



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
DECEMBER 17, 2025 – 9:00 A.M.
900 NORTHSTAR DRIVE**

President Radanovich called the meeting to order at 9:00 A.M. Wednesday, December 17, 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, Plexico, Evans, Johnson, Barron**

OTHERS PRESENT: **Gene Roeder, Austin Cho, Allison Burns, Andrew Ryan**

PUBLIC COMMENT

There was no public comment.

CONSENT CALENDAR

Director Ives moved to approve the following consent calendar items:

- a. Martis Valley Trail Segment 3F – Notice of Completion
- 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

Gene Roeder provided the following report for NPOA:

- NPOA's board meeting format has recently incorporated Power Point presentations for ease of public participation.
- Next NPOA board meeting is in February
- Complete remodel of the women's restroom in 2026
- Repaving parking lot in 2026
- There will be no NPOA dues increases for 2026

NORTHSTAR CALIFORNIA/VAIL UPDATE

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

- Resort is open and hoping the incoming weather will be fruitful for the mountain
- Fireworks at New Year in the Village

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

BOARD OF DIRECTORS APPOINTMENT OF 2026 OFFICERS

Secretary of the Board (SotB) Julie Zangara stated per the Board of Directors Handbook, every December the Board is to appoint officers for the next year. The three officers are President, Vice President, and Financial Representative. The Board last appointed officers at the June 17, 2025 Regular Meeting of the Board of Directors as follows: John Radanovich, President, Marilyn Forni, Vice President, and Nancy Ives, Financial Representative. The Board may nominate the Directors currently serving as officers or consider new nominations.

President Radanovich opened the nominations.

Director Brown moved to nominate John Radanovich as the 2026 Northstar Community Services District Board President. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

Director Brown moved to nominate Marilyn Forni as the 2026 Northstar Community Services District Board Vice President. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

Director Brown moved to nominate Nancy Ives as the 2026 Northstar Community Service District Board Financial Representative. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

WOOD ENERGY FACILITY PROGRESS REPORT AND DESIGN REVIEW

Director of Public Works (DPW) Eric Martin introduced Andrew Ryan of PR Design and Engineering. Mr. Ryan provided the Board with a brief history of his work on behalf of the District. Mr. Ryan reviewed the design for the Wood Energy Facility and provided a progress report on the project. Preparations are being made to put the project out for bid in February of 2026.

NCSD WOOD ENERGY FACILITY DESIGN AND PERMITTING SERVICES CONTRACT ADDENDUM 2

DPW Martin stated the District contracted with PR Design in October of 2021 for design and permitting services for the Wood Energy Facility (WEF). In March of 2024 an addendum to the agreement with PR Design was executed to address design and permitting requirements that were not identified at the time the initial contract was executed. Specific design and permitting needs were unfamiliar to District and PR Design staff as a project of this nature has not been previously delivered in California. In addition, changes have been made to the design to pivot to a single boiler system with ceramic filtration and Organic Rankine Cycle power generators.

The District is quickly approaching the construction phase of the WEF project and design and permitting needs have been solidified. PR Design submitted a second proposal to complete design and permitting services through this phase of the project. General Manager (GM) Mike Geary and DPW Martin reviewed the proposal and concluded the proposal is justified and the adjustments are needed for project implementation. Staff recommended approving the Permitting Services Contract Addendum 2 in the amount of \$174,500 bringing the total design and permitting contract services to \$727,247.

Director Brown moved to approve the NCS Wood Energy Facility Design and Permitting Services Contract Addendum 2 in the amount of \$174, 500. Director Ives seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

UTILITY DUMP BED VEHICLE PURCHASE AND BUDGET ADJUSTMENT 26.01

DPW Martin and Utilities Operations Supervisor (UOS) Shaun Evans stated the Utility Operations Department fleet has two aging vehicles experiencing mechanical and smog compliance issues. The 2005 Chevrolet 3500 and 2007 Ford F350 are both used in daily operations for the District. Both vehicles are unable to pass a smog test, and unless work is performed to ensure compliance, the California Bureau of Automotive Repair will require the vehicles to be retired. The vehicles are approaching the end of their useful life and staff is requesting approval to purchase one 2026 Ford F550 regular cab, dump bed truck. The use of the proposed purchase will be the equivalent replacement for the Chevrolet 3500.

Staff sought a quote from Downtown Sacramento Ford under California Multiple Award Schedule pricing. Ford provided a quote of \$106,018 for the proposed vehicle. If approved, staff is requesting a budget adjustment (26.01) as the purchase of the dump bed vehicle was not contemplated when populating the Fiscal Year 2025-26 Operating and Capital Budget. If approved, the funds to pay for the purchase will come from Capital Reserves, and the District's Capital Replacement Plan (CRP) will be updated accordingly.

Director Ives moved to approve the Utility Dump Bed Vehicle Purchase and Budget Adjustment 26.01. Director Roeder seconded; roll call was taken. Yes: Directors Brown, Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: None. The motion carried.

MEASURE U FISCAL YEAR 2025 REPORT

District Staff including GM Geary, Forester Joe Barron, Forestry Assistant (FA) Cooper Johnson, and Accounting Manager (AM) Cheryl Plexico provided a review of the Measure U Fiscal Year 2024-25 Report. Measure U ballot language requires the District to prepare and file the report with the Board detailing the amount of funds collected and expended including the status of Measure U funded projects. Staff reviewed an update to the reporting structure and Measure U work performed in Fiscal Year 2024-25.

ANNUAL AND FIVE-YEAR FIRE FACILITIES IMPACT FEE REPORT

Fire Chief Jason Gibeaut reviewed the Annual and Five-Year Fire Facilities Impact Fees Report. There are no changes being requested to the Impact Fees.

STRATEGIC PLAN STAFF & BOARD WORKSHOP PLANNING

GM Geary reviewed the proposed schedule for the Strategic Plan workshop. Staff is recommending a singular workshop in January that can be scheduled prior to or after the Regular Meeting of the Board of Directors. A brief overview of the additional items for incorporation into the Strategic Plan. Additionally, staff provided an outline for the workshop agenda. Director Forni suggested querying department managers for input on the Strategic Plan workshop and/or workshops. Staff is considering conducting a survey of the general public in the District's service area to assist with the update to the Strategic Plan. The Board agreed the survey could be beneficial. The Board agreed staff should seek a proposal from a consultant to conduct the workshop.

After discussion, it was agreed that to incorporate a survey of the general public and coordinate for a consultant, the first workshop will be scheduled in early February. The Board and staff will contemplate if an additional workshop is needed at a future time. GM Geary will provide the Board with a proposed schedule.

DIRECTOR REPORTS

Director Radanovich attended the NPOA board meeting on behalf of the District.

GENERAL MANAGER'S REPORT – GEARY

GM Geary provided the following report:

- Worked with auditors and AM Plexico on the upcoming audit
- Attended the District's holiday party
- Worked with Chief Gibeaut and SotB Zangara on CalPERS MOU compliance

FIRE DEPARTMENT – GIBEAUT

Fire Chief Jason Gibeaut provided the following report:

- Reviewing the report on the Municipal Services Review (MSR) recently performed. Edits and comments will be provided by all agencies by the end of this year and submitted for a revised MSR.
- Current Northstar Fire Department (NFD) has one of three shifts living and operating out of one station. Moving forward Station 31 and Station 32 will be staffed with two personnel each for the shift that employees only four firefighters.

PUBLIC WORKS REPORT – MARTIN/EVANS

DPW Martin and UOS Evans provided the following report:

- Martis Valley Trail (MVT) Segment 3F is complete. The project came in under budget.
- Emergency Marker Signs are being installed along the MVT Segment 3F by Placer County
- Met with the Groundwater Management Plan (GMP) partners and the Watershed Council

ADMINISTRATIVE REPORT – ZANGARA

SoTB Zangara provided the following report:

- Administrative staff is actively adjusting to the new department structure
- SotB Zangara recently attended the CSDA Board Secretary Conference
- District staff and the Board of Directors attended the 2025 Holiday Party
- Accounting staff are working on year-end audit preparation

CLOSED SESSION PURSUANT TO AGENDA ITEMS 17 THROUGH 20 – 12:18 P.M.

The Board adjourned to closed session regarding the following: via Side Letter for 2022-2025 and 2025-2028 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

Director Brown departed the meeting at 12:27 P.M. No action was taken after his departure.

REGULAR MEETING RESUMED – 12:52 P.M.

- President Radanovich stated the Board approved the Update by Side Letter to the Memorandums of Understanding between the District and The Northstar Professional Firefighters' Association IAFF Local 5107 for 2022-2025 and 2025-2028 terms as proposed by a unanimous vote of the Board.

No other action was reported out of Closed Session.

APPROVAL OF DECEMBER 17, 2025 REGULAR MEETING MINUTES

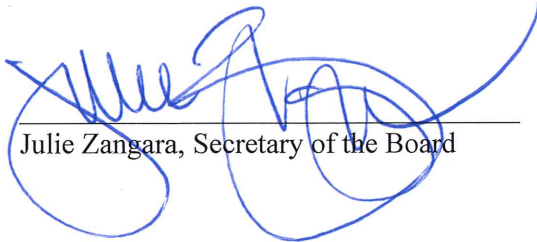
SotB Zangara reviewed the draft meeting minutes for the December 17, 2025 Regular Meeting of the Board of Directors with the Board and staff. Changes and corrections were made to the minutes as suggested during open session.

Director Forni moved to approve the December 17, 2025 Regular Meeting Minutes. Director Ives seconded; roll call was taken. Yes: Directors Forni, Ives, Radanovich, and Roeder. Noes: None. Abstain: None. Absent: Brown. The motion carried.


ADJOURNMENT:

The meeting adjourned at 1:02 P.M.

Respectfully submitted,



Julie Zangara, Secretary of the Board



John Radanovich, President of the Board