



# 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: JUNE 17, 2026**  
**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/88576142586?pwd=entauSomVhvq4ACP4ojNEPAzDyvbF7.1>

Meeting ID: 885 7614 2586, Password 430075 or dial by telephone 1-669-900-6833 using access code #88576142586.

### **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.

Any member of the public on the videoconference may speak during Public Comment or may email public comments to [juliez@northstarcsd.org](mailto: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**

1. Discussion and Approval of the following:
  - a. May 20, 2026 Regular Meeting Minutes
  - b. May 29, 2026 Special Meeting Minutes
  - c. District Salary & Salary Ranges for Unrepresented and Seasonal Employees for Fiscal Year 2026-27
  - d. Resolution 26-02 – “Requesting Collection of Sewer Charges on the Tax Roll for Tax Year 2026-2027”
  - e. Resolution 26-03 – “Requesting Collection of Solid Waste Charges on the Tax Roll for Tax Year 2026-2027”
  - f. Resolution 26-04 – “Requesting Collection of Measure “E” Taxes on the Tax Roll for Tax Year 2026-2027”
  - g. Resolution 26-05 – “Requesting Collection of Measure “U” Taxes on the Tax Roll for Tax Year 2026-2027”
  - h. Resolution 26-06 – “Requesting Collection of Northstar Community Services Facilities District No. 1 Special Tax for Tax Year 2026-2027”
  - 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
4. Tahoe-Truckee Sanitation Agency (T-TSA) - Update

## **NEW BUSINESS**

5. Approval to Revision of Salary Ranges – Discussion – **Action** (HRAM Zangara)
  - a. IT/GIS Coordinator
  - b. Technical Program Administrator
6. 2026 Sewer Siphon Main Piggings – Discussion – **Action** (DPW Martin)
7. Resolution 26-07 Approving the Department of Forestry and Fire Protection Consolidated Dispatch Agreement for Services from July 1, 2026 to June 30, 2027 – Discussion – **Action** (Chief Gibeaut)
8. Resolution 26-08 – Acknowledging Receipt of Report Regarding Inspections for Group E and Group R Occupancies – Discussion – **Action** (Chief Gibeaut)
9. Resolution 26-09 – Adopting CEQA Findings for the 2026-2027 Truckee Tahoe Airport District Forest Fuels Reduction Project – Discussion - **Action** (Forester Barron)
10. 2026-2027 Forest Fuels Reduction Projects - Award of Bid - Discussion - **Action** (Forester Barron)
11. James Marta and Co. 2026, 2027, & 2028 Annual Financial Audit Services Engagement Letter – Discussion – **Action** (DFA Plexico)

## **OPEN PUBLIC HEARING PURSUANT TO AGENDA ITEM 12**

12. Public Hearing – Annual Report on Position Vacancies, Recruitment, and Retention (Gov.Code, §3502.3) – Discussion – Recognized Employee Organizations Will Have an Opportunity to Present at the Hearing

## **CLOSE PUBLIC HEARING**

13. Resolution 26-10 – “Resolution Adopting the Northstar Community Services District Fiscal Operating & Capital Budget for 2026-27” – Discussion – **Action** (DFA Plexico)
14. Resolution 26-11 – “Resolution Establishing an Appropriations Limit for Fiscal Year 2026-27” – Discussion – **Action** (DFA Plexico)

## **DIRECTOR REPORTS**

15. Individual directors may give brief reports on miscellaneous items for the information of the other members of the Board and NCSA staff. No action will be taken on these agenda items.

## **OPERATION REPORTS**

16. General Manager’s Report – Geary - Discussion
17. Fire Department’s Report – Gibeaut – Discussion
18. Public Works Report – Martin/Evans – Discussion
19. Administrative Report – Zangara – Discussion

## **CLOSED SESSION PURSUANT TO AGENDA ITEMS 20 THROUGH 23 INCLUDING ORAL RECOMMENDATION REGARDING SALARY AND/OR BENEFITS OF DISTRICT GENERAL MANAGER EMPLOYMENT AGREEMENT**

20. Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) - One potential case.
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 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
22. Personnel Matters (Government Code Section §54957(b)(1)). Public Employee Performance Evaluation - Position Title: General Manager
  23. Public Employee Agreement (Government Code Section §54957) – Position Title: General Manager

#### **OPEN SESSION**

24. Reportable action taken during Closed Session (if applicable) – Board President
25. Amended General Manager Employment Agreement – Discussion – **Action** (Board)

#### **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.