



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 AUGUST 20, 2025 – 9:00 A.M. 900 NORTHSTAR DRIVE

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, August 20, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT Brown, Forni, Ives, Radanovich

DIRECTORS ABSENT: Witherspoon

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

OTHERS PRESENT: Tim Fulton, Jerusha Hall, Austin Cho, Dan Cox

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Brown moved to approve the following consent calendar items:

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

Director Ives 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 and annual dinner was held August 16
- Annual Labor Day Meeting and Election August 30
- NPOA board meeting to select officers for the new board scheduled for September 2
- Regular NPOA board meeting to approve the budget scheduled for October 18
- Fall projects include plastering and tiling the lap pool and covered spa, and boiler replacement

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Kings Beach Park and Ride has been well used
- Golf Course has had a great summer, well booked
- The Mountain Bike Park has seen record numbers in 2025
- No large capital projects in the works
- Working with Arevalo on defensible space work

TAHOE-TRUCKEE SANITATION AGENCY (T-TSA) UPDATE

General Manager (GM) Mike Geary provided the Board with the following report for T-TSA:

- T-TSA provided District staff with a summary of their recent board meeting
- GM Geary stated the District has long held interest in becoming a member agency and thought it would be beneficial for the Board to be more familiar with their meetings and business.
- GM Geary reviewed the difference between being a member agency and a customer and provided a brief history on why the District is not already a member agency.
- President Radanovich proposed continuing to include the report from T-TSA

NEW BUSINESS

PLACER LAFCO ALTERNATE SPECIAL DISTRICT REPRESENTATIVE SELECTION

Secretary of the Board (SotB) Julie Zangara stated the Placer County Local Agency Formation Commission (LAFCO) notified the District of a voting period to select an Alternate Special District Representative. In total, LAFCO received five candidate nominations. Additionally, Scott Wilson of T-TSA contacted the District and directly provided a resume requesting the District consider selecting him as the alternate. Mr. Wilson is the only candidate from the local region.

Director Forni moved to select Scott Wilson as the Placer LAFCO Alternate Special District Representative. Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

WOOD ENERGY FACILITY – SECOND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION

Director of Public Works (DPW) Eric Martin stated Dudek drafted a second addendum to the District's Wood Energy System Mitigated Negative Declaration to address the Wood Energy Facility (WEF) project modifications including the replacement of the emissions equipment to ceramic filtration technology, installation of a single, two-megawatt boiler instead of two one-megawatt boilers, and addition of power generation equipment. Staff is requesting the Board adopt the addendum so that a notice of determination may be filed with the state clearinghouse and the Placer County Clerk.

Director Brown moved to approve the Wood Energy Facility – Second Addendum to the Mitigated Negative Declaration. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

CORPORATE YARD VEHICLE CHARGERS

DPW Martin said the District received a grant in October of 2024 from the Placer County Air Pollution Control District (PCAPCD) providing significant funding for car chargers. The District subsequently filed an application with Liberty Utilities to provide the utility side of a new power service for the chargers. Liberty recently approved the grant and provided an agreement to install the new dedicated power service. The District's operations department staff will perform earthwork for the customer-side installation. Staff is seeking approval of the Liberty Utilities Electric Vehicle Service Extension Agreement and authorization for staff to proceed with electrical vehicle chargers purchases and services for an amount of \$105,856, with \$44,504 to be reimbursed by the PCAPCD grant. In total NCSD is expected to pay \$61,352.

Director Brown moved to approve the Corporate Yard Vehicle Chargers. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

INTRODUCTION OF PROPOSED ORDINANCE 40-25 ESTABLISHING FIRE DEPARTMENT FEE SCHEDULES

Fire Chief Jason Gibeaut stated the Northstar Fire Department (NFD) is permitted to charge a fee to cover the cost of any service the District provides or the cost of enforcing any regulation for which the fee is charged, provided that no fee exceeds the cost reasonable borne by the District. The NFD is seeking to update the fee schedule to more accurately reflect the cost of any service for which the fee is charged. Changes to fee schedules are made via ordinance and require a formal introduction of the Ordinance to the Board and public. After consideration of a motion to waive further reading of the ordinance, the Board may direct counsel to draft a summary of the ordinance for publication, and the SotB to publish said summary per the requirements of Government Code Section 25124.

Director Ives moved to waive further reading of Proposed Ordinance 40-25 Establishing Fire Department Fee Schedules and Designated the District Secretary and General Counsel to Prepare and Publish the Summary Meeting Requirements of Government Code Section 25124. Director Brown seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

APPROVAL TO PURCHASE A NEW NORTHSTAR FIRE DEPARTMENT VEHICLE

Chief Gibeaut stated the NFD is seeking Board approval to replace one of its current utility vehicles routinely used by the NFD's Chief. The vehicle in question has experienced mechanical issues and two independent mechanics have stated the engine needs to be replaced. The NFD seeks to replace its vehicles every 10 to 15 years and the vehicle scheduled to be replaced was manufactured in 2009/2010. The capital purchase of the replacement vehicle has been budgeted for Fiscal Year 2025-26. The cost and outfitting of the vehicle are not expected to exceed the cost budgeted. A state contract is available for a Chevrolet Silverado 2500 Pickup through Winner Chevrolet, who won the government bid for the vehicle.

Director Forni moved to approve the Purchase a New Northstar Fire Department Vehicle for an amount not to exceed \$100,000. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Witherspoon. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Met with the new Vail General Manager to detail the District's relationship with the resort
- Met with the new Northstar Village property management company, Granite Peak
- Spoke with potential new Directors for the Board about what holding a seat entails
- Met with the director of the Northstar Golf Course to discuss water supply and distribution needs

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Fire Prevention Officer (FPO) Brandon Olk is diligently working on the update to the Fire Code along with three other regional fire departments.
- Decrease in staffing due to fiscal constraints is causing Station 32 to be closed more frequently.
- Commendation ceremony held to honor the young resident who called 911 which helped lead to the apprehension of the suspected arsonist.
- President Radanovich, GM Geary, and Chief Gibeaut received a letter from a resident stating the NFD's efforts recently saved his life during a cardiac event.

PUBLIC WORKS REPORT – MARTIN/EVANS

DPW Martin and Utilities Operations Supervisor (UOS) Shaun Evans provided the following report:

- DPW Martin stated the transition from Utility Operations Manager (UOM) Matt Ryan to UOS Evans is well underway. UOS Evans was reintroduced to the Board.
- UOS Evans provided the Board with his background of working for the District
- Operations crew is working on trail maintenance following recent wave of storms
- Northstar Water System Well production in July was decreased due to the Golf Course using much of their own water.
- Bridge abutments for Martis Valley Trail Segment 3F are currently being constructed

CLOSED SESSION PURSUANT TO AGENDA ITEMS 14 THROUGH 16 – 10:36 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
- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

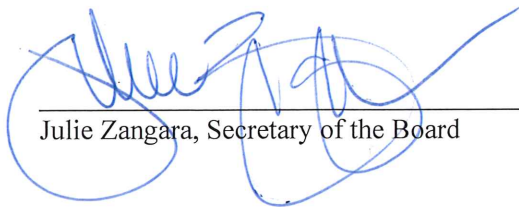
REGULAR MEETING RESUMED – 11:50 A.M.

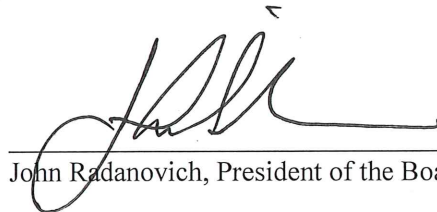
President Radanovich stated there was no reportable action taken during Closed Session.

ADJOURNMENT:

The meeting adjourned at 11:51 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board

John Radanovich, President of the Board