



# N.C.S.D

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

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS FEBRUARY 19, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, February 19, 2025. The Pledge of Allegiance and roll call followed.

**DIRECTORS PRESENT** Brown, Forni, Ives, Radanovich, Witherspoon

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** Geary, Gibeaut, Martin, Rosenthal, Ryan, Zangara, Goates, Detwiler

**OTHERS PRESENT:** Austin Cho, Tim Fulton, Dmitry Semenov, Dan Cox, Michael Manduca

### **PUBLIC COMMENT**

There was no public comment.

**9:00 A.M. – President Brown opened the Public Hearing for the Groundwater Management Plan and called for public comment.**

There was no public comment.

Director of Public Works (DPW) Eric Martin provided the Board with a brief explanation on the process to update the Martis Valley Groundwater Management Plan (GMP) and outlined the proposed schedule as detailed in the Board packet. President Brown inquired about the changes to the GMP. DPW Martin stated there were no changes at this time, but should the Board approve Resolution 25-02, the Martis Valley Groundwater Basin Agencies (MVGBA) would work with GEI Consultants to update the GMP.

**Director Ives moved to approve Resolution 25-02 – Intent to Update the Martis Valley Groundwater Management Plan. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

President Brown closed the Public Hearing for the Groundwater Management Plan.

**9:33 A.M. – President Brown opened the Public Hearing for the Mitigation Fee Nexus Study and called for public comment.**

There was no public comment.

Fire Chief Jason Gibeaut introduced Dmitry Semenov of Ridgeline Municipal Strategies who performed the Fire Facilities Impact Fee Nexus Study. Mr. Semenov provided a detailed overview of the study's components including the purpose of the study, how the impact fees are calculated, definitions, service area and use. The impact fees only apply to properties within the fire service area, yet outside of Community Facilities District No. 1 (CFD).

Director Radanovich inquired about the equipment/apparatus purchased originally for the District's Fire Station 32 which was funded by the CFD and not by the collection of mitigation fees. Mr. Semenov stated that a fire service's location is "agnostic" and viewed as a system, so any further purchase of equipment/apparatus with mitigation fees for Fire Station #32 (to provide the necessary service levels) is considered acceptable.

The proposed impact fee including the administrative fee for the District is \$3.39. If the Board chooses to approve the nexus study, the Placer County Board of Supervisors would then need to approve and implement the fees on the District's behalf.

Director Forni inquired about the amount of development the nexus study contemplates. Mr. Semenov stated the study contemplates two residential properties being constructed per year over the next twenty years.

Director Ives inquired about non-residential properties with potential for development. General Manager (GM) Mike Geary stated commercial development was not anticipated. Mr. Semenov confirmed "the lack of anticipated development" of commercial properties was considered in the study.

A brief discussion ensued about when fees would be applicable to development projects. Staff provided the Board examples of when the impact fees would be imposed for additions, remodels, and new construction.

**Director Forni moved to approve Resolution 25-03 – Approving the Mitigation Fee Nexus Study and Requesting the Placer County Board of Supervisors Adopt and Implement the Proposed Fire Mitigation Fee Program on Behalf of the District. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

President Brown closed the Public Hearing for the Mitigation Fee Nexus Study.

#### **CONSENT CALENDAR**

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

- a. January 15, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

#### **RECURRING BUSINESS**

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

Tim Fulton provided the following report for NPOA:

- Planning spring projects to include steps to the pickle ball courts, resurfacing of upper tennis courts, replastering the lap pool, and resealing the parking lot.
- Refurbishing the office kitchen
- Planning for a fall remodel of the ladies' locker room
- Next NPOA board meeting is scheduled for Saturday, April 12

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

There was no update for this agenda item.

## **WOOD ENERGY FACILITY UPDATE**

DPW Martin provided the following report on the Wood Energy Facility (WEF):

- Review of how the WEF works from fuel procurement to ash disposal
- Presentation included facility components from the chip bunker to boiler to the Ceramic Filter
- The next WEF update will address the financing of the project
- DPW Martin gave an update of current WEF project elements such as heat purchase agreement status, federal funding status, ORC power generation purchase, and ITC tax credits.

## **NEW BUSINESS**

### **AUDIT PRESENTATION BY JAMES MARTA & CO**

Michael Manduca of James Marta & Co. provided the Board with an overview of the audit performed for Fiscal Year 2023-24. Mr. Manduca stated that the auditor's opinion is unmodified, which means the District's audited financial statements fairly represent the financial position of the District. Mr. Manduca reviewed the financial standing of the District for Fiscal Year 2023-24.

### **ACCEPTANCE OF THE FISCAL YEAR 2023-24 AUDITED FINANCIAL STATEMENTS**

Director of Finance and Administration (DFA) Greg Rosenthal stated that because the Audited Financial Statements simply and unambiguously represent the financial condition of the District at June 30, 2024, the Board previously decided that action would be taken to accept rather than approve the statements for each fiscal year.

**Director Radanovich moved to accept the Fiscal Year 2023-24 Audited Financial Statements. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

### **CALL FOR NOMINATIONS TO FILL VACANT SEAT ON LAFCO**

General Manager (GM) Mike Geary provided the Board with background on the nomination process and inquired if anyone on the District's Board of Directors would be interested in nomination for the vacant seat. The directors did not indicate interest in a nomination. One candidate statement from Judy Friedman was included in the meeting packet. No other candidates provided a statement for nomination. President Brown inquired about the candidate. Staff confirmed Judy Friedman would be a good choice to serve as the Special District representative and currently serves as an alternate. President Brown agreed to nominate Judy Friedman for the Vacant Seat on LAFCO. Board action was not required.

### **MARTIS VALLEY TRAIL SEGMENT 3F – PLACER COUNTY PARKS FUNDING AGREEMENT**

DPW Martin stated staff coordinated with Placer County Parks Department (PCPD) to seek additional project funding. The PCPD Commission allocated \$400,000 to Martis Valley Trail (MVT) Segment 3F. The funding is currently pending with Placer County Board of Supervisors, and a funding agreement has been drafted in anticipation of approval.

**Director Radanovich moved to approve Martis Valley Trail Segment 3F – Placer County Parks Funding Agreement. Director Ives seconded; roll call was taken. –Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

## **MARTIS VALLEY TRAIL SEGMENT 3F – AMENDMENT TO TR5 USE OF FUNDS AGREEMENT**

DPW Martin stated the District executed a previous agreement that awarded \$2MM for the MVT Segment 3F and the amendment allows for an additional \$1.215MM in funding bringing the total for the agreement to \$3.215MM. The additional funding will allow the project to go to bid with potential award to be proposed at the March meeting of the Board of Directors.

**Director Ives moved to approve Martis Valley Trail Segment 3F – Amendment to TR5 Use of Funds Agreement. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

## **DIRECTOR REPORTS**

Director Radanovich attended the NPOA meeting.

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

GM Geary provided the following report:

- Participated in meetings as outlined in the written report provided in the Board packet
- Entered into an agreement with Colantuono, Highsmith & Whatley, PC for legal services related to the MSR for fire services currently being conducted by LAFCO.

### **FIRE DEPARTMENT – GIBEAUT**

Chief Gibeaut provided the following report:

- Wrapping up the data collection phase of the LAFCO's MSR Study
- The next phase of LAFCO's MSR Study is the "questionnaire" phase. Fire Chiefs and General Managers will meet weekly with the County and ESCI consultants.
- Fire Department procured and put in service the refurbished SCBAs

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

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

- Still awaiting potential grant funding for the purchase of EV trucks
- The succession planning for the Operations department is proving successful based on activities while UOM Ryan was on vacation.

### **FINANCE AND ADMINISTRATION REPORT – 2<sup>ND</sup> QUARTER FINANCIALS – ROSENTHAL**

DFA Rosenthal provided the following report:

- After the removal of reimbursables/grants and other restricted activity, District revenue was under budget by \$1.44MM and expenses were \$3.99MM under budget.
  - After adding back depreciation and removing the impacts of Reimbursables/Grants and other Restricted activity, District revenues exceed expenses by \$1.08MM.
- District cash and investments total approximately \$24MM in Restricted Revenue and \$3.6MM in Unrestricted Revenue.
- DFA Rosenthal is currently researching another investment opportunity for the District.

**CLOSED SESSION – 11:35 A.M**

The Board adjourned to closed session regarding the following:

- Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
- Pending litigation pursuant to Government Code Section 54956.9(d)(1)
  - Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
  - 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
  - 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
- Public Employee Performance Evaluation (Government Code Section §54957).
  - Position Title: General Manager

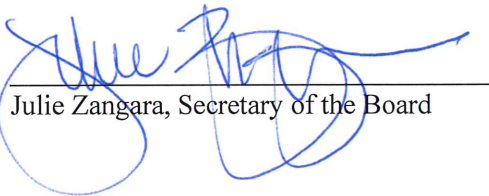
**REGULAR MEETING RESUMED – 12:17 P.M.**

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

**ADJOURNMENT:**

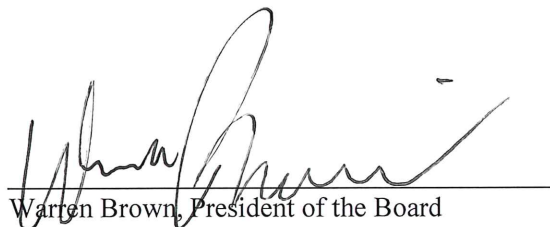
**The meeting adjourned at 12:18 P.M.**

Respectfully submitted,



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Julie Zangara, Secretary of the Board



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Warren Brown, President of the Board