



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
Candace Roeder

General Manager
Mike Geary, PE

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
NOVEMBER 19, 2025 – 9:00 A.M.
900 NORTHSTAR DRIVE**

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, November 19, 2025. The Pledge of Allegiance and roll call followed.

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

DIRECTORS ABSENT: **None**

STAFF PRESENT: **Geary, Gibeaut, Martin, Zangara, Olk, Plexico, Evans**

OTHERS PRESENT: **Tim Fulton, Jerusha Hall, Austin Cho, Allison Burns**

PUBLIC COMMENT

There was no public comment.

9:00 A.M. President Radanovich opened the Public Hearing.

PUBLIC HEARING – ADOPTION OF THE UPDATED NORTHSTAR COMMUNITY SERVICES ORDINANCE NO. 41-25, An Ordinance Amending the 2025 Edition of the California Building Standards Code (Title 24, California Code of Regulations), Part 9 (2022 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 Herewith.

President Radanovich called for Public Comment.

There was no public comment or discussion of this agenda item.

9:03 A.M. President Radanovich closed the Public Hearing.

ADOPTION OF THE UPDATED NORTHSTAR COMMUNITY SERVICES ORDINANCE NO. 41-25

Director Brown moved to adopt the updated Northstar Community Services Ordinance No. 41-25, An Ordinance Adopting and Amending the 2025 Edition of the California Building Standards Code (Title 24, California Code of Regulations), Part 9 (2022 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 Herewith. Director Forni seconded. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. October 15, 2025 Regular Meeting Minutes
- b. Approval of Claims and Demands – Paid and Unpaid

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

RECURRING BUSINESS

NORTHSTAR PROPERTY OWNERS ASSOCIATION (NPOA) UPDATE

There was no update for this agenda item.

NORTHSTAR CALIFORNIA/VAIL UPDATE

Tara Schoedinger provided the following report for Northstar California/Vail:

- The Resort will open (weather dependent) Friday, November 21
- The ice rink will open Friday, November 21
- Work continues in sustainability efforts, with current focus on a project for the Big Springs Lodge

TAHOE-TRUCKEE SANITATION AGENCY (T-TSA) UPDATE

T-TSA provided the Board with a written summary of their recent board meeting. General Manager (GM) Mike Geary reviewed the summary with the Board.

NEW BUSINESS

APPOINT NEW TREASURER TO THE BOARD OF DIRECTORS

Secretary of the Board (SotB) Julie Zangara stated that the Board needed to appoint a new treasurer of the Northstar Community Services District pursuant to responsibilities identified in the Board of Directors Handbook.

Director Brown moved to appoint Mike Geary as Treasurer of the Northstar Community Services District Board of Directors. Director Forni seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

APPROVE ADDITION OF EFFECTIVE DATES FOR SALARY SCHEDULES APPROVED BY THE BOARD FOR FISCAL YEARS 2021-2026

SotB Zangara stated CalPERS requires salary schedules to clearly list the effective date in addition to the Fiscal Year. Salary schedules previously approved by the Board need to be updated to include the date. This is an administrative update only.

Director Forni moved to approve the Addition of Effective Dates for Salary Schedules Approved by the Board for Fiscal Years 2021-2026. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

EASTERN PLACER FUTURE – NORTH LAKE TAHOE INCORPORATION

Steve Teshara and Andrew Ryan provided the Board with a presentation on the Eastern Placer Future Initiative and potential North Lake Tahoe Incorporation. Mr. Teshara and Mr. Ryan took questions from Directors and the public.

10:16 A.M. RECESS – 10:26 A.M. – MEETING RESUMED

NORTHSTAR CSD STRATEGIC PLAN UPDATE

GM Geary stated the District's Strategic Plan is due for a review and potential update and sought direction from the Board on a potential approach. A brief discussion ensued. Director Ives proposed using the existing framework and updating via workshop with support from District staff. The Board agreed on this direction. GM Geary will draft a schedule for the workshop to take place after the holidays.

DIRECTOR REPORTS

Director Radanovich participated in the Measure U site walk.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Met with Tahoe Area General Manager Group
- Utility Operations Manager Matt Ryan worked his final day after 26 years with the District
- Accounting Manager Cheryl Plexico has assumed responsibility for District fiscal activities

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- Attended T-TSA land surplus meeting along with other local agencies and fire departments
- Local Fire Departments, including Northstar, have an interest in pursuing the development of a Regional Fire Training Academy
- The MSR study is under review by LAFCO
- Chief Gibeaut and Forester Joe Barron will attend the Tahoe Truckee Airport District Meeting to present on fuels management work the department is seeking to fund

PUBLIC WORKS REPORT – MARTIN/EVANS

Director of Public Works (DPW) Eric Martin and Utility Operations Supervisor (UOS) Shaun Evans provided the following report:

- DPW Martin introduced Travis Dwyer. Travis was recently promoted to Senior Utility Services Worker.
- Martis Valley Trail Segment 3F is nearing completion
- Placer County is currently working to prioritize future trail projects
- The Wood Energy Facility (WEF) will go to bid in the spring
- DPW Martin spoke at a symposium about the WEF
- The District is transitioning to a cloud based server with great efforts from GIS/IT Coordinator Steve Goates

CLOSED SESSION PURSUANT TO AGENDA ITEMS 13 THROUGH 18 - 11:26 A.M.

The Board adjourned to closed session regarding the following:

- Conference and Approval of Update to Memorandum of Understanding Pursuant to Government Code with Labor Negotiators Pursuant to Government Code §54957.6 Northstar Professional Firefighters Association – Discussion – Potential Action
- 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 Release (Government Code Section §54957).

- Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

REGULAR MEETING RESUMED – 11:55 A.M.

- President Radanovich stated the Board approved the Update to the Memorandum of Understanding between the District and The Northstar Professional Firefighters' Association IAFF Local 5107 as proposed by a unanimous vote of the Board.
- President Radanovich stated the Board took action to approve an agreement affecting the employment status of the Director of Finance and Administration by unanimous vote.

No other action was reported out of Closed Session.

APPROVAL OF NOVEMBER 19, 2025 REGULAR MEETING MINUTES

SotB Zangara reviewed the draft meeting minutes for the November 19, 2025 Regular Meeting of the Board of Directors with the Board and staff. Changes and corrections were made to the minutes as suggested during open session.

Director Ives moved to approve the November 19, 2025 Regular Meeting Minutes. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

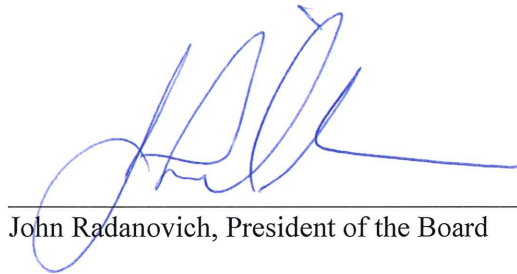
ADJOURNMENT:

The meeting adjourned at 11:58 A.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



John Radanovich, President of the Board