



# 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 MARCH 19, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE**

President Brown called the meeting to order at 9:00 A.M. Wednesday, March 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**

**OTHERS PRESENT:**      **Tim Fulton, Jerusha Hall**

#### **PUBLIC COMMENT**

There was no public comment.

#### **CONSENT CALENDAR**

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

- a. February 19, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

**Director Forni 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:

- Next NPOA board meeting is scheduled for Saturday, April 12
- Rec Center will be closed May 12-15<sup>th</sup> for Spring Cleaning
- Last yoga class is March 29<sup>th</sup>
- Repairing pickleball courts and resurfacing upper courts still planned for spring

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

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

- Spring Break activity has made for a busy March
- No capital projects planned for summer season, only maintenance
- Hosting local non-profits for a ski day followed by a community conversation regarding regional issues
- Appreciative of the unwavering effort of Director of Public Works (DPW) Eric Martin toward the next phase of the Martis Valley Trail (MVT)

## **WOOD ENERGY FACILITY UPDATE**

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

- Review of the financing for the WEF
- Projected revenue over 25 years between \$8.5 - \$10MM
- Potential to sunset Measure U after facility payoff and funding of Fuels Management program
- Developmental cost estimate for the project is \$11.8MM
- The District has secured grant funding totaling \$5.07MM
- The District will apply for the Inflation Tax Credit between \$2.8-\$3.8+MM
- The District will finance approximately \$3 - \$4MM with a projected payoff between 8-11 years
- DPW Martin reviewed the funding partners who have awarded grants for the project
- DPW Martin provided current status updates for design and equipment manufacturing.

## **NEW BUSINESS**

### **SELECTION OF LAFCO SPECIAL DISTRICT REPRESENTATIVE**

Secretary of the Board (SotB) Julie Zangara stated LAFCO was seeking to fill the vacated seat for Special District Representative. At the February Regular Meeting of the Board of Directors, President Brown nominated Judy Friedman as a candidate to fill the vacancy. After a brief discussion, the Board agreed to vote for Judy Friedman as Special District Representative for Placer County LAFCO.

**Director Ives moved to vote for Judy Friedman as LAFCo Special District Representative. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

### **DESIGNATION OF DISTRICT NEGOTIATORS FOR SAFETY LABOR NEGOTIATIONS**

SotB Zangara stated the Fire Union Memorandum of Understanding expires on June 30, 2025. Labor negotiations with the Northstar Professional Firefighters' Association IAFF Local 5107 opened this month. To proceed with negotiations staff is requesting the Board designate District negotiators. Staff recommends the Board designate General Manager (GM) Mike Geary and Fire Chief Jason Gibeaut as the District negotiators for 2025.

**Director Radanovich moved to appoint General Manager Mike Geary and Fire Chief Jason Gibeaut as District Negotiators for Safety Labor Negotiations. 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 – AWARD OF BID**

DPW Martin stated the District received six bids for Segment 3F of the MVT. The District received a bid within budget from C&D Contractors, Inc. The District has not worked with C&D Contractors, Inc. on any previous projects; however, the references and licensing requirements have been verified. DPW Martin has spoken with the Project Manager by phone and is looking forward to working with this contractor.

**Director Forni moved to approve Martis Valley Trail Segment 3F – Award of Bid to C&D Contractors, Inc. Director Witherspoon seconded; roll call was taken. –Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**



## **SEWER SYSTEM MANAGEMENT PLAN UPDATE**

DPW Martin stated the District's Sewer System Management Plan (SSMP) was originally approved by Resolution 13-06 in March of 2013. Updates to the SSMP are to be made every two years. The District has not experienced a sewer system overflow in the two years since the SSMP was last updated.

**Director Radanovich moved to approve the Sewer System Management Plan Update. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: None. The motion carried.**

## **RESOLUTION 25-04 ADOPTING A DISCONTINUATION OF RESIDENTIAL WATER SERVICE FOR NONPAYMENT POLICY**

Director of Finance and Administration (DFA) Greg Rosenthal stated that the District serves both metered and non-metered water customers. If a non-metered water customer's account becomes delinquent, that delinquency may be placed on the tax roll. When metered accounts become delinquent, the District has the ability to discontinue water service to the property as long as certain conditions are met pursuant to Senate Bill 998. SB 998 requires the water agency to define their process, provide options for relief, and prevent water service discontinuation in the case of financial hardship. The District is fortunate that the bulk of customers generally do not exhibit an inability to pay and warning of discontinuation of service has proven to be an effective method for bringing delinquent accounts current. Staff is requesting the Board approve Resolution 25-04 to comply with SB 998.

**Director Witherspoon moved to approve Resolution 25-04 Adopting a Discontinuation of Residential Water Service for Nonpayment Policy. 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 an informational meeting on the Eastern Placer County initiative to incorporate the small towns around Lake Tahoe inclusive of Northstar.

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

GM Geary provided the following report:

- Informed the Board members of an opening on the CSDA Board, an opportunity available to our Board members
- Continues to work with Chief Gibeaut on the Phase 1 LAFCO Municipal Services Review (MSR)
- Continues to work on the CFD
- Organizing the annual Measure U Citizens Committee meeting with Joe Barron, Cooper Johnson, SoTB Zangara, DFA Rosenthal, Chief Gibeaut and committee members.
- Working with staff on requests to address Fire Union proposals in anticipation of upcoming negotiations

## **FIRE DEPARTMENT – GIBEAUT**

Chief Gibeaut provided the following report:

- Initial meeting with Fire Union representatives to open negotiations went great
- Data has been submitted to LAFCO for the MSR, Chief and GM Geary are working on answering questionnaires
- The LAFCO consultant will be coming out to meet with representatives of each District that is part of the study

**PUBLIC WORKS REPORT – MARTIN/RYAN**

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

- Staff continues to meet internally and with Groundwater Management Plan (GMP) partners on the update to the plan
- GM Geary, DPW Martin, UOM Ryan and Utility Operations Supervisor (UOS) Shaun Evans continue to meet on succession planning
- Operations staff is floating between end of winter and beginning of spring activities

**CLOSED SESSION – 10:30 A.M**

The Board adjourned to closed session regarding the following:

- Conference with Labor Negotiators Pursuant to Government Code 54957.6 – Agency designated representatives Mike Geary and Jason Gibeaut.
- 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

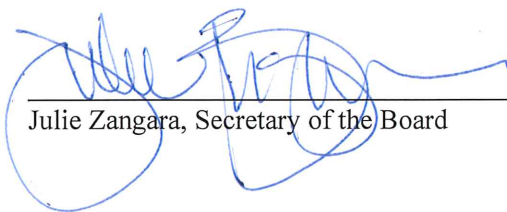

**REGULAR MEETING RESUMED – 11:10 A.M.**

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

**ADJOURNMENT:**

**The meeting adjourned at 11:11 A.M.**

Respectfully submitted,

  
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Julie Zangara, Secretary of the Board  
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Warren Brown, President of the Board