



N.C.S.D.

Northstar Community Services District
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Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Forni
Michael "Spoon" Witherspoon

General Manager

Mike Geary, PE

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS JUNE 18, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, June 18, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Radanovich

DIRECTORS ABSENT: Witherspoon

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

OTHERS PRESENT: Tim Fulton, Jerusha Hall, John Jewett, Austin Cho, Richard Anderson, Dan Cox, Allison Burns

PUBLIC COMMENT

There was no public comment.

9:02 A.M. President Brown opened the Public Hearing.

PUBLIC HEARING – MARTIS VALLEY GROUNDWATER MANAGEMENT PLAN

President Brown called for Public Comment.

Richard Anderson addressed the Board on behalf of Trout Unlimited, Truckee River Chapter.

9:10 A.M. President Brown closed the Public Hearing.

RESOLUTION 25-05 ADOPTION OF UPDATED MARTIS VALLEY GROUNDWATER MANAGEMENT PLAN

Public Comment was received from Richard Anderson representing Trout Unlimited summarizing his comment letter provided to the Board. A comment letter was also received from Mountain Area Preservation.

Director of Public Works (DPW) Eric Martin said that the Martis Valley Groundwater Basin Agencies (MVGBA) which includes, Placer County Water Agency (PCWA), Truckee Donner Public Utility District (TDPUD), and the District had received public comment, and the comments were under review for consideration. Staff is seeking approval of Resolution 25-05 to adopt the Martis Valley Groundwater Management Plan (GMP) which will remain substantially in the form presented to the Board.

DPW Martin provided the Board with an overview of the GMP which is established to oversee the long-term planning for the availability and quality of groundwater in the Martis Valley Groundwater Basin. The GMP was originally adopted in 2013. The GMP is not mandatory, nor does it establish regulations, it is an

optional plan established by the MVGBA as stewards of the aquifer. A summary of outreach and public/stakeholder meetings was provided.

Director Forni moved to approve Resolution 25-05 – Adoption of Updated Martis Valley Groundwater Management Plan. The Groundwater Management Plan was accepted in substantially the same form with direction to Staff to collaborate with Truckee Donner Public Utility District and Placer County Water Agency to address comments received, where appropriate, in the document. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

CONSENT CALENDAR

President Brown requested Consent Calendar item h. Reserve Management Policy be moved to new business. Director Radanovich moved to approve the following consent calendar items:

- a. May 21, 2025 Regular Meeting Minutes
- b. District Salary & Salary Ranges for Unrepresented and Seasonal Employees for Fiscal Year 2025-2026
- c. Resolution 25-06 – Requesting Collection of Sewer Charges on the Tax Roll for Tax Year 2025-2026
- d. Resolution 25-07 – Requesting Collection of Solid Waste Charges on the Tax Roll for Tax Year 2025-2026
- e. Resolution 25-08 – Requesting Collection of Measure “E” Taxes on the Tax Roll for Tax Year 2025-2026
- f. Resolution 25-09 – Requesting Collection of Measure “U” Taxes on the Tax Roll for Tax Year 2025-2026
- g. Resolution 25-10 – Requesting Collection of Northstar Community Services Facilities District No. 1 Special Tax for Tax Year 2025-26
- h. Moved to New Business
- i. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following report for NPOA:

- NPOA board meeting took place Saturday, June 14th
- Completed reserve projects in May and June including:
 - Concrete steps and new railing to the pickleball courts
 - Concrete steps from deli to the fitness center
 - Resurfaced the upper tennis courts
 - Replaced or repaired pickleball courts
 - Office kitchen refurbishment project
- Board is evaluating road signs throughout the community
- Yoga starts June 28th
- Board approved defensible space work funding as proposed by the District’s Forester.

NORTHSTAR CALIFORNIA/VAIL UPDATE

There was no update for this agenda item.

WOOD ENERGY FACILITY UPDATE

DPW Martin and Utilities Operations Supervisor (UOS) Shaun Evans provided the following report on the Wood Energy Facility (WEF):

- The WEF update focused on the Operations for the WEF.
- UOS Evans reviewed the elements of operating the WEF and partnerships that will be impactful to operations staff including:

- District engineering and administrative staff
- Tahoe Truckee Sierra Disposal: Chip van fuel delivery
- Storage capacity and delivery schedule
- WEF fuel conveyor system
- WEF sorting/shaker system
- WEF boilers
- Resulting ash will run through a wet conveyor system and transported off site for agricultural use

NEW BUSINESS

MEASURE U CITIZENS OVERSIGHT COMMITTEE 2022-23 AND 2023-24 ANNUAL REPORTS

Measure U Citizens Oversight Committee (MUOC) Chair John Jewett provided the Board with an overview of MUOC activities and finalized reports for Fiscal Years 2022-23 and 2023-24.

Both reports were published as a part of the Board packet. Mr. Jewett provided an overview of the purpose of the MUOC and reviewed the May 19, 2025 Annual Meeting of the MUOC.

While the MUOC previously provided the Board with an oral report for the 2022-23 fiscal year, the MUOC has refined and established a template for the annual report as included in the packet. For the purpose of consistency, the 2022-23 fiscal year report has been documented in this format.

The MUOC concluded that for both 2022-23 and 2023-24 fiscal years the tax revenues were spent in a manner consistent with the purposes as stated in the tax measure.

During the 2022-23 fiscal year, the MUOC made recommendations to staff that benefit the public in how Measure U tax dollars were implemented. Mr. Jewett reported that the recommendations were implemented and should be by District staff for future years.

The MUOC, with the assistance of District staff, developed a calendar intended to support the MUOC in meeting milestones moving forward as required of the ballot measure.

RESERVE MANAGEMENT POLICY SCHEDULES A & B

Director of Finance and Administration (DFA) Greg Rosenthal stated the Reserve Management Policy Schedules A & B represent anticipated contributions to capital reserves and minimum reserve goals based on the adopted budget for Fiscal Year 2025-26.

Director Radanovich moved to approve Reserve Management Policy Schedules A & B. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

LAFCO 2024 ALTERNATE SPECIAL DISTRICT MEMBER CALL FOR NOMINATIONS

LAFCO notified District staff of an alternate vacancy for Special Districts. At the time of the Board meeting, staff had not received any requests from parties interested in receiving a nomination. No directors expressed interest in a nomination for the vacancy. Board President, Warren Brown, did not nominate anyone for the alternate vacancy.

RESOLUTION 25-11 ACKNOWLEDGING RECEIPT OF REPORT REGARDING INSPECTIONS FOR GROUP E AND GROUP R OCCUPANCIES

Fire Chief Jason Gibeaut stated the Fire Department is required by Section 13146.4 of the California Health & Safety Code to report to the Board on the inspection of Group E and Group R occupancies. Within the District, there is one Group E occupancy and eight Group R occupancies. Chief Gibeaut stated that all occupancies have been inspected, and all are either in compliance or will be brought to compliance.

Director Ives moved to approve Resolution 25-11 Acknowledging Receipt of Report Regarding Inspections for Group E and Group R Occupancies. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

RESOLUTION 25-12 ADOPTING CEQA FINDINGS FOR 2025-2026 TAHOE TRUCKEE AIRPORT DISTRICT FOREST FUELS REDUCTION

Forester Joe Barron stated the CEQA Notice of Exemption and Submittal to State Clearinghouse for the Tahoe Truckee Airport District (TTAD) Western Fuel Break Forest Fuels Reduction Project will satisfy environmental compliance for forest fuels reduction work from 2025-2026. The work encompasses 111 acres within the District's Wildfire Prevention Zone Boundary and will satisfy multiple priorities identified in the Community Wildfire Prevention Plan (CWPP).

Director Radanovich moved to approve Resolution 25-12 Adopting CEQA Findings for 2025-2026 Tahoe Truckee Airport District Forest Fuels Reduction. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

2024-2025 FUELS TREATMENT REQUEST FOR PROPOSALS

Forester Barron stated the Fuels Management Department has two individual projects to implement for forest fuels reduction in 2025-2026. For the projects to be completed, multiple contractors are required. The best option for obtaining contractors to complete the forest fuels reduction work is a Request for Proposal (RFP) process.

Forester Barron stated the Fuels Management Department received proposals from multiple contractors and the proposed cost per acre is below staff estimates.

Staff sought Board approval to award bids for three projects below.

Award of Bid on Project 1: 2025-26 Truckee Tahoe Airport District (TTAD) Forest Fuels Reduction, approximately 37 acres, to Elevated Tree Experts at \$3,300 per acre for a total of \$122,100.

Award of Bid on Project 2: 2025-26 Measure U Forest Fuels Reduction Project, approximately 68 acres, to Summit Forests, Inc. at \$3,084 per acre for a total of \$210,360.

Award of Bid on Project 3: 2025-26 Cal Fire Forest Fuels Reduction Project, approximately 56 acres, to Arevalo Tree and Defensible Space Services at \$3,500 per acre for a total of \$194,985.

Director Radanovich moved to award the bids for the Fuels Treatment Request for Proposals as stated. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

RESOLUTION 25-13 – RESOLUTION ADOPTING THE NORTHSTAR COMMUNITY SERVICES DISTRICT FISCAL OPERATING & CAPITAL BUDGET FOR 2025-26

DFA Rosenthal provided the Board with an overview of the Fiscal Year 2025-26 draft Operating and Capital Budget and the following changes to the proposed budget:

- Operating and Non-Operating Revenue has been retitled to Service and Non-Service Revenue
- Administrative Operations Fund has been renamed to General and Administrative Fund
- Capital and Operating funds have been established for the WEF instead of housing it under Fuels Management
- Names of the funds have been added to the table of contents

- The WEF funding deficit is addressed in the budget to acknowledge the anticipation of internal borrowing for expenses outside of the grant funding secured.

The administrative allocation was adjusted to utilize a revenue-based approach to better recognize the impacts of some large, District-wide expenses that are independent of administrative staffing allocations. As a result, most shortages displayed in the First Draft Budget Presentation were remedied.

Director Ives moved to approve Resolution 25-13 – Resolution Adopting the Northstar Community Services District Fiscal Operating and Capital Budget for 2025-26. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

RESOLUTION 25-14 – RESOLUTION ESTABLISHING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26

DFA Rosenthal, in accordance with Article XIII B of the State Constitution, presented the calculation of District spending limits and appropriations subject to those limits for Fiscal Year 2025-26. Exhibit A included in the Board report shows the calculations for the current fiscal year and prior years' calculations. The Appropriations Limit for FY 2007-08 was revised due to an error in which the District was provided information for the wrong tax rate area. After the correction, the District remained below the newly calculated FY 2007-08 limit of \$4.71MM by \$1.41MM and remained below the limit for all subsequent years.

Director Radanovich moved to approve Resolution 25-14 – Resolution Establishing an Appropriations Limit for Fiscal Year 2025-26. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

RESOLUTION 25-15 – ADOPTING A CROSS-CONNECTION CONTROL PROGRAM COMPLIANT WITH THE STATE WATER RESOURCES CONTROL BOARD CROSS-CONNECTION CONTROL POLICY HANDBOOK

DPW Martin stated the District's Water Ordinance 21-05 includes the current Cross-Connection Control Program which complies with Title 17 California Code of Regulations. Title 17 has recently been replaced by the State Water Resources Control Board's Cross-Connection Control Policy Handbook establishing standards for the cross-connection control program. Resolution 25-15 proposes the adoption of a new cross connection control program with required updates satisfying the updated state standards.

Director Forni moved to approve Resolution 25-15 – Adopting a Cross-Connection Control Program Compliant with the State Water Resources Control Board Cross-Connection Control Policy Handbook. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

DIRECTOR REPORTS

Director Radanovich stated he attended the NPOA meeting.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Met with direct reports
- Worked closely with DPW Martin and Technical Program Administrator (TPA) Josh Detwiler on the GMP
- Met with area managers, hosted by Placer County Supervisor Cindy Gustafson
- Tahoe-Truckee Sanitation Agency (TSA) appointed an interim general manager

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Fire department is making sure the department, community and surrounding region is prepared for wildland fire and evacuation including:
 - Submitting articles to NPOA for outreach to the community
 - Meeting with area stakeholders such as Northstar California/Vail
 - Training on the fire suppression side and verifying proper certification
 - Fire preparedness town hall including NFD and other Eastern Placer County fire chiefs
- First curbside, green waste pick up resulted in 344 cubic yards of materials, a record

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- C&D Contractors, the contractor for the MVT Segment 3F, is risk adverse and the Lahontan Regional Water Quality Control Board gave the project site a high rating during a recent field inspection. Excellent progress is being made so far.
- Summer operations are in full swing and represent a busier time for Operations staff including trail maintenance, construction inspections and sewer system work.

CLOSED SESSION PURSUANT TO AGENDA ITEMS 18 THROUGH 20– 11:30 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 – 11:54 A.M.

President Brown stated the Board approved the Memorandum of Understanding between the District and The Northstar Professional Firefighters' Association IAFF Local 5107 as proposed by a unanimous vote of the directors in attendance.

No other action was reported out of Closed Session.

BOARD OF DIRECTORS – APPOINTMENT OF OFFICERS

President Brown stated he was resigning as Board President, effective immediately. GM Geary stated in addition to President Brown's resignation as president, Director Witherspoon had provided notice of his resignation from the Board effective following the August Regular Board Meeting of the Board of Directors.

The Board opened nominations for the appointment of officers.

Director Forni moved to nominate John Radanovich as the 2025 Northstar Community Services District Board President. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

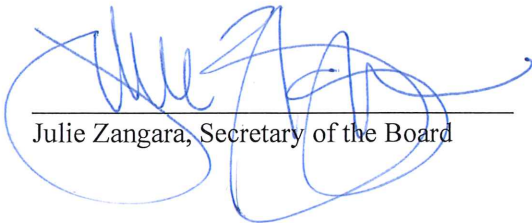
Director Ives moved to nominate Marilyn Forni as the 2025 Northstar Community Services District Board Vice President. Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

Director Forni moved to nominate Nancy Ives as the 2025 Northstar Community Service District Board Financial Representative. Director Radanovich seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

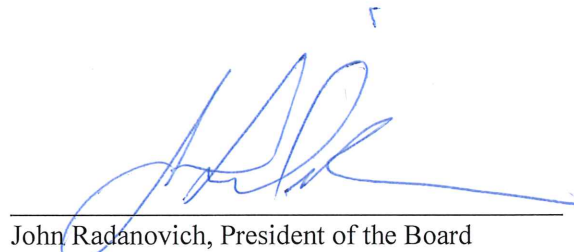
ADJOURNMENT:

The meeting adjourned at 12:04 P.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



John Radanovich, President of the Board