



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 JANUARY 15, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Brown called the meeting to order at 9:00 A.M. Wednesday, January 15, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT **Brown, Forni, Witherspoon**

DIRECTORS ABSENT: **Ives, Radanovich**

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

OTHERS PRESENT: **Austin Cho, Allison Burns, Dane Wadle, Tim Fulton, Jerusha Hall, Kathleen McInerny**

PUBLIC COMMENT

Dane Wadle provided an update on the California Special Districts Association (CSDA).

CONSENT CALENDAR

Director Witherspoon moved to approve the following consent calendar items:

- a. December 18, 2024 Regular Meeting Minutes
- b. Budget Adjustment 25.06
- c. Budget Adjustment 25.07
- d. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

Tim Fulton provided the following report for NPOA:

- Staining project for NPOA buildings completed
- Rec Center bathroom remodels completed
- Added Peloton to available equipment
- 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.
- Next NPOA board meeting is scheduled for Saturday, February 1

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- The holiday season was successful including a very busy New Year's Eve
- The resort continues to make snow while hoping for storms
- No big projects planned for 2025
- While the egress has improved traffic, the resort recognizes there is continued room for improvement to address the ongoing challenges for residents

WOOD ENERGY FACILITY UPDATE

General Manager (GM) Mike Geary and Director of Public Works (DPW) Eric Martin provided the following report on the Wood Energy Facility (WEF):

- Schedule of WEF meeting presentations
- Review of the purpose of the WEF project
- Information availability on the website

NEW BUSINESS

SET PUBLIC HEARING FOR INTENT TO UPDATE THE GROUNDWATER MANAGEMENT PLAN

GM Geary stated the District is a partner in the Martis Valley Groundwater Management Plan (GMP). The District is one of three local purveyors including Placer County Water Agency (PCWA) and the Truckee Donner Public Utility District (TDPUD) who partnered to improve the understanding and management of the groundwater resources in Martis Valley. The GMP currently requires a review every five years. The review of the GMP has determined that an update is warranted. The process to update the GMP includes setting a Public Hearing for an Intent to Update the GMP. Staff is seeking approval to schedule the Public Hearing during the February Regular Meeting of the Board of Directors.

Director Witherspoon moved to Set Public Hearing for Intent to Update the Groundwater Management Plan. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, and Witherspoon. Noes: None. Abstain: None. Absent: Ives and Radanovich. The motion carried.

RESOLUTION 25-01 – 180 DAY EXCEPTION FOR RETIRED ANNUITANT AND APPROVAL OF RETIRED ANNUITANT CONTRACT

GM Geary stated Public Employees' Retirement Law requires a 180-day waiting period before a CalPERS retiree can return to work for a CalPERS employer unless an exception is approved via resolution for an exception by the Board of Directors. Michael Staudenmayer retired as GM from the District on December 31, 2024 and has been identified as the most qualified individual to provide critical advisory services during the transitional period. Staff is asking for the Board's consideration to approve a resolution for an exception to the 180-day waiting period.

President Forni moved to approve Resolution 25-01 – 180 Day Exception for Retired Annuitant and Approval of Retired Annuitant Contract. Yes: Directors Brown, Forni, and Witherspoon. Noes: None. Abstain: None. Absent: Ives and Radanovich. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

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
- Working with Fire Chief Jason Gibeaut on the LAFCO MSR Study

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Attended an introductory meeting with a consultant contracted by LAFCO for the MSR Study
- As requested for the purposes of the LAFCO MSR Study, NFD is beginning to upload certain data such as engine and staffing information.
- GM Geary stated staff will bring a recommendation to the Board at a future meeting for legal representation for the LAFCO initiatives.
- The Fire Impact Fee Nexus Study which provides the legal and policy basis for the calculation and imposition of fire fees on new development within the District. is nearing completion. A public hearing will be set for review of the Fire Impact Fee Nexus Study.
- An engine was sent to assist with the L.A. wildfires.

PUBLIC WORKS REPORT – MARTIN/RYAN

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

- District Counsel and Staff are spearheading efforts to finalize the heat energy agreements for Village entities
- Wood Energy Facility - Legal and accounting firms have been contracted to determine eligibility for Investment Tax Credit funding.
- Water production and consumption climbed in the Martis Valley Water System (MVWS) due to an earlier irrigation season. Northstar Water System production and consumption remains relatively steady.
- Operations staff is working on maintenance during the break in winter weather conditions

CLOSED SESSION – 10:09 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 – 11:23 A.M.

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


ADJOURNMENT:

The meeting adjourned at 11:24 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



Warren Brown, President of the Board