



N.C.S.D

Northstar Community Services District
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Board of Directors

Warren "Chip" Brown, President
John Radanovich
Nancy Ives
Marilyn Fomi
Michael "Spoon" Witherspoon

General Manager

Michael Staudenmayer

NORTHSTAR COMMUNITY SERVICES DISTRICT NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE: JUNE 19, 2024
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/86421470158?pwd=lzK29Sdleonc3yf1rR3ajdymFUO3J5.1>

Meeting ID: 864 2147 0158, Password 491471 or dial by telephone 1-669-900-6833 using access code 86421470158#.

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.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

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.

CONSENT CALENDAR

1. Discussion and Approval of the following:
 - a. May 15, 2024 Regular Meeting Minutes
 - b. District Salary & Salary Ranges for Unrepresented and Seasonal Employees for Fiscal Year 2024-2025
 - c. Resolution 24-08 – "Requesting Collection of Sewer Charges on the Tax Roll for Tax Year 2024-2025"
 - d. Resolution 24-09 – "Requesting Collection of Solid Waste Charges on the Tax Roll for Tax Year 2024-2025"
 - e. Resolution 24-10 – "Requesting Collection of Measure "E" Taxes on the Tax Roll for Tax Year 2024-2025"
 - f. Resolution 24-11 – "Requesting Collection of Measure "U" Taxes on the Tax Roll for Tax Year 2024-2025"
 - g. Resolution 24-12 – "Requesting Collection of Northstar Community Services Facilities District No. 1 Special Tax for Tax Year 2024-25"
 - h. Placer County Use of Funds Agreement – TR5 Martis Valley Trail – Segment 3F
 - i. Reserve Management Policy Schedules A&B
 - j. Approval of Claims and Demands – Paid and Unpaid

RECURRING BUSINESS

2. Northstar Property Owners Association – Update
3. Northstar California/Vail – Update

NEW BUSINESS

4. Measure U Oversight Committee 2022-23 Annual Report (Committee Representative)
5. Resolution 24-13 Measure U Oversight Committee Bylaw Adoption – Discussion – Action (Chief Gibeaut)
6. 2024-2025 Fuels Treatment Request for Proposals – Discussion – Action (Forester Barron)
7. Resolution 24-14 Approving CEQA Notice of Exemption and Submittal to State Clearinghouse for the TTAD Western Fuel Break Forest Fuels Reduction Project – Discussion – Action (Forester Barron)
8. Approval of Tahoe Truckee Airport District (TTAD) Funding Agreement – Discussion – Action (Chief Gibeaut)
9. Approval of Employee Services Sharing Agreement Between Northstar Community Services District and Olympic Valley Public Service District – Discussion – Action (Chief Gibeaut)
10. Wood Energy Facility Heat Agreements – NPOA & Village Entities – Discussion – Action (GM Staudenmayer)
11. Resolution 24-15 – Acknowledging Receipt of Report Regarding Inspection of Group E and Group R Occupancies – Discussion – Action (Chief Gibeaut)
12. Resolution 24-16 – “Resolution Adopting the Northstar Community Services District Fiscal Operating & Capital Budget for 2024-25” – Discussion – Action (DFA Rosenthal)
13. Resolution 24-17 – “Resolution Establishing an Appropriations Limit for Fiscal Year 2024-25” – Discussion – Action (DFA Rosenthal)
14. Resolution 24-18 Requesting Election Services – Discussion – Action (SotB Zangara)
15. 2024 Paving Project – Award of Bid – Discussion – Action (DPW Martin)
16. 2024 Paving Project Construction Administration, Inspection, and Materials Testing Services – Discussion – Action (DPW Martin)

DIRECTOR REPORTS

17. 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

18. General Manager’s Report – Staudenmayer – Discussion
19. Fire Department’s Report – Gibeaut – Discussion
20. Public Works Report – Martin/Ryan – Discussion

CLOSED SESSION

21. 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 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
22. Conference with Labor Negotiators Pursuant to Government Code §54957.6 – Agency designated representatives: Mike Staudenmayer, Mike Geary, and Matt Ryan. 5. Employee organization: International Union of Operating Engineers, Stationary Local 39 – Discussion.
23. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager

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.