



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: NOVEMBER 19, 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/89230504722?pwd=f2K3xcSTqSYIsDwj3NVMHMY7CwMG0W.1>

Meeting ID: 892 3050 4722, Password 656726 or dial by telephone 1-669-900-6833 using access code #89230504722.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

PUBLIC HEARING

9:00 A.M. Open Public Hearing – Call for Public Comment

1. **Public Hearing 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.

Close Public Hearing

- a. Adopt Northstar Community Services Ordinance No. 41-25 – **Action** (FPO Olk)

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

2. Discussion and Approval of the following:
 - a. October 15, 2025 Regular Meeting Minutes
 - b. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

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

NEW BUSINESS

6. Appoint New Treasurer to the Board of Directors – Discussion – **Action** (SotB/HRA Zangara)
7. Approve Addition of Effective Dates for Salary Schedules Approved by the Board for Fiscal Years 2021 – 2026 – Discussion – **Action** (SotB/HRA Zangara)
8. Eastern Placer Future – North Lake Tahoe Incorporation – Discussion (GM Geary)
9. Northstar CSD Strategic Plan Update – Discussion (GM Geary)

DIRECTOR REPORTS

10. 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

11. General Manager's Report – Geary – Discussion
12. Fire Department's Report – Gibeaut – Discussion
13. Public Works Report – Martin/Evans – Discussion

CLOSED SESSION PURSUANT TO AGENDA ITEMS 13 THROUGH 17.

14. Conference and Approval of Update to Memorandum of Understanding Pursuant to Government Code §54957.6 – Northstar Professional Firefighters Association – Discussion – Action
15. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
16. 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
17. Public Employee Release (Government Code Section §54957).
18. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

OPEN SESSION

19. Reportable action taken during Closed Session (if applicable) – Board President
20. Approval of November 19, 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.