0.00 | 10,812.92 |
| Total for Vendor USB01 (US BANK CORPORATE PAYMENT SYSTEM): | | | | 0.00 | 10,812.92 |
| 30804 | VER01 | VERIZON WIRELESS | 12/17/2025 | | |
| | 6129480503 | Cell phones 10/26-11/25/2025 | | | 12.67 |
| | 6129480503 | Cell phones 10/26-11/25/2025 | | | 286.52 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|--|---|--|-------------------------|-------------|---|
| | 6129480503 | Cell phones 10/26-11/25/2025 | | | 12.67 |
| | 6129480503 | Cell phone - Crush | | | 75.66 |
| | 6129480503 | Cell phones 10/26-11/25/2025 | | | 52.68 |
| | 6129480503 | Cell phones 10/26-11/25/2025 | | | 51.30 |
| | 6129480504 | SCADA alarm line and connectivity 10/26-11/25 | | | 170.72 |
| | 6129480504 | Dumpster site gate cell service 10/26-11/25/2025 | | | 38.01 |
| | 6129480504 | SCADA alarm line and connectivity 10/26-11/25 | | | 140.71 |
| | 6129480504 | SCADA alarm line and connectivity 10/26-11/25 | | | 82.68 |
| | 6129480504 | Admin internet backup 10/26-11/25/2025 | | | 38.01 |
| | 6129565271 | Sewer flow meters 10/28-11/27/2025 | | | 184.94 |
| Total for Check Number 30804: | | | | 0.00 | 1,146.57 |
| Total for Vendor VER01 (VERIZON WIRELESS): | | | | 0.00 | 1,146.57 |
| 30805 | VIT01 5745201 | VITAL RECORDS CONTROL Monthly shredding service - Dec 2025 | 12/17/2025 | | 119.16 |
| Total for Check Number 30805: | | | | 0.00 | 119.16 |
| Total for Vendor VIT01 (VITAL RECORDS CONTROL): | | | | 0.00 | 119.16 |
| 30785 | WAT06 12/01/2025 | MARCUS WATERS DC DMV physical - Walsh | 12/10/2025 | | 140.00 |
| Total for Check Number 30785: | | | | 0.00 | 140.00 |
| Total for Vendor WAT06 (MARCUS WATERS DC): | | | | 0.00 | 140.00 |
| 30739 | WES04 12015449 12015449 71915785 71916219 71916836 71961329 | WESTERN NEVADA SUPPLY USA marking flags - blue (50%) USA marking flags - blue (50%) Straw wattles (12) for stock supply Retreat Water Repair - Valves (2) fittings for Bi Water Main Repair - Macro fittings grip rings Pipe for gas repair at fleet maintenance shop bldg | 11/26/2025 | | 19.31 19.30 376.06 5,645.45 2,265.78 11.16 |
| Total for Check Number 30739: | | | | 0.00 | 8,337.06 |
| 30786 | WES04 72042269 | WESTERN NEVADA SUPPLY Flush valves (5) for Admin bldg | 12/10/2025 | | 889.00 |
| Total for Check Number 30786: | | | | 0.00 | 889.00 |
| Total for Vendor WES04 (WESTERN NEVADA SUPPLY): | | | | 0.00 | 9,226.06 |
| 30740 | WES07 182626 | WESTERN STATES FIRE PROTECTION Admin bldg fire alarm monitoring 12/01/2025-01/01/2026 | 11/26/2025 | | 75.00 |
| Total for Check Number 30740: | | | | 0.00 | 75.00 |
| Total for Vendor WES07 (WESTERN STATES FIRE PROTECTION): | | | | 0.00 | 75.00 |

| Check No | Vendor No Invoice No | Vendor Name Description | Check Date Reference | Void Checks | Check Amount |
|---------------------------|-------------------------|----------------------------|-------------------------|-------------|--------------|
| Report Total (88 checks): | | | | 0.00 | 652,342.34 |



N•C•S•D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcisd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Candace Roeder

General Manager

Mike Geary, PE

AGENDA ITEM #2

Northstar Property Owners Association

There is no written report for this agenda item.



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AGENDA ITEM #3

Northstar California/Vail

There is no written report for this agenda item.

T-TSA BOARD MEETING SUMMARY

11/19/2025 Regular Board Meeting

1) The November 19th, 2025 – This Regular Meeting was held in person.

- Board Meeting & Agendas: <https://ttsa.portal.civicclerk.com>
- Board Meeting Videos are still available on YouTube (click link): www.youtube.com/@TTSABoardVideos

2) Status Report:

a) Operations Report:

- All plant waste discharge requirements were met, and the plant performed well in October.
- Maintenance work and repairs were completed on: The Iron sponge repair and media replacement, Inspection and troubleshooting of final effluent filter #3, Lime slurry tank cleaning, acid-washed, and inspection, Corridor piping verification for the Digester Improvements Project, Cleaned and inspected centrifuge feed and centrate tanks.

b) Capital Projects Report:

- Digestion Improvements Project: Brown and Caldwell (BC) is progressing toward a 60% Design. Critical path equipment negotiations and purchase agreements are forthcoming.
- High Strength Waste Receiving Evaluation: Brown and Caldwell (BC) have completed the evaluation and presented findings to the Board at the meeting today.
- Truckee River Interceptor Rehabilitation Project (Alpine Meadows to Olympic Valley): TRI Cured-in-Place Pipe Liner is installed and awaiting sample testing for acceptance. Bypass piping demobilized. Truckee River Trail restoration work is partially completed, and the Contractor will return in the Spring.
- Nutrient Removal Improvements Project (NRIP): Kick-Off Meetings for Architecture and Public Outreach were held. Site investigations completed, including Geotechnical Test Pits and borings, Topographic Survey, and Biological and Cultural Surveys. Ongoing data collection. Deliverables, workshops, and CAMPS planned for 2026.
- Digital Scanning of Sewer Lines Project: Deliverable review is complete and accepted, closeout. Notice of Completion has been sent to the Nevada County Recorder's office for filing.

c) Laboratory Report:

- Completed Quarterly pretreatment sampling and annual sampling.
- Proficiency testing is ongoing.
- Continuing CDPH Covid sampling for the Department of Health.
- Kick-Off Discussion for NRIP Lab Improvements.

d) Public Outreach and Training/Conferences:

- Staff attended the CSDA Board Secretary/Clerk Conference in Santa Rosa.
- Public Outreach event for Big Truck Day.

e) Other Items Report:

• **The Board Approved:**

- The Consent Agenda: General Fund Warrants for October 2025 and the Regular Meeting Minutes for October 15th, 2025.
- Ordinance No. 01-2025, Amending Ordinance No. 02-2015, As Amended, To Include Annual Indexing of Connection Charges.
- Approval of Permit Portal Replacement Contract with Winxnet, LLC (dba. Logically).
- In Closed Session, the Board approved the settlement agreement with Trevor Shamblin.

• **Additional Items:**

- Promotion: Matt Nitz for WWTP Operator Grade V Certification.
- Review of Agency Financial Statements for the Month ending October 2025, Quarterly Investment Report, and Quarterly Financial Plan Update.
- Discussion and Review of Bond Issuance Recommendation by Steven Gortler, Municipal Advisor.
- Presentation of the High Strength Waste Receiving Evaluation Study Findings by Brown and Caldwell.
- Review of the Agency Employee Performance Evaluation System Update by General Manager, Jason Hays.
- Department Reports & General Manager Report: Informational Updates Only.
- Next Regular Meeting is Wednesday, December 17th, 2025, at 9:00 am.



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NORTHSTAR COMMUNITY SERVICES DISTRICT

Board of Directors – Appointment of 2026 Officers

DATE: December 17, 2025

TO: District Board Members

FROM: Julie Zangara, Secretary of the Board

SUBJECT: Board of Directors – Appointment of 2025 Officers

BACKGROUND: Pursuant to the Northstar Community Services District (NCSD) Board of Directors Handbook (BoDH), annually, at the December Board meeting is when action is to be taken to appoint the officers of the NCSD Board of Directors. The three positions for nomination include the Board President, Board Vice-President and the Board Financial Representative.

Current appointments are as follows: John Radanovich, President, Marilyn Forni, Vice President, and Nancy Ives, Financial Representative.

John Radanovich has served as President since June of 2025, when Director Brown resigned as President. Likewise, Director Forni and Director Ives also were appointed to their roles in June of 2025. The Board may consider new appointments or nominate the current Directors to continue in their roles.

DISCUSSION: The Board President will open nominations for the positions. A motion and a vote by the Directors will follow each nomination.

FISCAL IMPACTS/COSTS: None

ATTACHMENTS: None



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Candace Roeder
General Manager
Mike Geary, PE

Wood Energy Facility Design and Permitting Progress Report and Design Review

DATE: December 17, 2025

TO: District Board Members

FROM: Eric Martin, Director of Public Works

SUBJECT: Wood Energy Facility Design and Permitting Progress Report and Design Review

BACKGROUND: The District contracted PR Design and Engineering for design and permitting services in October 2021. Preparations are being made to go out to bid with construction documents in February 2026.

DISCUSSION: PR Design will provide a design and permitting progress report.

FISCAL/RESOURCE IMPACTS: None

RECOMMENDATION: No Action. Progress report and design review presentation only.

ATTACHMENTS: None

DATE PREPARED: December 9, 2025



N • C • S • D

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Mike Geary, PE

NCSD Wood Energy Facility Design and Permitting Services Contract Addendum 2

DATE: December 17, 2025

TO: District Board Members

FROM: Eric Martin, Director of Public Works

SUBJECT: NCSD Wood Energy Facility Design and Permitting Services Addendum 2

BACKGROUND: The District contracted Wildephor Consulting Services to complete the Wood Energy Utilization Scoping Study in 2019. In December 2020, the US Forest Service Wood Innovations Team authored the Wood Energy Facility Feasibility Study providing more detailed project options for consideration.

In October 2021, the District contracted PR Design and Engineering for design and permitting services. In March 2024, an addendum to PR Design Agreement was executed to address design and permitting tasks that were not identified at the time of contract execution.

DISCUSSION: PR Design's lead consultant role is critical to the project's success. Over the course of what has become several years, PR Design staff has helped to navigate environmental permitting, Placer County land use permitting, Placer County building department permitting, Placer County engineering/surveying department permitting, and Placer County Air Pollution Control District permitting. On the design side, PR Design has assembled a team of qualified professional firms capable of addressing the intricacies of this novel project.

The specific needs for design and permitting services are a bit unfamiliar District and PR Design staff as a project of this scope and scale has not been delivered in California. Additionally, design and permitting resources are being allocated as needed to address changes to the design which include a pivot to a single boiler system with ceramic filter exhaust treatment as well as the addition of Organic Rankine Cycle power generators (power generation qualifies the project for \$2.5 - \$3.5M in Investment Tax Credit funding).

As the project nears construction in 2026, remaining design and permitting needs have become clear, and PR Design submitted a second proposal for additional design and permitting services to complete this phase of work. The proposed additional services were reviewed by GM Geary and DPW Martin. It has been concluded that the additional services are justified, and these additional services will be necessary to proceed with project implementation.

FISCAL/RESOURCE IMPACTS: The proposed contract addendum totals \$174,500. If approved, the total design and permitting contract amount would total \$727,247.

RECOMMENDATION: Approve the execution of a second Agreement Addendum with PR Design and Engineering for additional Design and Permitting Services for \$174,500.

ATTACHMENTS: PR Design and Engineering Proposal dated December 9, 2025.

DATE PREPARED: December 9, 2025

To: Eric Martin, Director of Public Works

Northstar Community Services District

From: Andrew T. Ryan, P.E.,

PR Design & Engineering, Inc.

Subject: Summary of Contract Amendment #2 Request NCSD Wood Energy Facility

Date: 12/5/2025

Dear Mr. Martin-

This memo provides a factual summary of the total design costs incurred to deliver the Wood Energy Facility (WEF) through design, permitting, and preparation for bidding. It also outlines the basis for the proposed Second Amendment in the amount of \$174,500, which brings total soft costs to \$727,247.

Total Design Costs:

- Original Contract (2022): \$335,795
- Addendum #1 (2024): \$216,952
- Proposed Addendum #2: \$174,500
- Total Soft Costs to Date: **\$727,247**

Summary of Changes Affecting Design Costs

Design costs include architecture, structural, mechanical, plumbing, electrical, and civil design services; surveying; geotechnical work; permitting and entitlement support; and project management through preparation of bid-ready and building permit documents.

Detail of Costs by Task

Task A. Project Management Schedule Extension

The overall project schedule has extended by approximately 16 months. During this period, additional work and cost was required for:

- Coordination with vendors and agencies
- Ongoing design revisions across all disciplines
- Preparation of updated permit documents
- Intended completion of 2nd bid
- Update from 2024 rates to 2026 on Jan 1, 2026.

Extended schedule is due revision of the biomass plant system, advanced emissions, other reconfigurations, and permitting.

Task A Add#2: \$8,700

Task B. Land Planning and Permit Support: Additional Permitting Requirements

Because of changes in building size, layout, and equipment systems, permitting needs increased, including:

- Coordination for reparation of a second addendum to the environmental document
- Development and routing of packages for substantial conformance review by Placer County

These activities are additions to the original entitlement scope and Addendum #1.

Task B Add#2: \$5,000

Task C. Civil Engineering and Design: Redesign of Civil Site

Since the original 2022 scope of work, the project has experienced significant design changes, including:

- A near-complete revision of site civil design, including updated grading, drainage, BMP plans, and off-site transmission alignment.
- Additional buildings, tarmac areas, and outside utility locations (ORC).
- Major modifications to building floor plans, elevations, sections, access points, and general configuration.

- An essentially new structural package driven by building configuration including changes in wall locations, heights, structure orientation, and additional buildings.
- Additional reconfiguration of Transmission line at NPOA and Village garage

These modifications represent a level of redesign beyond the assumptions reflected in the original contract and Addendum #1.

Task C Add#2: \$26,000

Task D. Facility Design and Engineering: Redesign of Architectural and Structural Components

Since Addendum #1 in March 2024, the scope of work has experienced significant design changes, including:

- Major modifications to building floor plans, elevations, sections, access points, and general configuration.
- New Lime shed, expanded chip bin, reconfigured ash garage, relocated control room and bathroom, and revised main boiler room.
- New architectural and code requirements for new emissions equipment.
- An essentially new structural package driven by building configuration including changes in wall locations, heights, structure orientation, and additional buildings.

These modifications represent a level of redesign beyond the assumptions reflected in the original contract and Addendum #1.

Task D. Facility Design (Cont.): Expansion of Mechanical, Plumbing, and Electrical Systems

Additional systems were introduced after the original scope, requiring new engineering design and coordination. These include:

- Organic Rankine Cycle (ORC) unit
- Cooling tower
- Additional ventilation and exhaust requirements at Lime Shed and Ash Garage
- Electrical distribution and plumbing connections at 9 end-user utility connections at the Village

These systems required additional mechanical and electrical engineering effort not anticipated in original contract and Addendum #1.

Task D Add#2: \$128,000

Not Tasked Additions to Scope

Additional work finalizing easements and other legal record documents by Land Surveyor

Surveying Add#2: \$2,500

Additional work revising Geotech report for increased lateral earth pressures, temporary shoring recommendations, and sub slab drainage.

Geotechnical Add#2: \$4,300

Comparison to Industry Norms

For industrial and utility-type facilities with construction values of \$10–12million, design soft costs (architectural design, engineering, permitting, survey, geotechnical, and project management) typically range as follows:

- 12% to 20% of construction cost for standard industrial projects
- 15% to 25% for projects with complex mechanical systems, hazardous materials, off-site improvements, and vendor equipment integration

The Wood Energy Facility is a first its kind with unique systems in Placer County. Our team has endeavored to deliver this project in an efficient manner. We strive to ensure that the decisions we make on the project result in a project that exceeds expectations for performance. We believe that much of the work captured here will save significant costs during construction.

At the current total of **\$727,247** (Add #1 and #2 included) soft costs represent:

- 7.3% of a \$10 million project (low end of construction estimate)
- 6.6% of a \$11 million project (high end of construction estimate)

These values are below the low end of expected norms for a facility of this type and complexity. We feel our team brings great value to this project and to the NCSD.

Respectfully,

Andrew T. Ryan, P.E.

PR Design & Engineering, Inc.

PR Design & Engineering Inc.

| 100% CDs | | | |
|----------|-------|----------|--|
| Hours | Rate | Total | |
| 30 | \$180 | \$10,800 | |
| 62 | \$145 | \$4,640 | |
| | \$125 | \$0 | |
| 24 | \$115 | \$2,760 | |
| 32 | \$55 | \$1,760 | |
| | | \$400 | |
| 148 | | \$20,360 | |
| Hours | Rate | Total | |
| 105 | \$180 | \$18,900 | |
| 90 | \$145 | \$13,050 | |
| | \$125 | \$0 | |
| 155 | \$115 | \$17,825 | |
| | \$55 | \$0 | |
| 1 | LS | \$2,500 | |
| 351 | | \$52,275 | |
| Hours | Rate | Total | |
| 12 | \$180 | \$2,160 | |
| 120 | \$145 | \$17,400 | |
| | \$125 | \$0 | |
| 85 | \$115 | \$9,775 | |
| | \$55 | \$0 | |
| 1 | LS | \$2,500 | |
| 218 | | \$31,835 | |
| Hours | Rate | Total | |
| 16 | \$180 | \$2,880 | |
| 20 | \$145 | \$2,900 | |
| | \$125 | \$0 | |
| 105 | \$115 | \$12,075 | |
| | \$55 | \$0 | |
| 1 | LS | \$25,000 | |
| 1 | LS | \$16,000 | |
| 1 | LS | \$8,000 | |
| 1 | LS | \$2,500 | |
| 145 | | \$69,355 | |

| Totals | |
|-------------|--------------|
| BILLED | Diff |
| \$45,900.00 | -\$24,300.00 |
| \$6,106.50 | \$3,173.50 |
| \$0.00 | \$0.00 |
| \$14,432.50 | -\$7,992.50 |
| \$0.00 | \$3,080.00 |
| \$0.00 | \$800.00 |
| \$66,439 | -\$25,239.00 |
| \$56,835.00 | -\$19,935.00 |
| \$14,904.00 | \$12,646.00 |
| \$33,378.75 | \$2,271.25 |
| \$0.00 | \$5,000.00 |
| \$105,118 | -\$17.75 |
| \$13,860.00 | -\$5,400.00 |
| \$66,571.50 | -\$31,771.50 |
| \$32,372.50 | -\$12,822.50 |
| | \$5,000.00 |
| \$112,804 | -\$44,994.00 |
| \$10,890.00 | -\$4,230.00 |
| \$63,100.50 | -\$50,775.50 |
| \$26,305.75 | -\$5,605.75 |
| \$52,107.00 | -\$7,107.00 |
| \$23,472.60 | -\$4,472.60 |
| \$32,500.00 | -\$19,500.00 |
| 599 | \$4,401.00 |
| \$208,975 | -\$87,289.85 |

| ADD #1 | ADD #2 | 25-Dec | Add 1 Notes/Add 2 Notes |
|--------------|--------------|--------|--|
| \$16,000.00 | \$6,500.00 | | |
| \$3,500.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$5,200.00 | \$2,200.00 | | |
| \$0.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$24,700.00 | \$8,700.00 | | Based upon 12 Additional Months of Project Coordination. 10/23 to 10/24, plus rendering Survey and geotech coordination-16 months 11/24 to 3/26 Coordination, additional bid Messersmith changes, etc. |
| \$0.00 | \$2,500.00 | | |
| \$0.00 | \$2,000.00 | | |
| \$0.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$0.00 | \$5,000.00 | | Potential to reallocate from this task..... However, there is still work here and a buffer is go and this would help if we end up doing two BidsCoordinate/Participate in 2nd Amendment and Use Permit Substantial Conformance |
| \$3,500.00 | \$5,000.00 | | |
| \$13,500.00 | \$21,000.00 | | |
| \$5,000.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$22,000.00 | \$26,000.00 | | Survey Coordination and Design, Bridge Crossing Redesign, future easementSite redesign and shift buildings, add to Chip Bin, add Lime shed, Add ORC for site. |
| \$12,500.00 | \$0.00 | | Redesign per messersmith to 6,000 SF Redesign to 6,500 SF. Add chip bin extension, add lime shed, reconfigure main building for Ceramic Filters, reconfigure ash garage, bring control room/bathroom inside of building, revise observation entry, add mezzanine, add accessories, revise doors, revise eaves etc. New Floor Plans and BIM Model |
| \$11,500.00 | \$35,000.00 | | Redesign per messersmith to 6,000 SF. Improvement plan review and complianceAdd chip bin extension, add lime shed, reconfigure main building for Ceramic Filters, reconfigure ash garage, bring control room/bathroom inside of building, revise observation entry, add mezzanine, add accessories, revise doors, revise eaves etc. New Floor Plans and BIM Model. 9 End user permit packages for limited/mechanical permit issuance |
| \$50,000.00 | | | Rendering Support, Building Redesign per Messersmith Changes, increase in facility size |
| \$25,000.00 | \$0.00 | | from 3,000 SF to 6,000 SF from scope |
| \$0.00 | \$0.00 | | |
| \$25,000.00 | \$8,500.00 | | Transmission system add, piping design boiler to tank and tank to transmission (I am st concerned about the discrete tie-ins) Add nine end user tie-ins, division of work (plumbing not in Messersmith scope), Cooling Tower and ORC, revisions to Bath and Control room. Add Lime shed w/ HVAC requirements. Add to Project length |
| \$5,000.00 | \$19,500.00 | | Need to confirm with Sugarpine, placer holderAdd nine end user tie-ins, division of work (electrical not in Messersmith scope, Cooling Tower and ORC, add Liberty Lead coordination, revisions to Bath and Control room. Add lime shed w/ HVAC requirements. Add to Project length |
| \$35,000.00 | \$15,000.00 | | Increase in building size to 6,000 SF CLT, 2022 CBC, Project duration extension not increase. Increase in size to 6,500. Complete redo of structural package due to changes in main boiler room, chip bin, and Ash garage. Relocation of Doors, Control Room, and Bath. Add to project length. |
| \$18,400.00 | \$0.00 | | Equipment Anchorage |
| \$9,300.00 | \$0.00 | | Piping Anchorage in Garage |
| \$0.00 | \$0.00 | | |
| \$0.00 | \$0.00 | | |
| \$141,700.00 | \$128,000.00 | | |

Add Tasks

Surveying, Admin Site, and Transmission Pipe line and Easement creation
Renderings No Triangle

Geotech study Nortech

Survey at Admin Building for building design, upper and lower tarmac, transmission line surv
(NPOA crossing) and future easements.**Additional work to finalize easements and or**
TCE.
No Triangle Renderings
Geotech for Admin plus revision to meet 2022 CBC for CLT design.**Add for passive earth**
pressure excavation and testing. Add temp shoring details and add sub slab
drainage.

| | | |
|--------------------------|-----|-----------|
| CONTRACT TOTAL TASKS A-F | 910 | \$161,970 |
|--------------------------|-----|-----------|

| | |
|-----|-----------|
| 862 | \$173,825 |
|-----|-----------|

| |
|-----------|
| \$335,795 |
|-----------|

| | |
|--------------|---------------|
| \$493,335.60 | -\$157,540.60 |
|--------------|---------------|

| | |
|--------------|--------------|
| TOTAL CO | TOTAL CO |
| \$216,952.00 | \$174,500.00 |

| | |
|--------|--------------|
| ADD #1 | \$216,952.00 |
|--------|--------------|

| | |
|--------|--------------|
| ADD #2 | \$174,500.00 |
|--------|--------------|

| | |
|-------|--------------|
| TOTAL | \$727,247.00 |
|-------|--------------|

| | |
|------------------|------------------|
| Const. Estimate | |
| Low | High |
| \$ 10,000,000.00 | \$ 11,000,000.00 |
| 7.3% | 6.6% |



N.C.S.D.

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

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Mike Geary, PE

Utility Dump Bed Vehicle Purchase

DATE: December 17, 2025

TO: District Board Members

FROM: Shaun Evans, Utility Operations Supervisor

SUBJECT: Approval of Utility Dump Bed Vehicle Purchase

BACKGROUND: The Utilities Department is currently working with two aging vehicles that have begun to develop mechanical issues both with operation as well as smog compliance regulated by the (BAR) Bureau of Automotive Repair. The vehicles include a 2005 Chevrolet 3500 (146,544 mi) and a 2007 Ford F350 (126,893 mi), both of which are diesel vehicles used in daily operations by Utilities Department staff. DPW Martin and SUSW Dwyer met with California Bureau of Automotive Repair representative David Dawson who is helping agencies comply with newly enforced requirements of the vehicle emission testing program.

DISCUSSION: The two vehicles in question are unable to pass smog, and the BAR will soon require that they be retired unless they can be made compliant. The vehicles have approached the end of their useful life, and staff is seeking approval for replacement of one critical vehicle, a utility dump bed pickup at this time.

More specifically, the Utilities Department is proposing to purchase a 2026 Ford F550 regular cab dump truck. The use of this vehicle is an equivalent replacement to the 2005 Chevrolet 3500. A quotation has been provided by Downtown Sacramento Ford under California Multiple Award Schedule (CMAS) pricing. CMAS prices are negotiated for official state purposes to be fair, reasonable and competitive. The pricing is typically much less than market rates for vehicles.

If purchase is approved, the District's Capital Replacement Plan will be updated to memorialize the vehicle purchase date and cost.

FISCAL/RESOURCE IMPACTS: Downtown Sacramento Ford's quotation totals \$106,018. Since the primary reason to purchase is driven by regulations, budget adjustment 26.01 for \$106,018 is being requested as this purchase was not anticipated for FY 2025-26. It is proposed that capital reserve funds be used for the purchase based on how the vehicle is used.

RECOMMENDATION: Approve the purchase of a 2026 Ford F550 regular cab dump truck for \$106,018 and authorize staff to prepare an adjustment to FY 2025-26 budget in the amount of \$106,018 .

ATTACHMENTS: Downtown Sacramento Ford Vehicle Purchase Quotation

DATE PREPARED: December 2, 2025



ASW-111725-1520

525 N16TH STREET, SACRAMENTO, CA 95811
PHONE: 916-299-3529

QUOTE

Customer

Name TRAVIS DWYER - NORTHSTAR CSD
Address 900 NORTHSTAR DR
City TRUCKEE State CA Zip 96161
Phone 530-414-5604

DATE 11/17/2025
SALES REP AARON
PHONE 916-929-0577
FOB SACRAMENTO

| Qty | Description | Unit Price | TOTAL |
|--|---|-------------|-------------|
| 1 | 2026 FORD F550 REG CAB CHASSIS 4X2 - DIESEL STATE OF CALIFORNIA CONTRACT: 1-22-23-20F CLIN: 53 EXTERIOR COLOR: Z1 - OXFORD WHITE | \$61,042.00 | \$61,042.00 |
| OPTIONS | | | |
| PRICING BELOW SUBJECT TO CHANGE | | | |
| 1 | 68M - 19,500 LB GVWR - INCLUDED | \$0.00 | \$0.00 |
| 1 | 535 - HIGH CAPACITY TRAILER TOW PACKAGE | \$580.00 | \$580.00 |
| 1 | F5H - CHANGE TO 4X4 | \$3,031.00 | \$3,031.00 |
| 1 | X4L - LIMITED SLIP REAR AXLE | \$396.00 | \$396.00 |
| 1 | 76C - BACKUP ALARM | \$230.00 | \$230.00 |
| 1 | 91S - BEACON WARNING STROBES AMBER | \$660.00 | \$660.00 |
| 1 | 59H - CENTER HIGH MOUNT STOP LAMP | \$100.00 | \$100.00 |
| 1 | 67H - HD SERVICE SUSPENSION | \$126.00 | \$126.00 |
| 1 | 18B - RUNNING BOARDS | \$320.00 | \$320.00 |
| 1 | 86M - DUAL BATTERY | \$210.00 | \$210.00 |
| 1 | SCELZI QUOTE # 308752 - DUMP BODY | \$31,388.00 | \$31,388.00 |
| 1 | CKE - EXTRA KEY | \$299.00 | \$299.00 |
| 1 | DOC FEE | \$85.00 | \$85.00 |
| SALES TAX CALCULATED AT: 7.250% BASED ON REGISTRATION ADDRESS | | | |

SubTotal \$98,467.00

DELIVERY \$400.00

SALES TAX \$7,138.86

CA Tire Tax \$12.25

TOTAL \$106,018.11**Payment Details**

- ☐ Cash
☒ Check
☐ Credit Card

Name _____
CC # _____

Expires _____

Office Use Only

\$500 DISCOUNT WITH PAYMENT IN 20 DAYS

SIGNATURE

DATE



N.C.S.D.

Northstar Community Services District
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General Manager

Mike Geary, PE

Measure U FY 2025 Annual Summary Report (Unaudited)

DATE: December 17, 2025

TO: District Board Members

FROM: Mike Geary, General Manager; Cheryl Plexico, Accounting Manager; Cooper Johnson, Forestry Assistant

SUBJECT: Annual (Unaudited) Financial and Progress Summary Report for Measure U – Wildfire Prevention Parcel Tax (FY 2024-25)

BACKGROUND: In November 2021, voters within the Northstar Community Services District approved Measure U, a ten-year special parcel tax dedicated to wildfire prevention, forest health, and related services, such as fuels reduction and green-waste disposal. For FY 2024-25, Measure U generated \$493,682 in revenue.

Measure U requires that before January 1 of each year, the District prepare a report detailing (1) the amount of Measure U funds collected and expended, and (2) the status and progress of Measure U-funded projects. This Board Report, together with the attached Financial Report, Projects Reports, and Maps, is referred to as the "*FY 2025 Annual Summary Report (Unaudited)*" and is intended to satisfy that requirement for the period from July 1, 2024 to June 30, 2025.

Beginning this year, staff has restructured the format of the Measure U *Annual Summary Report (Unaudited)* to make it more understandable and accessible to the public. The new format reduces accounting jargon, uses plain language to explain how Measure U funds are used, highlights key revenue, expense, and project outcome information, and clarifies how Measure U interacts with other funding sources to deliver the maximum acreage of wildfire-prevention work.

It is important to note that the Fuels Management Department does *not* receive any revenue from Measure E or Ad Valorem Property Tax. Instead, Fuels Management is funded by:

- Measure U Parcel Tax Revenue;
- 50/50 Cost-Share Contributions

- Enterprise Fund Contributions from Water, Sewer, and Solid Waste (operating revenue); and
- Grant Funds from external agencies.

Several projects are delivered through 50/50 Cost-Share Agreements with big-acre property owners, including CAMCO, Mountainside Builders, Northstar Property Owners Association (NPOA), and Trimont. Under these agreements, project costs are generally split 50/50 between the District (funded with Measure U) and the partner. These cost-share agreements allow the District to design and manage larger, contiguous, and more effective treatment projects across multiple ownerships.

DISCUSSION:

1. Funding Overview for FY 2024-25 – Blended Model

The Fuels Management program uses an integrated funding model in which Measure U revenues are intentionally comingled with other funding sources to treat the maximum number of acres possible with the funds available. This blended approach allows staff to plan and execute fuels-reduction projects based on risk and forest conditions, not limited by a single revenue source.

For FY 2025, total Fuels Management Revenues were \$1,577,241, made up of:

- Measure U component (including Parcel Tax and Cost-Share Contributions): \$647,482
 - Measure U Parcel Tax Revenue: \$493,682
 - Partner Cost-Share Contributions (CAMCO, Mountainside, NPOA, Trimont): \$153,800
- Non-Measure U component: \$929,760
 - Enterprise Contributions (Water, Sewer, Solid Waste): \$182,370
 - Grants (Truckee Airport District, CalFire, and TMRP): \$747,390

On the Expense side, total Fuels Management expenditures were \$1,561,547, comprised of:

- Measure U Expenses: \$674,907
- Non-Measure U Expenses: \$886,640

At the program level, and prior to final adjustments expected during the annual audit process, this yields a positive year-end balance of \$15,694 for the Fuels Management Department as a whole. At the Measure U component level, however, expenses exceed revenues.

2. Measure U – Revenue vs Expense

For FY 2024-25:

- Measure U Revenue: \$647,482
- Measure U Expenses: \$674,907
- Net Measure U Position: (\$27,425) (deficit)

When comparing revenue to expense, Measure U expense exceeds Measure U revenue by \$27,425. This variance has come about because the District performed more Measure U-eligible work than Measure U funds alone would allow. Ultimately, this means that a portion(s) of other Fuels Management revenue were used to supplement Measure U activities.

This is intentional and appropriate within the District’s funding strategy. In some years, Measure U will show a surplus (when less Measure U-eligible work is billed than the parcel tax and cost-share revenue can support); in other years, it will show a deficit (when more Measure U-eligible work is delivered than can be covered by Measure U alone). The overall program remains balanced because non-Measure U funding sources cover the difference.

3. Leveraging Measure U to Attract and Administer Grants

Most grant programs discourage or disallow funding for administrative staff and overhead, preferring that grant dollars go directly “on the ground.” To respond to this, the District uses Measure U to fund the administrative backbone of the Fuels Management program, including:

- Forester and Forestry Assistant salaries and wages (\$170,538 charged to Measure U, with \$63,203 charged to non-Measure U);
- Benefits and payroll taxes (\$78,563 Measure U / \$28,919 non-Measure U); and
- Intradistrict allocations for administrative support (payroll, HR, accounting, management) (\$108,386 Measure U / \$39,682 non-Measure U).

By using Measure U to support these necessary administrative and staffing costs, the District can submit more competitive grant applications that request funding primarily for direct fuels-reduction work. In FY 2024-25, this strategy helped secure these grant funds:

- Truckee Tahoe Airport District (TTAD): \$440,055
- CalFire: \$247,938
- Tahoe Mountain Resorts Foundation (TMRF): \$59,397

Together, these grants provided \$747,390 in non-Measure U funding and supported a substantial amount of fuels-reduction work.

4. Cost-Share Projects with Property Owners

Under the Measure U Cost-Share Program, the District designed and delivered the large, multi-partner Project FY 2025-1 within the Wildfire Protection Zone (WPZ) and within 300 feet of habitable structures. This work included both mechanical and hand-crew treatments, including thinning, hazard tree removal, limbing, mastication of brush, and chipping/broadcast of biomass.

Project FY 2025-1:

- Total acres treated: 72.3 acres (CAMCO, Mountainside, NPOA, Trimont combined)
- Total project cost: \$307,600
- Funding split:
 - Measure U (District share): \$153,800
 - Cost-share partners (combined): \$153,800

This project created or maintained 300-foot defensible buffers around:

- Indian Hills Condominiums (144 units),
- Aspen Grove and Ski Trails Condominiums,
- NPOA Recreation Center,
- The Village at Northstar, and
- Multiple single-family neighborhoods, including Martis Landing, Deer Path, Grouse Ridge, Silver Fox, North Summit, Overlook Place, Gray Wolf, Red Tail Court, Woods Point Way, Glades Place, and Mill Site Road.

5. Grant-Funded Projects and Total Acres Treated

The District completed several major Grant-Funded Projects in FY 2025, including:

- Project FY2025-2A: Western Boundary Fuel Break – 58.3 acres
- Project FY2025-2B: Western Boundary Fuel Break + Pile Burning – 48 acres
- Project FY2025-3: HVR Roadside Clearance – 25 acres along a primary evacuation route
- Project FY2025-4: Hazard Removals – 4.7 acres focused on isolated and grouped hazard trees
- Project FY2025-5: Maintenance / Additional Pile Burning – 65 acres of re-entry and maintenance work

These projects, combined with the Measure U cost-share work, resulted in approximately 273 acres treated across the Northstar community in FY 2024-25. Treatments included canopy thinning, limbing, masticating manzanita and bitterbrush, constructing and burning piles, and maintaining previously treated areas to keep fuel loads low.

6. Green Waste Curbside Pickup Program

In addition to forest-based work, the Green Waste Curbside Pickup Program continued to provide significant support to property owners:

- Cost: \$53,338 (funded entirely by grant revenue, not Measure U)
- Workload: 5 pickup sessions over 16 eight-hour workdays
- Volume: Approximately 856 cubic yards of material collected and delivered to Eastern Regional Landfill
- Reach: Service to over 900 single-family homes and multiple condominium complexes across the District.

This program remains a critical tool to help residents meet and maintain defensible space standards.

ALTERNATIVES: Not applicable. Informational item only. No action is requested.

This report is provided to satisfy Measure U's annual reporting requirement and to inform the Board and public of financial activity and program outcomes.

FISCAL / RESOURCE IMPACTS: There is no new fiscal action associated with this item. This report summarizes past-year activity.

From a financial and operational perspective, FY 2024-25 demonstrates that managing Measure U revenues in combination with other funding sources, rather than in isolation, produces the highest efficiency and greatest number of acres treated:

- Measure U revenues (\$647,482) and expenses (\$674,907) result in a planned Measure U deficit of about \$27,425, reflecting that more Measure U-eligible work was completed than Measure U funds alone could support.
- Non-Measure U sources (enterprise contributions and grants) generated a surplus of approximately \$43,119, yielding an overall Fuels Management program surplus of \$15,694 for FY 2024-25.
- Grants and partner cost-sharing provided over \$900,000 in additional funding for fuels-reduction and green-waste work, greatly amplifying the impact of Measure U.

This blended-funding model:

- Ensures stable staffing for planning, permitting, and grant administration;
- Makes the District more competitive for external grant funding;
- Allows projects to be prioritized by wildfire risk and forest conditions, instead of being restricted by a single revenue source; and
- Maximizes the number of acres treated per dollar spent, which is the core performance objective of the Fuels Management and Measure U program.

This structure makes the best business sense and delivers the greatest wildfire-risk-reduction benefit to the community for every Measure U dollar collected.

RECOMENDATION: Not applicable. Informational item only. No action is requested.

Staff recommends that the Board receive and file the Measure U *FY 2025 Annual Summary Report (Unaudited)*.

ATTACHMENTS: 1. FY 2025 Measure U Financial Report (Unaudited)
2. FY 2025 Projects Report (Table)
3. FY 2025 Projects Report (Descriptions)
4. FY 2025 Fuels Management Treatment Map – Measure U
5. FY 2025 Fuels Management Treatment Map – Grant Funding

DATE PREPARED: December 12, 2025

Northstar CSD Fuels Management
Measure U - Financial Report (Unaudited) - revised 12/16/25
FY 2025
July 1, 2024 to June 30, 2025

| | Fuels Management Department | | | Measure | Non-Measure |
|---|-----------------------------|--------------------|---------------------|-----------|-------------|
| | Measure U (\$) | Non-Measure U (\$) | Total (\$) | U (%) | U (%) |
| Revenue | | | | | |
| Enterprise Contributions | \$ - | \$ 182,370 | \$ 182,370 | 0% | 100% |
| Measure E Parcel Tax | \$ - | \$ - | \$ - | 0% | 0% |
| Measure U Parcel Tax | \$ 493,682 | \$ - | \$ 493,682 | 100% | 0% |
| Ad Valorem Property Tax | \$ - | \$ - | \$ - | 0% | 0% |
| Partner Contribution - CAMCO | \$ 10,000 | \$ - | \$ 10,000 | 100% | 0% |
| Partner Contribution - Mountainside | \$ 43,800 | \$ - | \$ 43,800 | 100% | 0% |
| Partner Contribution - NPOA | \$ 38,000 | \$ - | \$ 38,000 | 100% | 0% |
| Partner Contribution - Trimont | \$ 62,000 | \$ - | \$ 62,000 | 100% | 0% |
| Grant - TMRF x2 | \$ - | \$ 59,397 | \$ 59,397 | 0% | 100% |
| Grant - Cal Fire | \$ - | \$ 247,938 | \$ 247,938 | 0% | 100% |
| Grant - Truckee Tahoe Airport | \$ - | \$ 440,055 | \$ 440,055 | 0% | 100% |
| Revenue Total | \$ 647,482 | \$ 929,760 | \$ 1,577,241 | -- | -- |
| Expenses | | | | | |
| Salaries | \$ 170,538 | \$ 63,203 | \$ 233,742 | 73% | 27% |
| Benefits & Payroll Taxes | \$ 78,563 | \$ 28,919 | \$ 107,482 | 73% | 27% |
| Outside Svcs. - Project #1 - Cost Share - Arevalo | \$ 307,600 | \$ - | \$ 307,600 | 100% | 0% |
| Outside Svcs. - Legal Fees | \$ 1,295 | \$ - | \$ 1,295 | 100% | 0% |
| Utilities - Mobile Connectivity | \$ 1,434 | \$ 525 | \$ 1,959 | 73% | 27% |
| General Supplies - uniforms, operating supplies, tools, fuel | \$ 2,768 | \$ 1,511 | \$ 4,279 | 65% | 35% |
| Repairs & Maintenance - vehicles & equipment | \$ 2,182 | \$ 799 | \$ 2,981 | 73% | 27% |
| Other Operating Expenses - training, software, dumpster rebates | \$ 2,141 | \$ 4,611 | \$ 6,752 | 32% | 68% |
| Intradistrict Allocations | \$ 108,386.17 | \$ 39,682.37 | \$ 148,069 | 73% | 27% |
| Project #2A - Grant Project - Elevated Tree | \$ - | \$ 218,128 | \$ 218,128 | 0% | 100% |
| Project #2B - Grant Project - Arevalo | \$ - | \$ 166,427 | \$ 166,427 | 0% | 100% |
| Project #3 - Grant Project - Elevated Tree | \$ - | \$ 130,749 | \$ 130,749 | 0% | 100% |
| Project #4 - Grant Project - Arevalo | \$ - | \$ 11,148 | \$ 11,148 | 0% | 100% |
| Project #5 - Grant Project - Arevalo | \$ - | \$ 220,938 | \$ 220,938 | 0% | 100% |
| Expenses Total | \$ 674,907 | \$ 886,640 | \$ 1,561,547 | | |
| Variance | \$ (27,425) | \$ 43,119 | \$ 15,694 | | |

Northstar CSD Fuels Management
Measure U - Projects Report - Table
FY 2025
July 1, 2024 to June 30, 2025

| Project Data | | | | | | |
|--------------|--------|---|-------|--|------------|--------------|
| Project # | RFP# | Project Name | Acres | Location | Contractor | Project Cost |
| 1 | 1 | FY 2025 Measure U | 72.3 | WPZ. Within 300-ft. Multiple Areas. | Arevalo | \$ 307,600 |
| 2A | 1 | Western Boundary Fuel Break | 58.3 | WPZ. Beyond 300-ft. Multiple Areas. | Elevated | \$ 218,128 |
| 2B | 1 | Western Boundary Fuel Break + Pile Burning | 48 | WPZ. Beyond 300-ft. Multiple Areas. | Arevalo | \$ 166,427 |
| 3 | 1 | HVR Roadside Clearance | 25 | Non-WPZ. Primary Evacuation Route. Multiple Areas. | Elevated | \$ 130,749 |
| 4 | No RFP | Hazard Removals. | 4.7 | WPZ. Within 300-ft. Multiple Areas. | Arevalo | \$ 11,148 |
| 5 | No RFP | FY 2025 Curbside Pickup, Miscellaneous Fuels Reduction Projects (re-entry/maintenance), Pile Burning. | 65 | WPZ. Within 300-ft. Multiple Areas. | Arevalo | \$ 220,938 |
| Total | | | | | | \$ 1,054,989 |

| Project Data | | Funding Source | | | | | | | | |
|--------------|---------------------|----------------|-----------|--------------|----------|-----------|------------|----------------|--------------|--------------|
| Project # | Project Cost | Measure U | CAMCO | Mountainside | NPOA | Trimont | TTAD Grant | CAL FIRE Grant | TMRP Grant 1 | TMRP Grant 2 |
| 1 | \$ 307,600 | \$ 153,800 | \$ 10,000 | \$ 43,800 | \$38,000 | \$ 62,000 | \$ - | \$ - | \$ - | \$ - |
| 2A | \$ 218,128 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 191,128 | \$ 27,000 | \$ - | \$ - |
| 2B | \$ 166,427 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 166,427 | \$ - | \$ - | \$ - |
| 3 | \$ 130,749 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 82,500 | \$ - | \$48,249 | \$ - |
| 4 | \$ 11,148 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$11,148 |
| 5 | \$ 220,938 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$220,938 | \$ - | \$ - |
| Total | \$ 1,054,989 | \$ 153,800 | \$ 10,000 | \$ 43,800 | \$38,000 | \$ 62,000 | \$ 440,055 | \$247,938 | \$48,249 | \$11,148 |
| | 100% | 14% | 1% | 4% | 4% | 6% | 42% | 23% | 5% | 1% |

Notes:

Arevalo = Arevalo Tree & Defensible Space Services
Elevated = Elevated Tree Experts

Northstar CSD Fuels Management
Measure U - Projects Report - Project Descriptions
FY 2025
July 1, 2024 to June 30, 2025

Project 1

Measure U / CAMCO Cost-Share **\$20,000**

The scope of work for FY 2025 CAMCO Project Area 1 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between the 144 habitable units at Indian Hills Condominiums and open forests backing up to the Districts western boundary.

| | Area #1 | | | | | Total |
|--------------------|----------|--|--|--|--|----------|
| Acres Treated | 5 | | | | | 5 |
| Treatment Cost | \$20,000 | | | | | \$20,000 |
| Avg. Cost per Acre | \$4,000 | | | | | \$4,000 |

| | |
|---------------------------------|-----------------|
| Measure U (District Share) | \$10,000 |
| Cost-Share Contribution (CAMCO) | \$10,000 |
| Total | \$20,000 |

Contractor: Arevalo Tree & Defensible Space Services

Measure U / Mountainside Builders Cost-Share **\$87,600**

The scope of work for FY 2025 Mountainside Project Areas 1, 3, and 4 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours

of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between habitable structures on Martis 25, at the Ritz-Carlton Hotel, and Trailside Townhomes. Due to 35% slopes or greater, heavy equipment could not be used in Project Area 2. Instead hand crews were instructed to cut and stack material into burn piles since other disposal methods were not practical nor feasible. In total, 175 burn piles were constructed. Placer County Air Pollution Control District approved the burn plan submitted by the Fuels Management Department in October of 2024. With the burn permit in hand, Fuels Management burned from November 2024-April 2025. Due to the sheer number of piles that had to be ignited, Fuels Management required the help from a paid contractor and crew. The extra burning in addition to the fuels reduction work that occurred over the summer is what led to the higher cost per acre for Project Area 2.

| | Area #1 | Area #2 | Area #3 | Area #4 | | Total |
|---------------------------|---------|----------|----------|----------|--|----------|
| Acres Treated | 1.8 | 5.2 | 5.1 | 5.2 | | 17.3 |
| Treatment Cost | \$7,200 | \$39,200 | \$20,400 | \$20,800 | | \$87,600 |
| Avg. Cost per Acre | \$4,000 | \$7,538 | \$4,000 | \$4,000 | | \$4,885 |

| | |
|--|-----------------|
| Measure U (District Share) | \$43,800 |
| Cost-Share Contribution (Mountainside) | \$43,800 |
| Total | \$87,600 |

Contractor: Arevalo Tree & Defensible Space Services

.....

Measure U / Northstar Property Owners Association (NPOA) Cost-Share \$76,000

The scope of work for FY 2025 NPOA Project Areas 1 and 2 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between single family homes on Grouse Ridge, Silver Fox, North Summit, Overlook Place, Gray Wolf, Red Tail Court, Woods Point Way, Martis Landing, and Deer Path.

| | Area #1 | Area #2 | | | | Total |
|---------------------------|----------|---------|--|--|--|----------|
| Acres Treated | 17.8 | 1.2 | | | | 19 |
| Treatment Cost | \$71,200 | \$4,800 | | | | \$76,000 |
| Avg. Cost per Acre | \$4,000 | \$4,000 | | | | \$4,000 |

| | |
|--------------------------------|-----------------|
| Measure U (District Share) | \$38,000 |
| Cost-Share Contribution (NPOA) | \$38,000 |
| Total | \$76,000 |

Contractor: Arevalo Tree & Defensible Space Services

Measure U / Trimont Cost-Share

\$124,000

The scope of work for FY 2025 Trimont Project Areas 1 and 2 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established between 180 habitable units at Aspen Grove Condos, 144 units at Ski Trails Condos, the NPOA Recreation Center, the Village at Northstar, single family homes on Glades Place, North Summit, Overlook Place, Gray Wolf, Woods Point Way, and Mill Site Road.

| | Area #1 | Area #2 | Area #3 | | | Total |
|---------------------------|----------|----------|----------|--|--|-----------|
| Acres Treated | 5.52 | 6.73 | 18.75 | | | 31.00 |
| Treatment Cost | \$22,080 | \$26,920 | \$75,000 | | | \$124,000 |
| Avg. Cost per Acre | \$4,000 | \$4,000 | \$4,000 | | | \$4,000 |

| | |
|-----------------------------------|------------------|
| Measure U (District Share) | \$62,000 |
| Cost-Share Contribution (Trimont) | \$ 62,000 |
| Total | \$124,000 |

Contractor: Arevalo Tree & Defensible Space Services

Project 2A

Western Boundary Fuel Break

\$218,128

The scope of work for FY 2025 Western Boundary Fuel Break Project Area 1 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. In total, a 300-foot or greater buffer was established along the western boundary between Indian Hills Condominiums and open common spaces.

| | Area #1 | | | | | Total |
|--------------------|-----------|--|--|--|--|-----------|
| Acres Treated | 58.3 | | | | | 58.3 |
| Treatment Cost | \$218,128 | | | | | \$218,128 |
| Avg. Cost per Acre | \$3,741 | | | | | \$3,741 |

| | |
|-------------------------------|------------------|
| Grant - Truckee Tahoe Airport | \$191,128 |
| Grant - CalFire | \$ 27,000 |
| Total | \$218,128 |

Contractor: Elevated Tree Experts

.....

Project 2B

Western Boundary Fuel Break + Pile Burning

\$166,427

The scope of work for FY 2025 Western Boundary Fuel Break + Pile Burning Project Area 1 included both mechanical and non-mechanical initial entry treatments. 120-180 foot basal area (30-40 feet in canopy spacing) was established by hand crews cutting hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. Biomass was also stacked into 8'x8' burn piles and burned over the 2024-2025 winter. In total, 621 piles were established. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush

components including manzanita and bitterbrush were masticated completely. Reduced overall fuel load by up to 35,000 tons per acre.

| | Area #1 | | | | | Total |
|--------------------|-----------|--|--|--|--|-----------|
| Acres Treated | 48 | | | | | 48 |
| Treatment Cost | \$166,427 | | | | | \$166,427 |
| Avg. Cost per Acre | \$3,467 | | | | | \$3,467 |

| | |
|-------------------------------|------------------|
| Grant - Truckee Tahoe Airport | \$166,427 |
| | |
| Total | \$166,427 |

Contractor: Arevalo Tree & Defensible Space Services

Project 3

Highlands View Road (HVR) Roadside Clearance

\$130,749

The scope of work for FY 2025 HVR Roadside Clearance Project Area 1 included both mechanical and non-mechanical treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. Biomass was also stacked into 8'x8' burn piles and burned over the 2024-2025 winter. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely. Reduced overall fuel load by up to 12,000 tons per acre.

| | Area #1 | | | | | Total |
|--------------------|-----------|--|--|--|--|-----------|
| Acres Treated | 25 | | | | | 25 |
| Treatment Cost | \$130,749 | | | | | \$130,749 |
| Avg. Cost per Acre | \$5,230 | | | | | \$5,230 |

| | |
|---|------------------|
| Grant – Truckee Tahoe Airport | \$82,500 |
| Grant 1 – Tahoe Mountain Resort Foundation (TMRF) | \$48,249 |
| Total | \$130,749 |

Contractor: Elevated Tree Experts

Project 4

Hazard Removals

\$11,148

The scope of work for FY 2025 Hazard Removals Project Area 1 included both mechanical and non-mechanical treatments. Prescription focused on mitigating isolated and groups of hazards. Hazards consisted of dead, dying, and diseased trees, as well as understory brush components. In total, 48 trees ranging between 12"-32" DBH (Diameter Breast Height) were cut, processed, and removed from the premises.

| | Area #1 | | | | | Total |
|--------------------|----------|--|--|--|--|----------|
| Acres Treated | 4.7 | | | | | 4.7 |
| Treatment Cost | \$11,148 | | | | | \$11,148 |
| Avg. Cost per Acre | \$2,372 | | | | | \$2,372 |

| | |
|---|-----------------|
| Grant 2 – Tahoe Mountain Resort Foundation (TMRF) | \$11,148 |
| | |
| Total | \$11,148 |

Contractor: Arevalo Tree & Defensible Space Services

Project 5

Maintenance / Additional Pile Burning

\$167,600

The scope of work for FY 2025 Maintenance/Additional Pile Burning Project Area 1 included both mechanical and non-mechanical re-entry/maintenance treatments. 75-90 foot basal area (10-20 feet in canopy spacing) was established by hand crews cutting all hazard trees in addition to green trees up to 20" DBH (Diameter Breast Height) where necessary. Residual conifers were limbed 6-15 feet off the ground. For disposal, biomass was chipped and broadcasted. Biomass was also stacked into 8'x8' burn piles and burned over the 2024-2025 winter. Piles were located east of Trailside Townhomes and east of Station 32. 1-3 contours of varying decaying classes were left per acre for erosion control and wildlife habitat. Snags and perching limbs that did not present an immediate threat were retained for similar habitat purposes. Brush components including manzanita and bitterbrush were masticated completely.

| | Area #1 | | | | | Total |
|---------------------------|----------------|--|--|--|--|--------------|
| Acres Treated | 65 | | | | | 65 |
| Treatment Cost | \$167,600 | | | | | \$167,600 |
| Avg. Cost per Acre | \$2,578 | | | | | \$2,578 |

| | |
|-----------------|-----------|
| Grant – CalFire | \$167,600 |
| | |
| Total | \$167,600 |

Contractor: Arevalo Tree & Defensible Space Services

Green Waste Curbside Pickup Program

\$53,338

In FY 2025, the Green Waste Curbside Pickup Program took sixteen 8-hour work days to complete five total sessions. In total, 856 cubic yards of material was picked up from Northstar property owners and transported to the Eastern Regional Landfill where it could be disposed of properly. This program continues to serve over 900 single family homes and multiple condominium's across the District and plays an integral part in assisting community members with meeting and maintaining defensible space requirements.

Total Cost

| Pickup # | 1 | 2 | 3 | 4 | 5 | Total |
|------------------------------------|----------|----------|----------|----------|----------|--------------|
| Dump Disposal Costs | \$2,015 | \$1,300 | \$1,089 | \$5,582 | \$2,072 | \$12,058 |
| Labor & Equipment Costs | \$6,888 | \$4,305 | \$3,020 | \$15,743 | \$11,325 | \$41,281 |
| Total | \$8,903 | \$5,605 | \$4,109 | \$21,324 | \$13,397 | \$53,338 |

Funding

| Pickup # | 1 | 2 | 3 | 4 | 5 | Total |
|-----------------|----------|----------|----------|----------|----------|--------------|
| Measure U | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Grant – CalFire | \$8,903 | \$5,605 | \$4,109 | \$21,324 | \$13,397 | \$53,338 |
| Total | \$8,903 | \$5,605 | \$4,109 | \$21,324 | \$13,397 | \$53,338 |

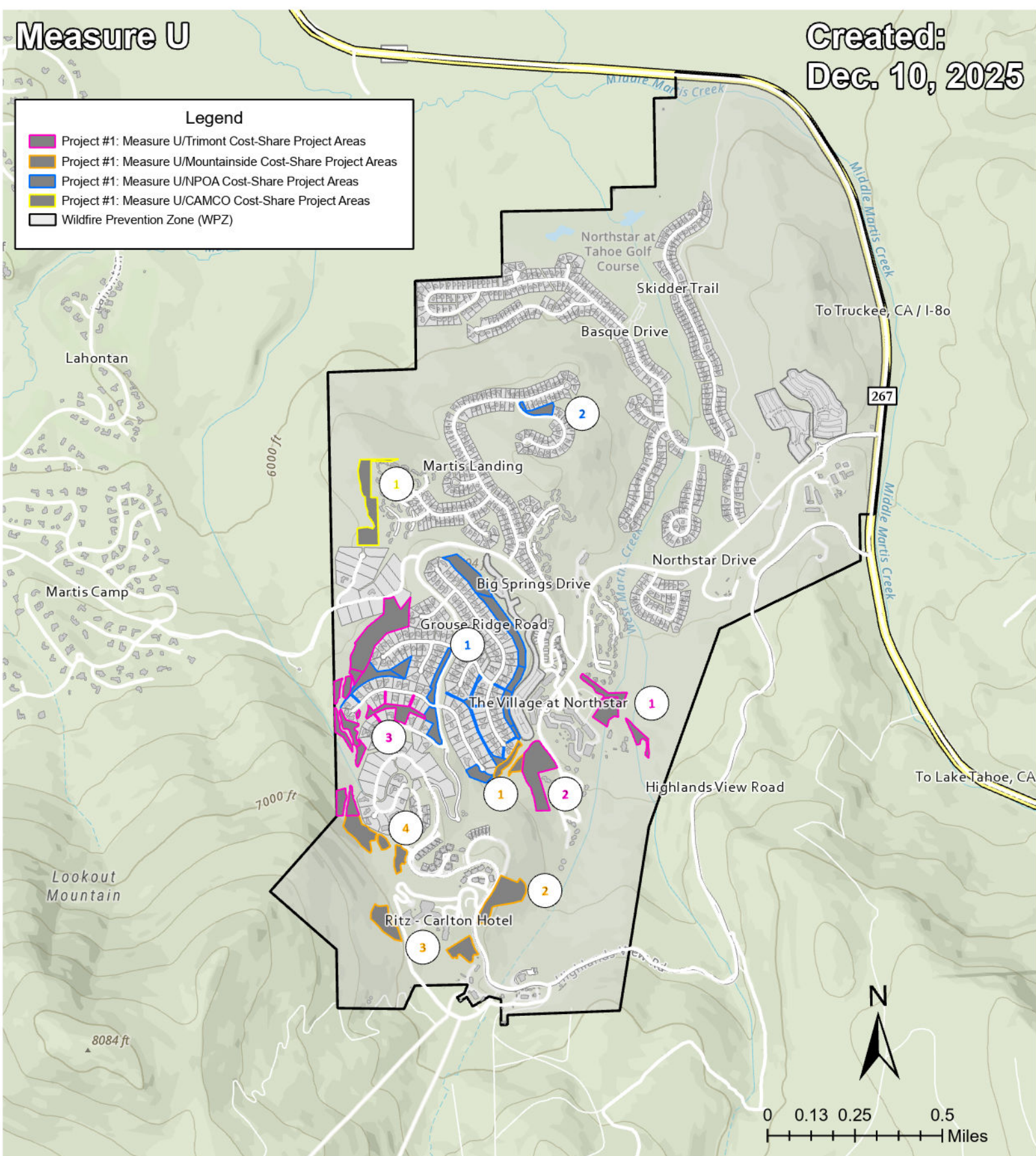
Contractor: Arevalo Tree & Defensible Space Services

Measure U

Created:
Dec. 10, 2025

Legend

- Project #1: Measure U/Trimont Cost-Share Project Areas
- Project #1: Measure U/Mountainside Cost-Share Project Areas
- Project #1: Measure U/NPOA Cost-Share Project Areas
- Project #1: Measure U/CAMCO Cost-Share Project Areas
- Wildfire Prevention Zone (WPZ)



FY 2025 (Summer 2024) Measure U Funded Projects

July 1, 2024 - June 30, 2025

Project #1:

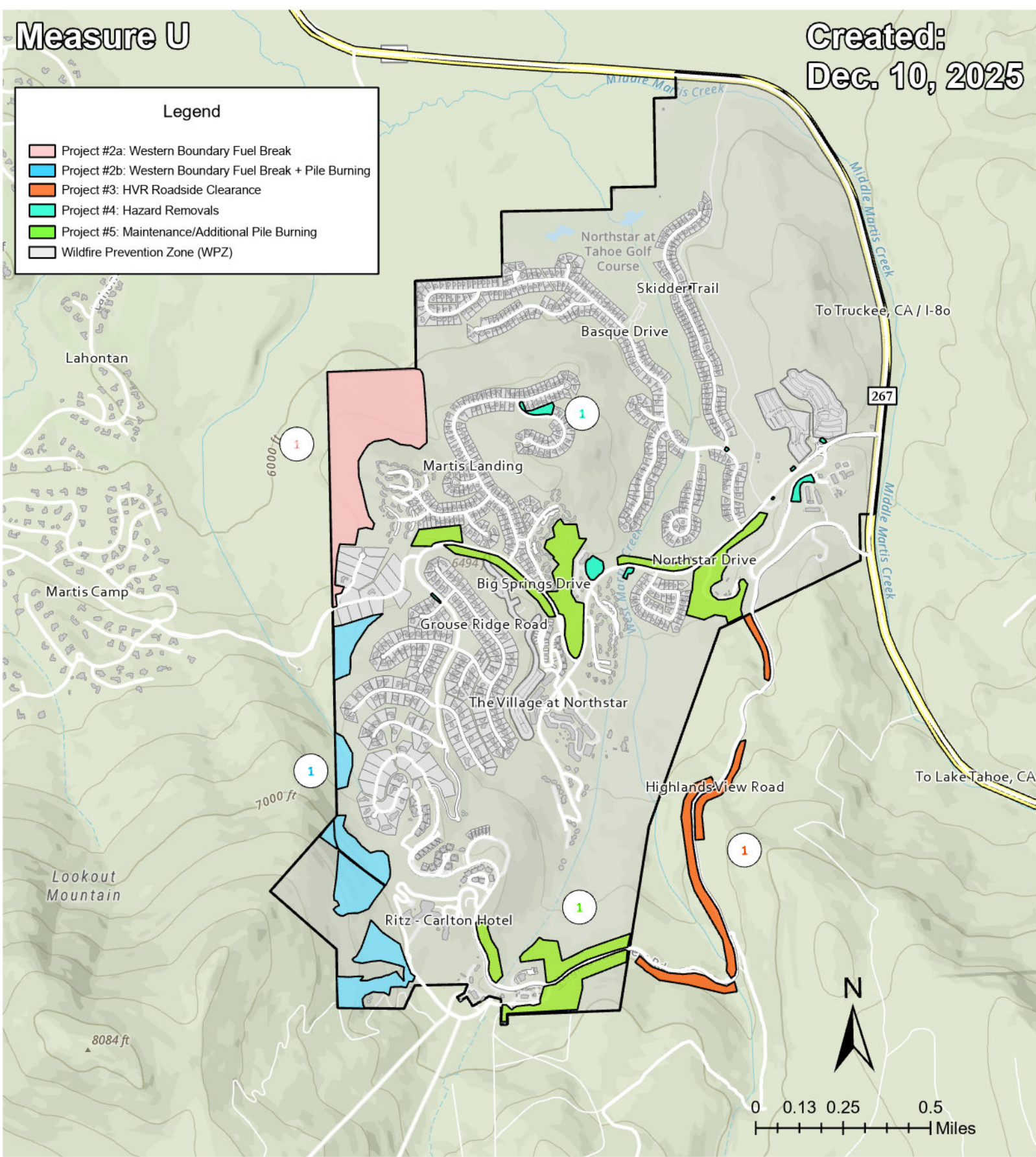
Trimont Property: 31.00 Acres
Mountainside Property: 17.30 Acres
NPOA Property: 19.00 Acres
CAMCO Property: 5.00 Acres

Measure U

Created:
Dec. 10, 2025

Legend

- Project #2a: Western Boundary Fuel Break
- Project #2b: Western Boundary Fuel Break + Pile Burning
- Project #3: HVR Roadside Clearance
- Project #4: Hazard Removals
- Project #5: Maintenance/Additional Pile Burning
- Wildfire Prevention Zone (WPZ)



FY 2025 (Summer 2024) Grant Funded Projects

July 1, 2024 - June 30, 2025

| | |
|---------------------|-------------|
| Project #2a: | 58.30 Acres |
| Project #2b: | 48.00 Acres |
| Project #3: | 25.00 Acres |
| Project #4: | 4.70 Acres |
| Project #5: | 65.00 Acres |



N·C·S·D

Northstar Community Services District
Northstar Fire Department
910 Northstar Drive, Truckee, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcسد.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
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Marilyn Forni
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General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

NCSD Annual and Five-Year Fire Facilities Impact Fee Report

Date: December 17th, 2025

To: District Board Members

From: Brandon Olk, Fire Prevention Officer

Subject: NCSD Annual and Five-Year Fire Facilities Impact Fee Report

Background: In 2025, Northstar Fire Department contracted Ridgeline Municipal Strategies, LLC to perform a Fire Facilities Impact Fee Nexus Study. This study was performed to update the District's Fire Facilities Impact Fee. More specifically, this study allows a justification for the fees that NFD currently charges for all new development within the portion of the District's Fire Service Area that is outside of the Community Facilities District No. 1. This study was previously provided to the Board to review and approve (Resolution #25-03 "Establishing Capital Assets Mitigation Fee").

Not only does NFD have an obligation (on behalf of the District) to routinely have a nexus study performed, NFD is also required to provide annual and five-year reporting to the Board. Per California's Mitigation Fee Act—AB 1600, an **Annual and Five-Year Fire Facilities Impact Fee Report** are mandated by state law and serve as a formal record of how impact fees are collected, managed, and spent.

Discussion: NFD is providing the NCSD Board with an Annual and Five-Year Facilities Impact Fee Report. This report captures the District's Fee activities during the fiscal year ending on June 30, 2025. The report was made available for public review on November 14, 2025 on the District's website and as a hard copy at the District's office.

This report reflects that NFD collected \$19,544.38. Additionally, this report reflects all monies collected were used to help continue to pay back a District Interfund Loan. (History: In FYE 2009, the District's General Fund advanced \$1,856,544 to the Fire Department to help fund the expansion of Station 31. Based on the fee amount in place at the time, it was determined that NFD would only be able to pay back \$491,400 before the Fee Area reaches full build out, which became the stated loan balance. All impact fees collected must go towards paying back this District Interfund loan.)

Fiscal Impact: None. No adjustment to the impact fees is necessary at this time.

Recommendation: Please review the report to be aware of the impact fees that have been collected, managed and spent.

Attachments: NCSD Annual and Five-Year Fire Facilities Impact Fee Report

Northstar Community Services District

**Annual and Five-Year
Fire Facilities Impact Fee Report**

Fiscal Year ending June 30, 2025

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I. INTRODUCTION AND BACKGROUND INFORMATION

The California Mitigation Fee Act (“Act”), originally passed by the California Legislature as AB 1600 and laid out in the California Government Code §66000-66025, sets legal and procedural requirements concerning development impact fees.

The Northstar Community Services District (“District”) collects Fire Facilities Impact Fee (“Fee”). The Fire Facilities Impact Fee Program (“Fee Program”) was originally established by a resolution adopted by the Placer County Board of Supervisors on April 29, 2003.

This report pertains to the District’s Fee activities during the fiscal year ending on June 30, 2025. The report was made available for public review on November 14, 2025 on the District’s website and as a hard copy at the District’s office.

Reporting Requirements

Annual Report. The Act requires¹ that for each fee program, a local agency must make available to the public the following information for the fiscal year, within 180 days of the fiscal year end:

- a) A brief description of the type of the fee program.
- b) The amount of the fee.
- c) The beginning and ending balance of the fee account or fund.
- d) The amount of fees collected and the interest earned.
- e) An identification of each public improvement on which the fees were expended and the amount of expenditures on each improvement, including the percentage of the cost funded with the fees.
- f) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.
- g) An identification of each public improvement identified in a previous report pursuant to item f) above and whether construction began on the approximate date noted in the previous report.
- h) For a project identified pursuant to item g) for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction.
- i) A description of each interfund transfer or loan made from the fee account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.
- j) The amount of refunds made pursuant to subdivision (e) of Section 66001 of the Act, the number of persons or entities identified to receive those refunds, and any allocations of unrefunded fee revenues to other purposes if the administrative costs of such refunds exceed the amount of the refunds due.

¹ Gov’t Code § 66006 (b) (1)

The District's Board of Directors must review the annual report at a regularly scheduled public meeting not less than fifteen days after the information is made available to the public.

Five-Year Findings. The Act also requires² that a local agency make the following findings with respect to the portion of the fee revenues remaining unexpended, whether committed or uncommitted, every five years.

- a) Identify the purpose to which the fee is to be put.
- b) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- c) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified.
- d) Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

These findings need to be in connection with the Annual Report, as described above.

² Gov't Code § 66001(d)(1)

II. IMPACT FEE PROGRAM DESCRIPTION

This section serves as the brief description of the District's impact fee types, pursuant Gov't Code § 66006 (b) (1) (A).

The following fee programs of the District are covered by this report.

Fire Facilities Impact Fee: A fee that the District collects from new private residential and non-residential development within the District's fire service area outside of the Community Facilities District No. 1 to fund the one-time costs of public facilities used to provide fire protection and emergency medical response services to the new development. The purpose of this Fee Program is to ensure that new development funds its fair share of the fire and emergency medical response facility costs.

III. IMPACT FEE SCHEDULE

This section provides the amount of the District’s impact fees pursuant Gov’t Code § 66006 (b) (1) (B).

The District originally adopted the Fee in 2003. The most recent Nexus Study for the Fee Program was approved by the Placer County Board of Supervisors on May 13, 2025, with the fees becoming effective on July 12, 2025. The most recent inflation adjustment became effective on July 1, 2025.

During the fiscal year covered by this report, the following Fee Schedule was in effect:

| Development Type | Fee Amount |
|-------------------------|------------------------|
| All private development | \$1.19 per square foot |

The current Fee Schedule can be accessed on the District’s website: <https://www.northstarcsd.org/fire-codes>.

IV. IMPACT FEE FUND REPORTING

The following table provides the accounting of financial activities and fund balances of the District's Fee Fund pursuant Gov't Code § 66006 (b) (1) (C), (D), (E), (G), and (H).

Statement of Fire Facilities Impact Fee Fund
Fiscal Year Ending June 30, 2025

| Description | Amount | | | | |
|-------------------------------------|---------------|---------------|------------|--------------|---------|
| Revenues | | | | | |
| Fees Collected | \$19,544.38 | | | | |
| Interest Earned | \$0.00 | | | | |
| Total Revenues | \$19,544.38 | | | | |
| Interfund Loans | | | | | |
| New Loans Made to Other Funds | \$0.00 | | | | |
| Payments Received from Other Funds | \$0.00 | | | | |
| New Loans Received from Other Funds | \$0.00 | | | | |
| Payments Made to Other Funds | (\$19,544.38) | | | | |
| Net Interfund Loan Activities | (\$19,544.38) | | | | |
| Refunds Issued | \$0.00 | | | | |
| Expenditures | | | | | |
| Facilities | Fee Funded | Other Funding | Total Cost | Fee Funded % | |
| Project Name 1 | \$0.00 | \$0.00 | \$0.00 | ✔ | #DIV/0! |
| Project Name 2 | \$0.00 | \$0.00 | \$0.00 | ✔ | #DIV/0! |
| Project Name 3 | \$0.00 | \$0.00 | \$0.00 | ✔ | #DIV/0! |
| Subtotal: Facilities | \$0.00 | \$0.00 | \$0.00 | ✔ | #DIV/0! |
| Program Administration Expenses | \$0.00 | | | | |
| Total Expenditures | \$0.00 | | | | |
| Net Change in Fund Balance | \$0.00 | | | | |
| Start of Year Fund Balance | \$0.00 | | | | |
| End of Year Fund Balance | \$0.00 | | | | |

LOAN FROM GENERAL FUND

In FYE 2009, the District's General Fund advanced \$1,856,554 to the Fire Department to help fund the expansion of Station 31. The expansion of Station 31 was determined by the District to be a qualified project to be funded by the Fee under the Act. The loan was to be paid back from the Fee revenues. Based on the Fee amount in place at the time, it was determined that the Fire Department would only be able to pay back \$491,400, which became the stated loan balance. No interest is being charged on the loan.

The District has been using all available Fee revenues to pay down the loan. Through the end of the fiscal year covered by this report, the Fee Fund has paid a total of \$188,964.31 on the loan. The remaining loan balance as of the end of the fiscal year covered by this report was \$302,435.69. At this time, the District is planning to continue utilizing all Fee revenues to continue paying off the loan.

FEE-FUNDED FACILITIES

During the fiscal year covered by this report, the District funded the following facilities with Fee revenues:

None

INTERFUND TRANSFERS AND LOAN

The following transfers and/or loans have been made from Fee Fund to other funds:

None

REFUNDS

During the fiscal year covered by this report, the District made \$0.00 in fee refunds. to persons or entities.

V. FUTURE FEE-FUNDED FACILITIES

This section provides information about future fee-funded facilities pursuant Gov't Code § 66006 (b) (1) (F).

None of the fees collected by the District are being used to fund future facilities.

VI. DISTRICT'S CAPITAL IMPROVEMENTS PLAN

The District has elected to designate the most recent Fee Program Nexus Study as the capital improvements plan in accordance with Gov't Code § 66001(a)(2). Planned facilities identified in the Nexus Study represent the facilities that the District anticipates funding with currently available Fee Fund balances and future Fee revenues.

The following material changes have been identified to the Planned Facilities listed in the Nexus Study:

None

VII. FIVE-YEAR FINDINGS

This section provides the five-year findings pursuant Gov't Code § 66001(d)(1).

The following table summarizes the five-year history of the Fee Revenues and the Fee Fund balance as of the end of the fiscal year covered by this report:

| Northstar Community Services District Fire Facilities Impact Fee Revenue History | |
|---|--------------------|
| FYE | Fee Revenue |
| 2021 | \$4,422.06 |
| 2022 | \$6,356.98 |
| 2023 | (\$1,747.93) |
| 2024 | \$11,255.16 |
| 2025 | \$19,544.38 |
| Total | \$39,830.65 |
| <hr/> | |
| 06/30/2025 Fund Balance | \$19,544.38 |
| Unspent Fees Over 5 Years | \$0.00 |



N • C • S • D

Northstar Community Services District
900 Northstar Drive, Truckee, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.org

Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Candace Roeder

General Manager

Mike Geary, PE

FiveYear Strategic Plan **Staff and Board Workshop Planning**

DATE: December 11, 2025

TO: District Board Members

FROM: Mike Geary, General Manager and Eric Martin, Director of Public Works

SUBJECT: Strategic Plan Staff and Board Workshop Planning

BACKGROUND: The Northstar Community Services District's (District) Five-Year Strategic Plan (Plan) was last updated in 2016, and the Northstar Fire Dept. created a Fire-only Strategic Plan in 2024.

At the November 2025 meeting, it was agreed that an update to the Plan is warranted at this time and that the update should incorporate the Fire Dept.'s Strategic Plan into a single District Five-Year Strategic Plan.

DISCUSSION: An update to the District's Plan is needed to ensure that it reflects the community's current needs and provides a clear roadmap for the future. Participants in the effort will include the Board, staff, and public. It is proposed that a single dedicated workshop be held to update the existing Plan. More can be added as needed.

To ensure an efficient workshop, preparation is critical. Staff will distribute background data, such as the current Plan and supporting documents, and a preliminary survey that will be used to gather input before the workshop. This survey will save valuable workshop time for decision making rather than data gathering.

Strong facilitation will be key to the success of the Plan update, and it could prove beneficial to utilize a consultant to assist during the workshop. Two consultant options with recent regional experience include representatives from *Glen Price Group* and *Agnew Beck*. A consultant may bring value in their experience with the strategic plan process and objectivity to the plan's contents. Alternatively, facilitation could be led by staff or a Director(s) of the Board, which would cost less.

The workshop should focus on the high-level framework of the Plan to include goals and priorities. Detailed action plans can be finalized by department heads following the workshop.

Specific items to consider with the Plan Update include:

New and Expanded Services – Establishing a new service category titled *Energy* to reflect the District’s emerging utility role in providing heated water to customers in the Village through the Wood Energy Facility (WEF).

Wood Energy Facility Construction – The \$12 million WEF project is scheduled for construction in 2026 and will become a cornerstone of the District’s energy, sustainability, and carbon reduction initiatives. Its successful completion and operation should be a central objective for the next five-year period.

Governance and Regional Dynamics – External forces, including the proposed Incorporation of Eastern Placer County (led by the group at easternplacerfuture.org) and the ongoing LAFCo Municipal Service Review (MSR) evaluating potential consolidation among local fire departments (OVPSD, NTFPD, ASCWD, Truckee Fire, and Northstar Fire), have the potential to significantly affect NCSD’s governance, service delivery, and financial framework.

Succession Planning – Anticipated leadership transitions at both the Board and management levels including retirements in key positions such as the General Manager and Fire Chief as well as transitions in our Administration Dept., require a deliberate succession and recruitment strategy to maintain operational stability and continuity of leadership.

A potential Outline for the workshop is as follows:

| Action | Topic | Activity & Methodology | Desired Output(s) |
|-------------------|-------------------------------------|--|--|
| Opening | Welcome & Context Setting | Welcome participants (staff, Board, community reps), review the workshop objectives, agenda, and ground rules. | Shared understanding of purpose and clear expectations for the day. |
| Phase 1: Analysis | Current State Review & Vision Check | Review data from pre-workshop surveys / outreach. Facilitated discussion of current successes / challenges. Review and reaffirm or slightly tweak the mission and vision statements. | Confirmed or slightly revised Mission / Vision; shared understanding of current context. |

| | | | |
|---------------------------------|---|--|--|
| Phase 2: Goal Setting | Prioritization and Goal Definition | Brainstorm top priorities (e.g., using sticky notes and dot voting). Group priorities into 3-5 strategic goal areas. Draft goals for each area. | Consensus on 3-5 Strategic Goal Areas; Draft SMART goals defined for each area. |
| Phase 3: Action Planning | Strategy and Metrics Definition | Break into small groups for each goal area. Develop high-level strategies/objectives and initial Key Performance Indicators (KPIs) for measurement. | Initial Strategies / Objectives developed per goal; Draft KPIs identified. |
| Phase 4: Implementation | Resource & Next Steps | Report back from small groups. Discussion on resource needs (budget alignment). Define immediate next steps and monitoring schedule. | Agreed-upon immediate next steps; Plan for finalization and communication. |
| Closing | Wrap-up & Commitment | Recap decisions made, thank participants, and affirm commitment to the plan. Discuss timeline for public presentation / adoption. | Clear path forward and confirmed timeline. |

FISCAL / RESOURCE IMPACTS: Expenses would be limited to \$5,000 to \$10,000 should a consultant be contracted to facilitate the workshop.

RECOMENDATION: Schedule a workshop to update the Plan in January and consider the merits of hiring a facilitator for the workshop. Following the workshop, direct Staff to update workplans for incorporation into the Plan which will be presented for adoption at the following regular Board meeting.

ATTACHMENTS: None

DATE PREPARED: December 11, 2025.



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General Manager

Mike Geary, PE

AGENDA ITEM #12

Director Reports

There is no written report for this agenda item.



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Mike Geary, PE

AGENDA ITEM #13

General Manager's Report

There is no written report for this agenda item.



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Northstar Community Services District
Northstar Fire Department
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Board of Directors

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Marilyn Forni

General Manager

Mike Geary, PE

Fire Chief

Jason Gibeaut

DATE: December 17th, 2025
TO: District Board Members
FROM: Jason Gibeaut, Fire Chief
SUBJECT: Fire Chief's Report – For Information Only

BACKGROUND:

The section below provides information from the Fire Department on its current projects that are not the subject of a separate report. This report is formatted to provide new information and recent progress only.

OPERATIONS:

- Continue to research all viable means of additional revenue or cost-savings for NFD in preparation for sharing before the Board of Directors.
- Eastern Placer County fire departments/districts are currently reviewing a draft of the 1st part of LAFCO's study.
- Meetings with ISO to assist in their audit of our Department.
- A meeting was finally held with the newest Village management company to discuss "Elevator NON-emergencies" and fire and life safety inspections/testing.
- Working on a Trail Marking system that will be placed along the Martis Trail helping both the public and fire/EMS to determine location of emergency.
- Attended Eastern Placer County Fire Chief's meeting to discuss and address issues mutually affecting our operations/services within the Northern Nevada/Lake Tahoe region.
- Updating our dispatch matrix/run cards with GVECC to reflect "what NFD would like dispatched" for emergencies (i.e. structure fires, gas leaks, vehicle accidents, etc..).
- Begin preparing for annual performance reviews of staff.
- Attached is a report reflecting the number and types of calls NFD was dispatched over the last month.

PREVENTION:

- Placer County STR Defensible Space Inspections and *Focus Area* inspections have been concluded for the season. While weather permits, NFD will continue to inspect properties upon request. NFD is still receiving a few inspection requests each week.
- Annual Fire & Life Safety Inspections will start sometime in February 2026. NFD will send out emails to all stakeholders in preparation for the upcoming inspections.
- Continued meetings with Eastern Placer Fire Prevention Officers to discuss fire code, local prevention measures and enforcement within the greater region.
- Plan review and inspections for development within Northstar (tenant improvements, new construction and means of egress/ingress).
- Continued enforcement of fire suppression/prevention system's compliance within commercial buildings.
- Assisting stakeholders with fire and life safety concerns. (Ritz Carlton Hotel, Mid Mountain Day Lodge, Gold Bend Condominiums) by testing fire protection systems and updating pre-plans to reflect the most current site and contact information.
- Preparations for the International Code Council (ICC) test.

FUELS MANAGEMENT:

- On the ground forest fuels reduction work has officially been declared over for 2025. Forest fuels management efforts will re-focus to pile burning. Two contractual crews have been notified of a cease in project work, and it is estimated for project work to resume in April or May 2026.

- For the 2025-2026 pile burning project season, the Fuels Management department has conducted three separate prescribed pile burning operations. In total, 142 total piles or approximately 1,056 cubic yards of hazardous forest fuels have been burned. Areas where pile burning operations took place include:
 - Above the Ritz-Carlton Hotel and 900 Road (123-piles burned).
 - North of Martis Landing behind the residences of 1117-1124 (9-piles burned).
 - The upper Castle Peak parking lot #16, (10-piles burned).




An estimated total of 231 piles remain to be burned before the spring, 2026. Currently, the weather has had limited precipitation and pile burning will remain on hiatus until a favorable weather pattern returns.

Please see the pile burning progress map for added details.


- The Fuels Management department is a participant in a collaborative effort to create a county-wide Community Wildfire Protection Plan (CWPP). This month, the Fuels Management department attended the first official CWPP development meeting. Placer County has hired a private company to help manage this project and is seeking a collaborative agency approach in developing the CWPP. The existing Northstar Fire Department CWPP will remain as its own wildfire protection plan and will be integrated into the Placer County CWPP.
- On December 3rd, the Fuels Management department took part in a collaborative group of fire agencies presenting to the Truckee Tahoe Airport District Board of Directors. The presentation highlighted those achievements made in forest fuels reduction projects with awarded grant dollars to Northstar Fire Department (NFD).
- Forestry Assistant Cooper Johnson has continued to organize all data captured for the 2025 forest fuels reduction project season. This project involves Cooper spending time in the field capturing acres treated with a GIS application and then converting the completed acres into a digitized shapefile for the District database. Project work includes removing old treatment flagging and capturing before/after photos to create photo points for reporting. Since the November NCSD Board of Directors meeting, the Fuels Management department has added GIS acres of forest fuels reduction treatment areas increasing the total acres treated this year to 290. This continues to be a single season record for the Fuels Management department. For the 2025 calendar year, multiple funding sources including awarded grants were used to aid in the record year for treatment. To date, within the last two years there have been 543-acres treated within the Wildfire Prevention Zone (WPZ).
- Cooper Johnson has continued to work on a new Insurance Hub Webpage intended to help Northstar property owners and expand on NFD's services that are already offered. Additional details of this project will be presented to the board of directors once the template is in a draft format.


Respectfully Submitted,
Jason Gibeaut
Northstar Fire Chief

Legend

-  Burn Pile Location
-  State Route 267
-  Northstar CSD Boundary

 = Preferred Wind Direction

 = Signage Location

 = Station 31 and 32

373 Total Burn Piles

33 Acres.

To Truckee, CA / I-80

9 - 8' x 8' burn piles remain at this location.
Preferred east/southeast dispersal.
✓ COMPLETED NOVEMBER 2025.

10 - 8' x 8' burn piles remain at this location.
Preferred east/southeast dispersal.
✓ COMPLETED NOVEMBER 2025.

Martis Landing

Skidder Trail

Basque Drive

Northstar Drive

Big Springs Drive

157 - 6' x 6' burn piles remain at this location.
Preferred east/southeast dispersal.

6 - 5' x 5' burn piles remain at this location.
Preferred east/southeast dispersal.

57 - 5' x 5' burn piles remain at this location.
Preferred east/southeast dispersal.

Village at Northstar

6 - 5' x 5' burn piles remain at this location.
Preferred east/southeast dispersal.

123 - 5' x 5' burn piles remain at this location.
Preferred east/southeast dispersal.
✓ COMPLETED NOVEMBER 2025.

Ritz-Carlton Hotel

Highlands View Road

5 - 5' x 5' burn piles remain at this location.
Preferred east/southeast dispersal.



**Northstar Fire Department
2025-2026 Pile Burning
Project Location Map**

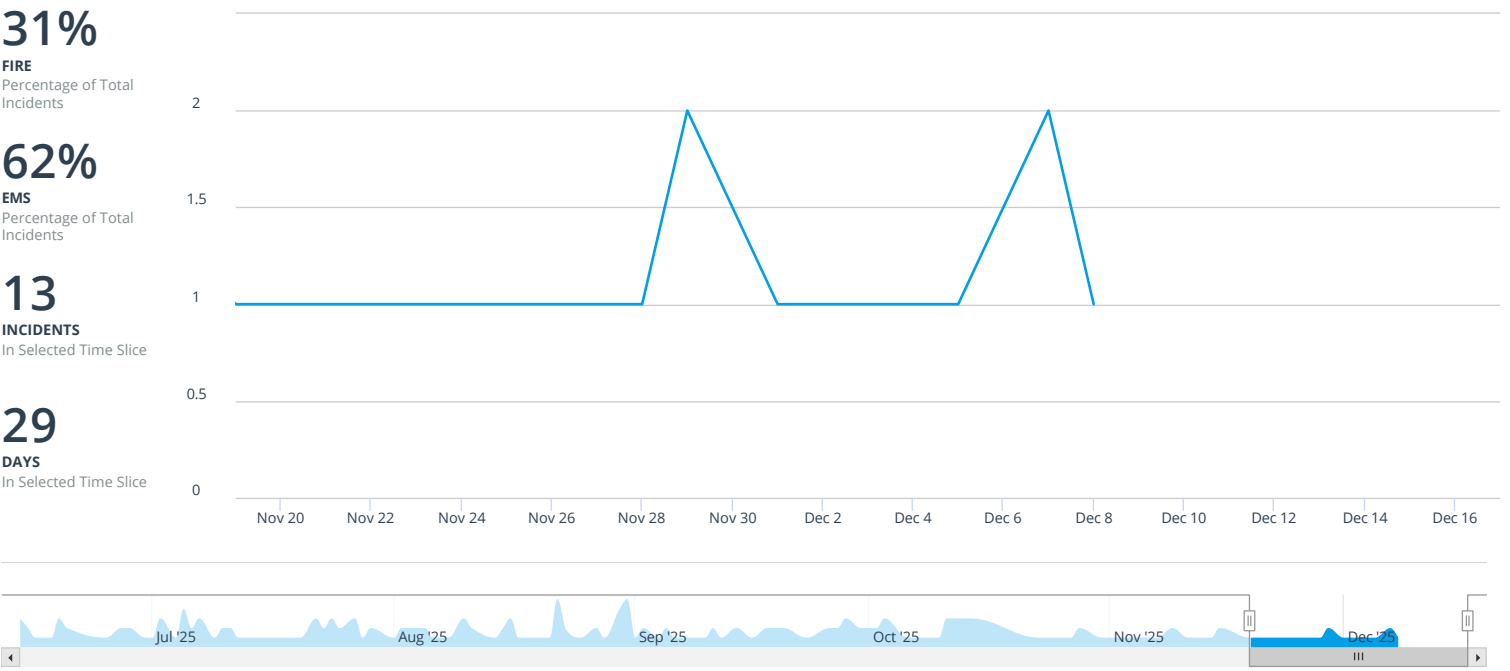
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0 1,000 2,000 3,000
Feet

October 2025

Custom ▾

Nov 19, 2025 - Dec 17, 2025 ▾



Counts

% Rows

% Columns

% All

| Week Ending | 11/23/25 | 11/30/25 | 12/7/25 | 12/14/25 | 12/21/25 | 12/28/25 | 1/4/26 | 1/11/26 | 1/18/26 | 1/25/26 | 2/1/26 | 2/8/26 | 2/15/26 | Total |
|---|----------|----------|---------|----------|----------|----------|--------|---------|---------|---------|--------|--------|---------|-------|
| (32) Emergency medical service (EMS) incident | 2 | 3 | 2 | 1 | | | | | | | | | | 8 |
| (70) False alarm and false call, other | | | 1 | | | | | | | | | | | 1 |
| (73) System or detector malfunction | | 1 | | | | | | | | | | | | 1 |
| (74) Unintentional system/detect... operation (no fire) | | | 2 | | | | | | | | | | | 2 |
| NULL | 1 | | | | | | | | | | | | | 1 |
| Total | 3 | 4 | 5 | 1 | | | | | | | | | | 13 |



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Mike Geary, PE

Public Works Report

DATE: December 17, 2025
TO: Board of Directors
FROM: Eric Martin, Director of Public Works
SUBJECT: Public Works Report – For Information Only

BACKGROUND: The updates below provide information on the District's public works services, projects, and programs that are not the subject of a separate report. This report is formatted to provide new information and recent progress only.

DISCUSSION:

- **Martis Valley Trail Segment 3F –** Public access is now allowed. Construction is wrapping up with completion of structures, signage and punchlist items. NCSD is coordinating with Placer County to execute an amendment to the existing trail maintenance agreement which would allow for snow removal this winter.
- **Wood Energy Facility**
 - **Permitting:**
 - Placer County Use Permit Amendment: Approval of the requested conformity review is expected soon.
 - Placer County Building Department and Engineering/Surveying Department permit applications are being submitted.
 - The Placer County Air Pollution Control District Permit is under review.
 - **Cross Laminated Timber building -** A meeting was held with the Sierra Institute to further discussions regarding sourcing the building.
 - **Liberty Utilities –** An agreement is being coordinated for the new power service. Liberty approved the application to allow net metering for the project power generators.
 - **PR Design continues to coordinate with Messersmith and subconsultants to further design.** Bid documents are being prepared in an effort to bid the project in February/March 2026. Progress meetings are being held regularly.
 - **Regional Engagement and Outreach –** DPW attended a meeting for the Tahoe Basin Biomass Task Force.

- Increased dumpster site capacity has been coordinated for the winter season. Christmas trees can be disposed of at a designated area within the community dumpster site through January 19 (MLK Jr. Day). An additional 30-yd recycling dumpster and an additional 20-yd garbage dumpster will be available Christmas through New Years Day.
- DPW Martin attended the Truckee Area Manager's Meeting.
- DPW Martin, UOS Evans, SUSW Contardi and SUSW Dwyer met with Vail staff to discuss snow removal coordination.
- Staff met with Director Roeder for an operations orientation. Director Ives joined for the facilities tour.
- Corp Yard Car Chargers: Liberty Utilities completed their underground work for the new power service. The switchboard is anticipated to arrive in March at which time work can be completed, and the chargers will be energized.
- DPW Martin and TPA Detwiler are scheduled to meet with Martis Valley Groundwater Management Plan (GMP) partners this week to discuss annual GMP reporting and to collaborate with the Truckee River Watershed Council.
- Staff performed a cross connection device audit and fixture count inspection at the Big Springs Day Lodge.
- DPW Martin is scheduled to meet with Vail representatives this week to discuss future golf course irrigation alternatives.

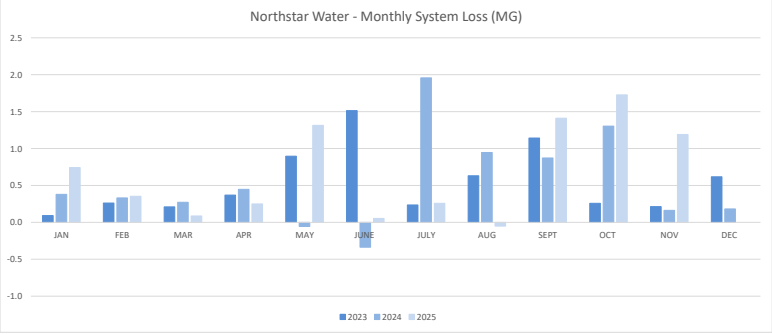
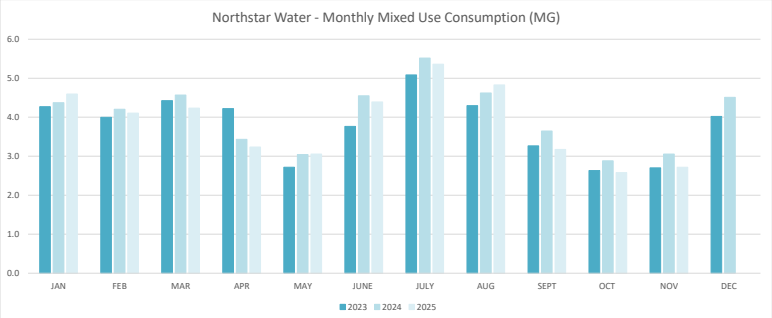
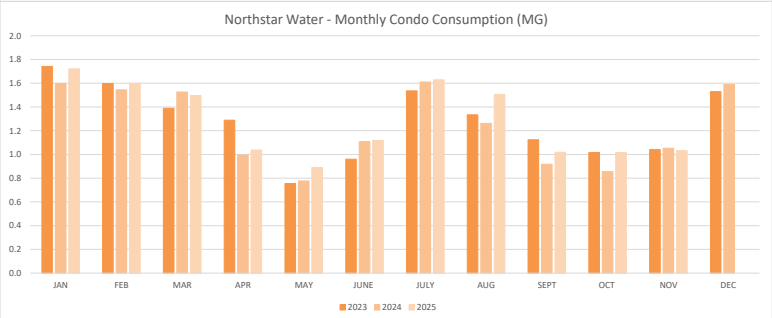
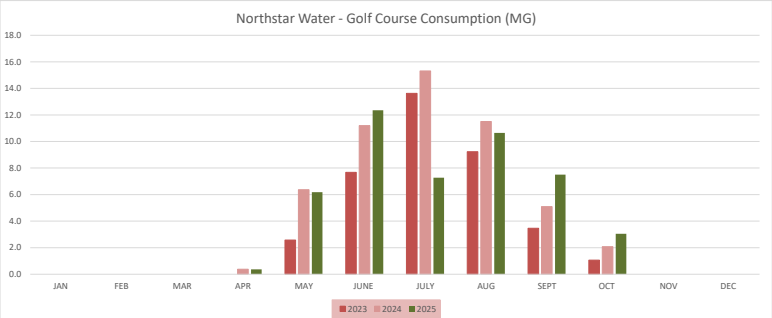
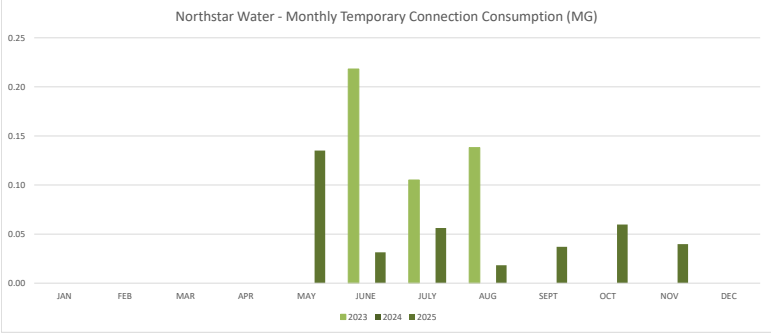
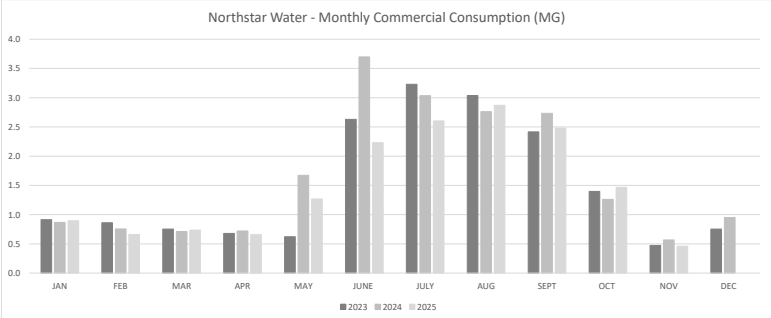
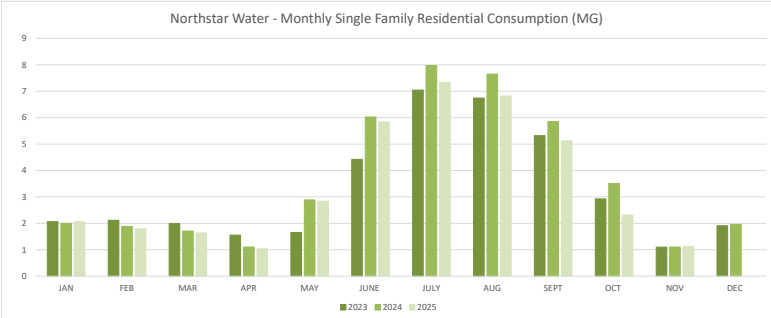
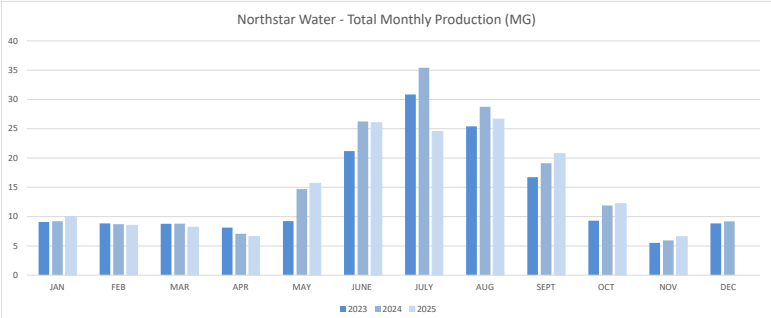
MONTHLY WATER DATA TABLE:

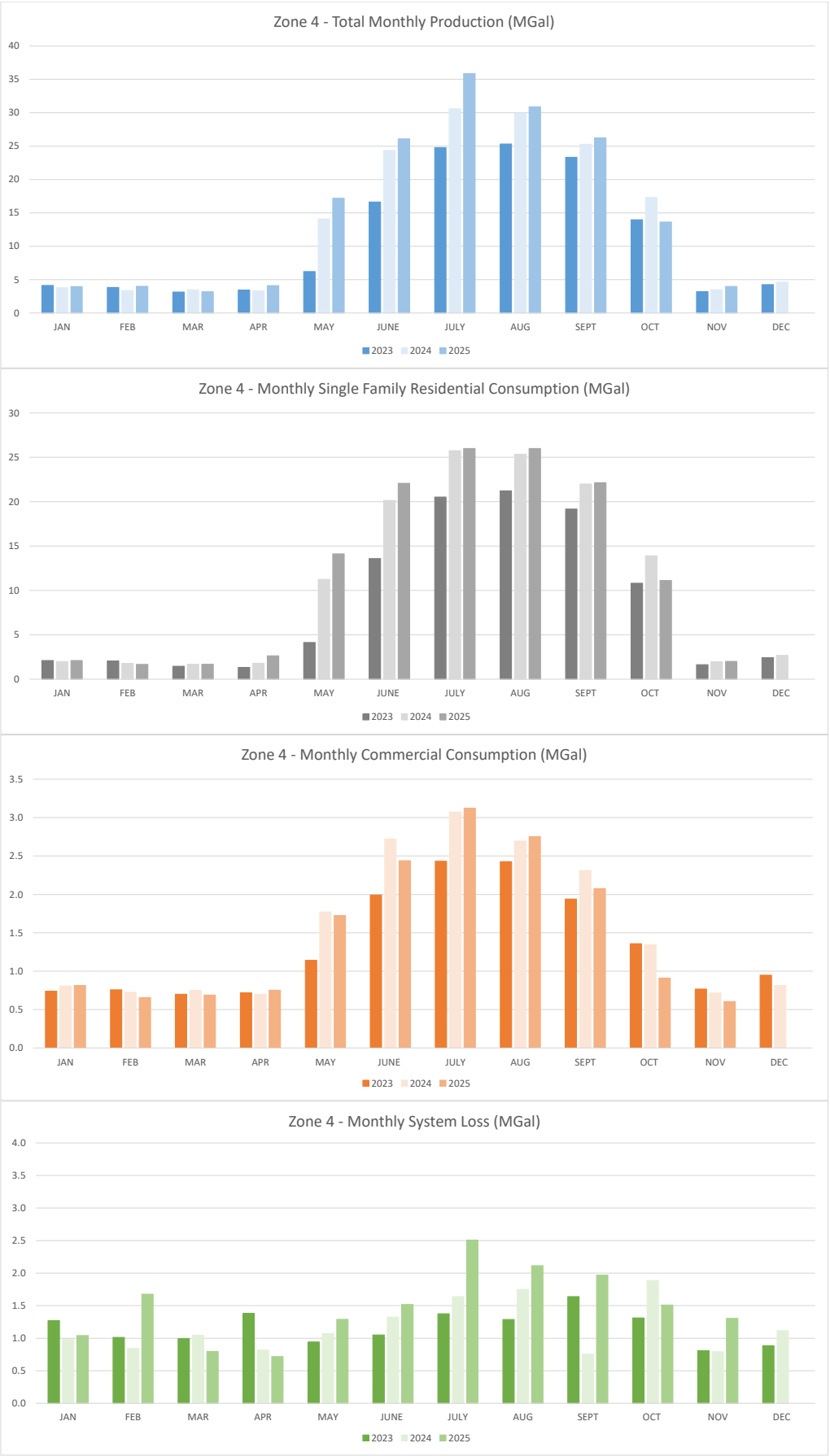
| NWS Production and Pumping Data | | | |
|---|---------------------|---------------------|---------------------|
| | Nov. 2023 | Nov. 2024 | Nov. 2025 |
| WTP Production | 5.39 MG | 5.69 MG | 6.50 MG |
| TH1 Production | 0.13 MG | 0.31 MG | 0.06 MG |
| TH2 Production | 0.00 MG | 0.00 MG | 0.00 MG |
| TH1 Static Level / Pumping Level | 1.8' / 23.3' | 4.6' / 26.7' | 2.7' / 21.2' |
| TH2 Static Level / Pumping Level | 34.6' / n/a | 35.1' / n/a | 29.0' / n/a |
| Northstar Drive BPS | 0.09 MG | 0.19 MG | 0.05 MG |
| Spring Collection & Storage Data | | | |
| Reservoir A Volume (180 AF Capacity) | 127 AF (71%) | 119 AF (66%) | 135 AF (75%) |
| Reservoir A Elevation (Max = 6,985') | 6,979.0' | 6,978.0' | 6,980.0' |
| Big Springs | 450 GPM | 390 GPM | 355 GPM |
| Sawmill Flat | 115 GPM | No Report | 56 GPM |
| Maximum Storage in Tanks = 3.6 MG | 2.7 MG | 2.3 MG | 2.1 MG |

| MVWS Production and Pumping Data | | | |
|--|------------------------|-----------------------|------------------------|
| | Nov. 2023 | Nov. 2024 | Nov. 2025 |
| Well 1 Production | 2.86 MG | 0.00 MG | 0.99 MG |
| Well 2 Production | 0.35 MG | 3.49 MG | 2.97 MG |
| Well 3 Production | 0.00 MG | 0.00 MG | 0.00 MG |
| Well 1 Static Level / Pumping Level | 88.5' / 122.4' | 99.2' / n/a | 109.1' / 144.8' |
| Well 2 Static Level / Pumping Level | 102.9' / 162.5' | 86.6' / 149.1' | 97.8' / 165.0' |
| Well 3 Static Level / Pumping Level | 239.2' / n/a | 259.7' / n/a | 259.0' / n/a |

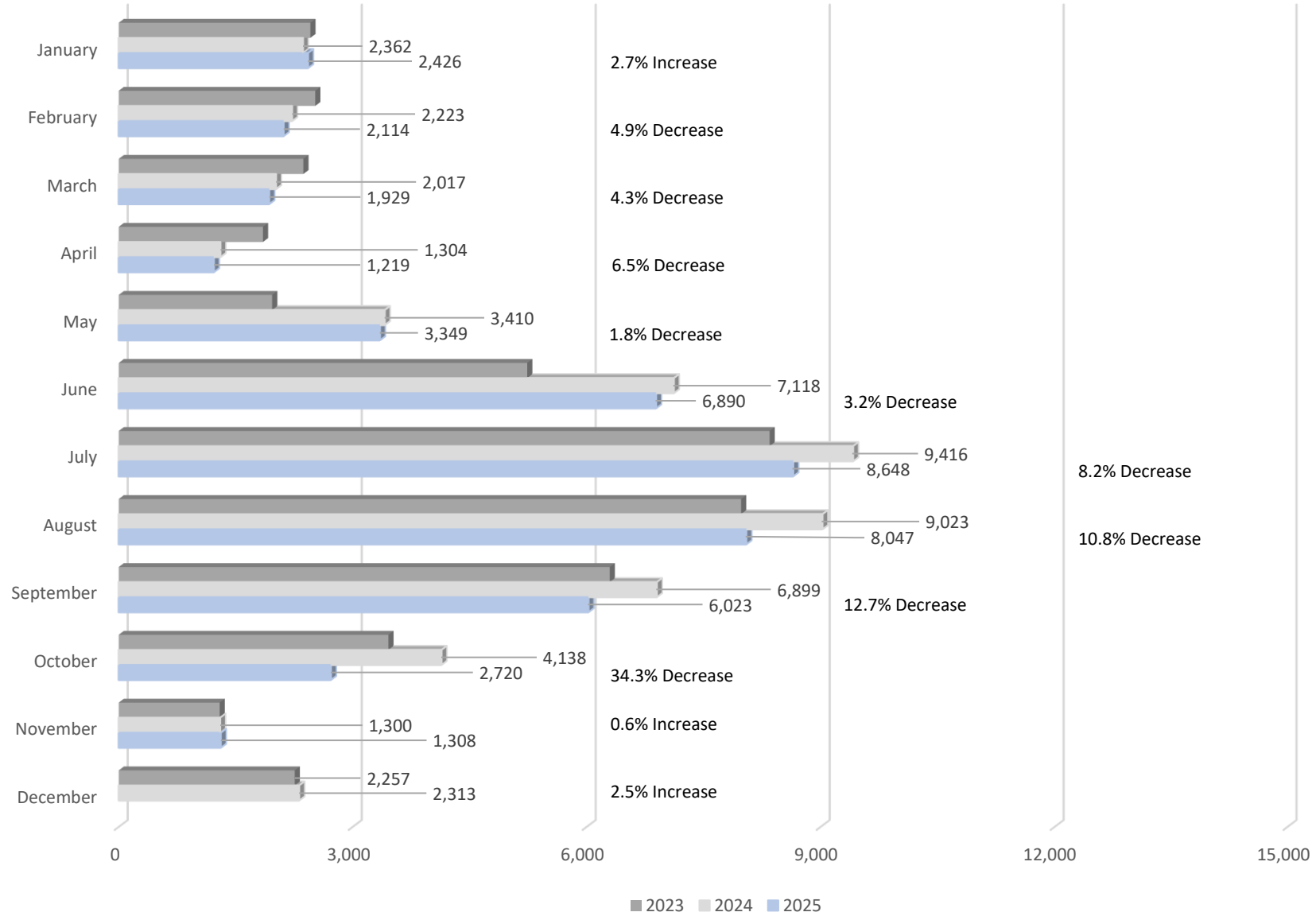
DATE PREPARED: December 8, 2025**ATTACHMENTS:**

1. Water System Production and Consumption Trends

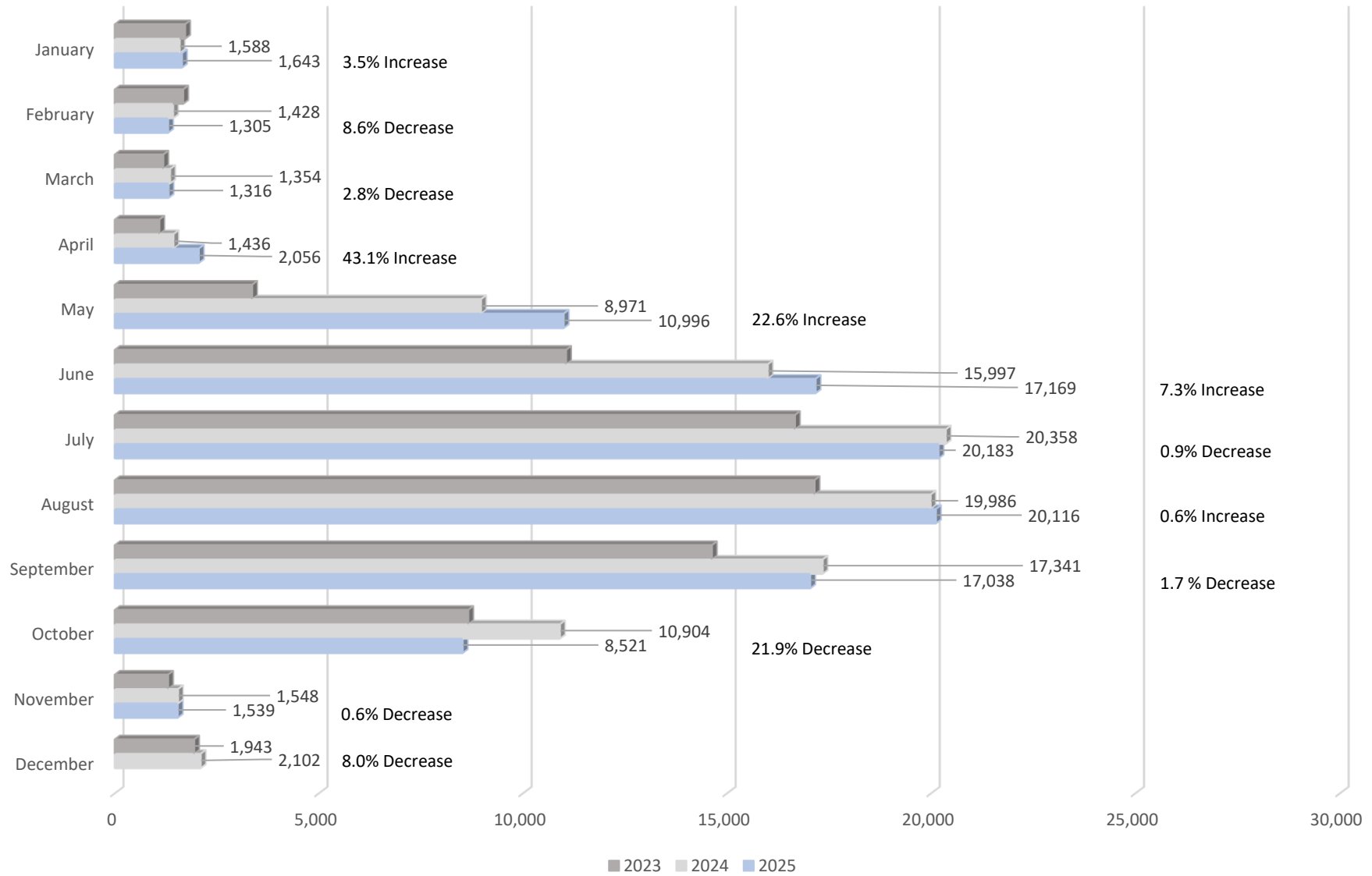




Northstar Water System Average SFR Monthly Consumption (Gallons)



Zone 4 Water System Average SFR Monthly Consumption (Gallons)





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NORTHSTAR COMMUNITY SERVICES DISTRICT

ADMINISTRATIVE REPORT

DATE: December 17, 2025

TO: District Board Members

FROM: Julie Zangara, Secretary of the Board/Human Resources Administrator

SUBJECT: Administrative Report – For Information Only

BACKGROUND: The discussion section below provides information from the District's administrative department on current projects and activities that are not the subject of a separate report. The report is prepared to provide new information and recent progress only.

DISCUSSION: The Finance and Administration department has the following updates to report to the Board:

- SotB Zangara attended the CSDA Board Secretary Conference in Sonoma County, CA at the end of October.
- SotB Zangara met with the local agency Board Secretary/District Clerk Group in November.
- SotB worked with newly appointed Director Candace Roeder for onboarding.
- District executed a renewal contract with Placer County to continue Dental & Vision Benefits through the County. There were no cost increases or plan changes.
- Accounting staff are working on year-end audit preparation work.
- Administrative staff is working as a team and with management to ensure deadlines are met during the staff transition.
- Two long-time employees retired from the District since the November Board Meeting: Matt Ryan, Utilities Operations Manager and Captain/Firefighter Ryan Trainor.
- The Administrative & Engineering Office will be closed Thursday, December 25th and Thursday, January 1st in observance of the Christmas and New Year holidays.
- The District Holiday party was well attended. Thank you everyone and especially to the Board for their continued commitment and support to District employees.

ATTACHMENTS: None

Calendar for NCSD 2025

| JANUARY | FEBRUARY | MARCH |
|--|--|---|
| | <ul style="list-style-type: none"> • 2nd Quarter Financial Reporting • Public Hearing GMP update • Anti-harassment Training | <ul style="list-style-type: none"> • File Form 700 by April 1 • Union Negotiations for Operations MOU Open |
| APRIL | MAY | JUNE |
| <ul style="list-style-type: none"> • Budget Timeline Review • Ethics Training | <ul style="list-style-type: none"> • Preliminary Draft Budget – Key Data Presentation • 3rd Quarter Financial Reporting | <ul style="list-style-type: none"> • Approve FY2025/2026 Budget • Resolutions for user fees on tax rolls • Reserve Schedule A & B • Resolution to place delinquent Water charges on the Tax Roll • Public Hearing GMP adoption |
| JULY | AUGUST | SEPTEMBER |
| <ul style="list-style-type: none"> • Budget needs to be in place • ACES Game - TBD | | <ul style="list-style-type: none"> • 4th Quarter Financial Reporting |
| OCTOBER | NOVEMBER | DECEMBER |
| | <ul style="list-style-type: none"> • 1st Quarter Financial Reporting • Measure U Annual Fiscal Report • Anti-Harassment Training | <ul style="list-style-type: none"> • Nomination of Board Officers for 2026 • FY 2024-25 external audit presentation • District Holiday Party – TBA |

***Tentative**

NCSA Acronym Listing

| <u>Acronym</u> | <u>Definition</u> |
|-----------------------|---|
| ACOE | Army Corps of Engineers |
| ACWA | Association of California Water Agencies |
| ADP | Additional Discretionary Payment |
| AMR | Automatic Meter Reading |
| AWWA | American Water Works Association |
| BMP | Best Management Practices |
| BMS | Business Management System |
| BPS | Booster Pump System |
| CalPERS | California Public Employees' Retirement System |
| CAMCO | Condominium Association Management Company |
| CEPPT | California Employers' Pension Prefunding Trust |
| CC&Rs | Covenants, Conditions and Restrictions |
| CEQA | California Environmental Quality Act |
| CFD | Community Facilities District (Mello-Roos) |
| CIP | Capital Improvement Plan |
| CMMS | Computerized Maintenance Management System |
| COLA | Cost of Living Adjustment |
| CSA | County Service Area |
| CSDA | California Special Districts Association |
| CPUC | California Public Utilities Commission |
| CWPP | Community Wildfire Protection Plan |
| CY | Current Year or Calendar Year |
| DE | District Engineer |
| DFA | Director of Finance & Administration |
| DIP | Debtor in Possession |
| EDU | Equivalent Dwelling Unit |
| EVA | Emergency Vehicle Access |
| EWP | East West Partners |
| FASB | Financial Accounting Standards Board |
| FOG | Fats, Oil, and Grease |
| FSE | Food Service Establishment |
| FY | Fiscal Year |
| FYE | Fiscal Year End |
| GAP | Generally Accepted Accounting Principles |
| GASB | Governmental Accounting Standards Board |
| GPM | Gallons per Minute |
| GWMP | Groundwater Management Plan |
| HHC | Highlands Hotel Company |
| HRA | Health Reimbursement Arrangement or Human Resources Administrator |
| HVR | Highlands View Road |
| IT | Information Technology |
| JPA | Joint Powers Authority |
| LAFCO | Local Agency Formation Commission |
| LAIF | Local Agency Investment Fund |
| Lahontan | Lahontan Regional Water Quality Control Board |

NCSD Acronym Listing

| | |
|-------|--|
| MCL | Maximum Contaminant Level |
| MOU | Memorandum of Understanding |
| MVWS | Martis Valley Water System (aka ZONE 4) |
| NCSD | Northstar Community Services District |
| NWS | Northstar Water System |
| NEPA | National Environmental Policy Act |
| NLTRA | North Lake Tahoe Resort Association |
| NMMA | Northstar Mountain Master Association |
| NMP | Northstar Mountain Properties |
| NPOA | Northstar Property Owners Association |
| NTPUD | North Tahoe Public Utility District |
| O&M | Operations and Maintenance |
| OPEB | Other Post-Employment Benefits |
| PCMP | Pension Cost management Policy |
| PCWA | Placer County Water Agency |
| PEPRA | Public Employees' Pension Reform Act |
| PERF | Public Employees' Retirement Fund |
| POUs | Public Owned Utilities |
| PRD | Permanent Road Division |
| RFP | Request for Proposal |
| RMA | Rate and Method of Apportionment |
| SAS | Statement on Auditing Standards |
| SCADA | Supervisory Control and Data Acquisition |
| SCBA | Self Contained Breathing Apparatus (Air Tanks) |
| SEP | Supplemental Environmental Project |
| SOW | Scope of Work |
| SSMP | Sewer System Management Plan |
| SVPSD | Squaw Valley Public Service District |
| TCPUD | Tahoe City Public Utility District |
| TDPUD | Truckee Donner Public Utility District |
| TLC | Trimont Land Company |
| TOT | Transient Occupancy Tax |
| TROA | Truckee River Operating Agreement |
| TSD | Truckee Sanitary District |
| TTSA | Tahoe Truckee Sanitation Agency |
| TTSD | Tahoe Truckee Sierra Disposal |
| UOM | Utility Operations Manager |
| UAL | Unfunded Accrued Liability |
| VE | Value Engineering |
| VTM | Vesting Tentative Map |
| WTP | Water Treatment Plant |
| WUI | Wildland Urban Interface |
| ZONE4 | PCWA nomenclature for Martis Camp, Schaffer's Mill, Lahontan, and adjacent communities |