



N.C.S.D

Northstar Community Services District
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Board of Directors

John Radanovich, President
Warren "Chip" Brown
Nancy Ives
Marilyn Fomi
Candace Roeder

General Manager

Mike Geary, PE

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE: DECEMBER 17, 2025
TIME: 9:00 A.M.
PLACE: 900 NORTHSTAR DRIVE AND ZOOM

Members of the public may participate in this meeting by teleconference or in person. Any person interested in attending by Zoom video and/or teleconference may use the following link:

<https://us02web.zoom.us/j/84614842450?pwd=hJAWSlbeM02UTaTJWuZ9QyZZvnNKMh.1>

Meeting ID: 846 1484 2450, Password 695561 or dial by telephone 1-669-900-6833 using access code #84614842450.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC COMMENT

Any member of the public may address the Board after roll call on any topic related to the District that is not on the agenda. Public comment will be taken on agenda action items immediately prior to Board action.

Any member of the public on the videoconference may speak during Public Comment or may email public comments to juliez@northstarcsd.org and comments will be read from each member of the public, subject to generally applicable time limitations. For members of the public in attendance via video conference, Northstar Community Services District will use best efforts to swiftly resolve requests for reasonable modifications or accommodations with individuals with disabilities, consistent with the Americans with Disabilities Act, and resolving any doubt whatsoever in favor of accessibility.

CONSENT CALENDAR

1. Discussion and Approval of the following:
 - a. Martis Valley Trail Segment 3F – Notice of Completion
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update
4. Tahoe-Truckee Sanitation Agency (T-TSA) - Update

NEW BUSINESS

5. Board of Directors Appointment of Officers – Discussion – **Action** (SotB/HRA Zangara)
6. Wood Energy Facility Project Progress Report and Design Review – Discussion – Andrew Ryan
7. NCSD Wood Energy Facility Design and Permitting Services Contract Addendum 2 - Discussion – Action (DPW Martin)
8. Utility Dump Bed Vehicle Purchase and Budget Adjustment 26.01 – Discussion – **Action** (UOS Evans/DPW Martin)

9. Measure U Fiscal Year 2025 Annual Summary Report (Unaudited) – Discussion (Staff)
10. Annual and Five-Year Fire Facilities Impact Fee Report – Discussion (Chief Gibeaut)
11. Strategic Plan Staff & Board Workshop Planning – Discussion (GM Geary)

DIRECTOR REPORTS

12. Individual directors may give brief reports on miscellaneous items for the information of the other members of the Board and NCSD staff. No action will be taken on these agenda items.

OPERATION REPORTS

13. General Manager's Report – Geary – Discussion
14. Fire Department's Report – Gibeaut – Discussion
15. Public Works Report – Martin/Evans – Discussion
16. Administrative Report – Zangara - Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 18 THROUGH 21.

17. Conference and Approval of Update to Memorandums of Understanding via Side Letter for 2022-2025 and 2025-2028 Pursuant to Government Code §54957.6 – Northstar Professional Firefighters Association – Discussion – Action
18. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
19. Pending litigation pursuant to Government Code Section 54956.9(d)(1)
 - a. Northstar Community Services District v. Mountainside California 2, LLC et al. Placer County Superior Court Case No. S-CV-0051848
 - b. 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
 - c. 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
20. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

OPEN SESSION

21. Reportable action taken during Closed Session (if applicable) – Board President
22. Approval of December 17, 2025 Regular Meeting Minutes – Discussion – Action (SotB Zangara)

ADJOURNMENT

Items may not be taken in the order listed above.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, then please contact Julie Zangara at (530) 550-6127 or (530) 562-1505 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting. NCSD will endeavor to accommodate requests made with less notice than that.