



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

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 APRIL 16, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, April 16, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Radanovich, Witherspoon

DIRECTORS ABSENT: None

STAFF PRESENT: Geary, Gibeaut, Martin, Ryan, Zangara

OTHERS PRESENT: Tim Fulton, Austin Cho, Allison Burns

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Radanovich moved to approve the following consent calendar items:

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

Director Witherspoon 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 tentatively scheduled for Saturday, June 14th
- Repairing pickleball courts and resurfacing upper courts still planned for spring

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):

- The Heat Agreements have been fully executed for all parties
- Payment received from US Forest Service
- The WEF will create a local market for hazardous forest residuals
- The WEF to process approximately 4,000 bone dry tons of forest residuals annually
- Reduces the need for burn piles and prescribed fires by providing an affordable disposal option
- Bunker has been expanded to allow for enough fuel for three days of operation at full boiler output
- Review of project partners including:
 - Feasibility study: Wildephor Consulting
 - Project design lead: PR Design and Engineering, Inc.

- Environmental permitting: Dudek
- Boiler System Manufacturer: Messersmith Manufacturing, Inc.
- ORC Electricity Generators Manufacturer: ElectraTherm
- Minor Use & Building Permits: Placer County
- Air Quality Permit: Placer County Air Pollution Control District
- Funding Partners: Placer County Water Agency, USDA Forest Service, California Department of Forestry and Fire Protection, Sierra Nevada Conservancy, Tahoe Mountain Resorts Foundation, Tahoe Truckee Community Foundation, Climate Transformation Alliance, Tahoe Fund, Northstar California / Vail, and the Martis Fund.

DIRECTOR REPORTS

Director Radanovich attended NPOA board meeting.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Working closely with Chief Gibeaut on negotiations for the Fire Department
- Working with Chief Gibeaut on the Municipal Services Review
- Presented on the WEF to the Tahoe Truckee Community Foundation Forest Futures Salon
- Sent letters of support for Senate Bill 496 pertaining to clean fleet vehicles and Assembly Bill 259 pertaining to the Brown Act

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Fire Union negotiations going well, union reps presented the District with six initial proposals
- LAFCO hired a consultant for Municipal Services Review. District staff will be interviewed by the consultant as a part of the review
- Fuels Management and IT/GIS Coordinator Steve Goates are working on a map that will actively represent burn piles
- Provided the Board with a demonstration of evacuation information on the Fire Department web page

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- Contractor for Martis Valley Trail Segment 3F is prepared to start work in May
- UOM Ryan is working with Utility Operations Supervisor (UOS) Shaun Evans on budget as part of his succession plan
- Operations staff preparing for summer operations

CLOSED SESSION – 10:14 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 – 11:04 A.M.

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

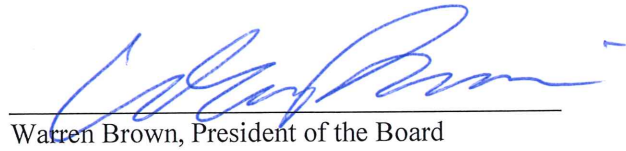
ADJOURNMENT:

The meeting adjourned at 11:05 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board