



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

General Manager
Mike Geary, PE

**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS
SEPTEMBER 24, 2025 – 9:00 A.M.
900 NORTHSTAR DRIVE**

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, September 24, 2025. The Pledge of Allegiance and roll call followed.

DIRECTORS PRESENT **Brown, Forni, Ives, Radanovich**

DIRECTORS ABSENT: **None**

STAFF PRESENT: **Geary, Gibeaut, Martin, Rosenthal, Contardi, Olk, Zangara**

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

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. August 20, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- The Mountain Bike Park closed after last weekend in September
- The Golf Course to remain open through October 18th, weather permitting

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
- Director Ives suggested excluding the T-TSA flow reports from the District's Board Packet

NEW BUSINESS

DEPARTMENT OF THE ARMY – EASEMENT FOR PIPELINE RIGHT OF WAY

Director of Public Works (DPW) Eric Martin stated the District has two sewer mains conveying wastewater from Northstar to Truckee through Martis Valley. An easement issued to Placer County for the construction and maintenance of the sewer lines expired in 2024. A new easement has been drafted to grant the District easement rights directly. If approved, the easement will be granted to the District for a term of fifty (50) years.

Director Forni moved to approve the Department of Army – Easement for Pipeline Right of Way. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Brown. The motion carried.

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

Fire Chief Jason Gibeau stated Ordinance 40-25 Establishing Fire Department Fee Schedules was introduced to the Board and the public at the August 20, 2025 Regular Meeting of the Board of Directors. The Board acted to waive further reading of Ordinance 40-25 and directed staff and District Counsel to publish a summary of the ordinance, a requirement that was met prior to the September meeting.

Director Forni moved to Adopt Ordinance 40-25 Establishing Fire Department Fee Schedules. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Brown. The motion carried.

RESOLUTION 25-16 “A RESOLUTION SETTING FORTH FINDINGS TO AMEND 2025 CALIFORNIA FIRE CODE ADOPTION

Fire Prevention Officer (FPO) Brandon Olk stated the resolution before the Board provides the Northstar Fire Department with the power to amend the 2025 fire code. Resolution 25-16 represents the data and statistical findings to support the amendments the District is proposing to the 2025 fire code. Other regional fire departments are proposing many of the same changes to the 2025 fire code to provide consistency throughout the region.

Director Forni moved to approve Resolution 25-16 “A Resolution Setting Forth Findings to Amend 2025 California Fire Code Adoption. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: Brown. The motion carried.

Director Brown arrived at the meeting at 9:30 A.M.

INTRODUCTION OF PROPOSED ORDINANCE 41-25 “AN ORDINANCE AMENDING AND ADOPTING THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS), PART 9 (2025 CALIFORNIA FIRE CODE) AND APPENDICES; AND REPEALING ORDINANCE NO. 39-22 OF THE NORTHSTAR COMMUNITY SERVICES DISTRICT AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.”

FPO Olk stated the District must formally introduce the proposed Ordinance 41-25 prior to the Board considering the ordinance for adoption at a future meeting.

Director Ives moved to waive further reading of Proposed Ordinance 41-25 – “An Ordinance Amending and Adopting the 2025 Edition of the California Building Standards Code (Title 24, California Code of Regulations), Part 9 (2025 California Fire Code) and Appendices; and Repealing Ordinance No. 39-22 of the Northstar Community Services District and All Other Ordinances and Parts of Ordinances In Conflict Therewith.” Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, and Radanovich. Noes: None. Abstain: None. Absent: None. The motion carried.

DIRECTOR REPORTS

There was no update for this agenda item.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Hosted the Placer County Water Agency Eastern Slope meeting at the District
- All staff luncheon was held at Station 31

FIRE DEPARTMENT – GIBEAUT

Chief Gibeaut provided the following report:

- Chief Gibeaut shared photos from Northstar firefighters on strike team for the Garnet Fire
- The first phase of the LAFCO MSR study is coming to a close and a draft report should become available in October
- The fire department will be reducing to a single station after the mountain bike park closes for the season and until the winter season, as a cost-saving measure

PUBLIC WORKS REPORT – MARTIN/CONTARDI

DPW Martin and Senior Utility Service Worker (SUSW) Teto Contardi provided the following report:

- DPW Martin stated the contractor for the Martis Valley Trail Segment 3F has multiple crews working to complete the project between landscaping, bridges and pavers
- Staff is seeking approval for an amendment through Placer County for the use permit for the Wood Energy Facility.
- SUSW Contardi stated the operations crew worked seamlessly to repair a water main break and minimize service disruptions

FINANCE AND ADMINISTRATION REPORT – 4TH QUARTER FINANCIALS – ROSENTHAL

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

- The District was under year-to-date (YTD) budgeted revenue and under YTD budget expense totals
- When Reimbursables/Grants and other Restricted activity are removed, the District is over YTD Budgeted Revenue by \$860,515 and under YTD expenses totals by \$358,818.
- District revenues exceed expenses by \$1,921,916

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.

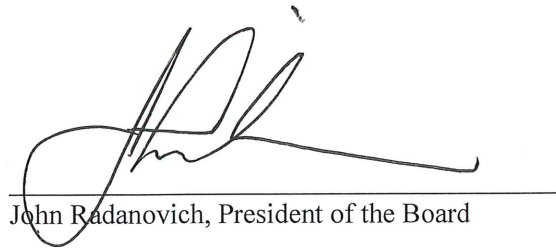
ADJOURNMENT:

The meeting adjourned at 11:51 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



John Radanovich, President of the Board