



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 MAY 21, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, May 21, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Ives, Radanovich, Witherspoon

DIRECTORS ABSENT: Forni

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

OTHERS PRESENT: Tim Fulton, Jerusha Hall, Austin Cho, Allison Burns

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Radanovich moved to approve the following consent calendar items:

- a. April 16, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following report for NPOA:

- Short NPOA board meeting was held May 20, 2025 to approve reserve items
- Next regular NPOA board meeting is tentatively scheduled for Saturday, June 14th
- Summer hours start Memorial Day Weekend
- Replacing concrete steps to pickleball courts
- Pickleball courts being repaired
- Removing two large, dead trees with crane

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Opening the range Memorial Day Weekend
- Golf Course set to open in early June
- Mountain Bike park set to open mid-June
- New events coordinator working on summer planning
- Looking for a new tenant at the Bourbon Pub
- 65% of parking reservations were for free parking with four or more people per car

WOOD ENERGY FACILITY UPDATE

Director of Public Works (DPW) Eric Martin provided the following report on the Wood Energy Facility (WEF):

- The WEF update focused on the Project Roadmap and following milestones:
 - Quarter Two of 2025: Completion of design and permitting amendments. Order for structural building package and ORC Heat Generators.
 - Quarter Three of 2025: Public Bid and initiation of onsite construction. Begin work to connect Village boilers.
 - Quarter Four of 2025: Install boiler system and power generators. Begin Building Construction.
 - Quarter One of 2026: Complete Construction. Commission facility and begin producing heat/electricity.
- Addressing design changes and ash disposal a primary focus of current efforts.
- Reviewed construction of the building and potential timeline for construction including alternate schedules.

NEW BUSINESS

BOARD TO SET PUBLIC HEARING FOR THE INTENT TO ADOPT AN UPDATED GROUNDWATER MANAGEMENT PLAN

DPW Martin stated the Martis Valley Groundwater Management Plan (GMP) is in the process of being updated. The Martis Valley Groundwater Basin Agencies (MVGBA) are prepared to present the updated GMP for adoption in June to their respective boards and the process requires the Board to set a public hearing. Staff is seeking Board action to set the Public Hearing for the June board meeting.

Director Ives moved to Set a Public Hearing for the Intent to Adopt An Updated Groundwater Management Plan at the June Meeting of the Board of Directors. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: Forni. The motion carried.

MEASURE U CITIZENS OVERSIGHT COMMITTEE FISCAL YEAR 2024-25 ANNUAL REPORT

This agenda item was tabled until the June meeting of the Board of Directors.

APPOINTMENT OF NEW MEASURE U CITIZENS OVERSIGHT COMMITTEE MEMBERS

Secretary of the Board (SotB) Julie Zangara stated the Measure U Citizens Oversight Committee had one volunteer member resign, and one volunteer member intent on resigning from the MUOC. General Manager (GM) Mike Geary stated that at the first annual meeting of the MUOC, the MUOC affirmed they would like the committee to include seven members. SotB Zangara received one application for a new MUOC volunteer member. The applicant, John Martin was recommended by MUOC member Daniel Kassabian, and if appointed, would represent the Village entities. Fire Chief Jason Gibeaut and GM Geary reviewed the application and recommend the Board appoint John Martin to the MUOC pursuant to the MUOC bylaws.

Director Radanovich moved to appoint John Martin to the Measure U Citizens Oversight Committee. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: Forni. The motion carried.

APPROVAL TO ENTER A CONTRACT WITH THE TRUCKEE TAHOE AIRPORT DISTRICT FOR A FOREST FUELS REDUCTION GRANT

Chief Gibeaut stated the Fuels Management department was awarded additional funding from the Truckee Tahoe Airport District for a Forest Fuels Reduction Grant. The \$400K in grant funding will fund the treatment of 111 total acres comprised of two project areas beyond the 300 ft. and within Wildfire Prevention Zone (WPZ).

Director Ives moved to approve Entering a Contract with the Truckee Tahoe Airport District for a Forest Fuels Reduction Grant. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: Forni. The motion carried.

APPROVAL OF UPDATED JOB DESCRIPTION AND SALARY RANGE FOR FORESTER

Chief Gibeaut stated the Forester job description has been updated to more accurately reflect the current range and scope of duties and more adequately captures responsibility changes driven by the Measure U Parcel Tax implementation and oversight. Additionally, the salary range has been updated to be commensurate with other comparable agencies and positions, specifically the upper bound was increased.

Director Radanovich moved to approve the Updated Job Description and Salary Range for Forester. Director Witherspoon seconded; roll call was taken. Yes: Directors Brown, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: Forni. The motion carried.

APPROVAL OF CAL FIRE 2025 OPERATING PLAN AND ASSISTANCE BY HIRE AGREEMENT

Chief Gibeaut stated the Cal Fire agreement before the Board establishes the details of how and when the reimbursement of firefighting equipment and personnel occurs for mutual-aid incidents within the local Cal Fire unit. The annual agreement has no substantive changes from the 2024 agreement.

Director Witherspoon moved to approve the Cal Fire 2025 Operating Plan and Assistance by Hire Agreement. Director Ives seconded; roll call was taken. Yes: Directors Brown, Ives, Radanovich, and Witherspoon. Noes: None. Abstain: None. Absent: Forni. The motion carried.

FIRST DRAFT BUDGET – KEY DATA PRESENTATION

Director of Finance and Administration (DFA) Greg Rosenthal presented the following:

- General overview of District's major sources of revenue and a comparison of revenues versus expenses by fund.
- First draft Budget:
 - Revenue sources by type
 - Expenses by type with further emphasis on larger expense types, Salaries & Benefits and Capital Expenditures
 - District-wide budgeted expectations for revenues versus expenses
 - Presentation of the budget pages summarizing fiscal activity for Internal Service Funds, Enterprise Funds, and Governmental Funds
- Reviewed Impactful updates to be made prior to final budget adoption in June

DIRECTOR REPORTS

Director Radanovich and President Brown attended an interview with Placer County LAFCo's consultant hired for the Fire Department's Municipal Services Review.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Working closely with Chief Gibeaut on negotiations for the Fire Department
- Working closely with DFA Rosenthal and staff on budget.
- Worked with staff in establishing parameters and holding the MUOC meeting
- A Joint Powers Authority (JPA) was established between the Town of Truckee, Nevada County, Placer County, and the Friends of the Truckee Library to collaboratively manage planning, construction, and long-term operation of a new regional library.

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Fire Impact Fees were approved by the Placer County Board of Supervisors. The fees will be implemented July 1, 2025.
- Forestry Assistant Cooper Johnson reviewed the Fuels Management Hub on the District's website with the Board.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- Work being performed to clear the trail alignment for MVT Segment 3F
- As part of succession planning, UOM Ryan is working to hand off responsibilities to Utilities Operations Supervisor (UOS) Shaun Evans. Current efforts have focused on the budget population and WEF operation planning.
- Maintenance, repairs, and trail work being performed as summer approaches

FINANCE AND ADMINISTRATION REPORT – 3RD QUARTER FINANCIALS – ROSENTHAL

DFA Rosenthal provided the following report:

- 3rd Quarter financials are tracking as expected
- Operating revenue is impacted by:
 - Water consumption seasonality for Northstar and Martis Valley Water Systems
 - Unbudgeted strike team labor revenue

CLOSED SESSION PURSUANT TO AGENDA ITEMS 17 THROUGH 20– 10:56 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
- Public Employee Performance Evaluation (Government Code Section §54957).
 - Position Title: General Manager

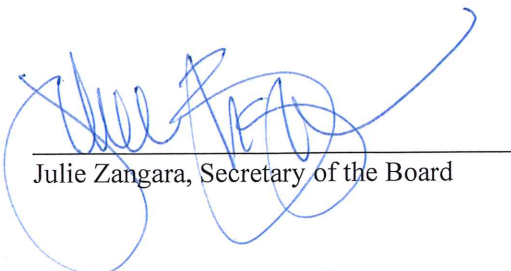
REGULAR MEETING RESUMED – 11:40 A.M.

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

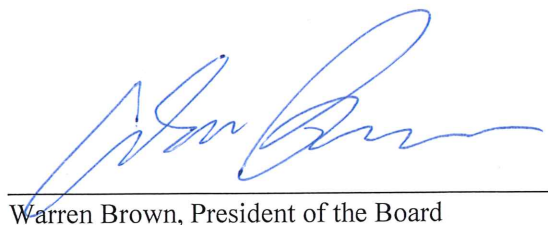
ADJOURNMENT:

The meeting adjourned at 11:42 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board