



N.C.S.D

Northstar Community Services District
908 Northstar Drive, Northstar, CA 96161

P: 530.562.0747 • F: 530.562.1505 • www.northstarcsd.com

Board of Directors

DUANE EVANS
JEANN GREEN
NANCY IVES
MIKE MOLL
FRANK SEELIG

General Manager

MICHAEL STAUDENMAYER

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

DATE: AUGUST 24, 2011
TIME: 9:00 A.M.
PLACE: NORTHSTAR FIRE STATION, 910 NORTHSTAR DRIVE

I. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

II. PUBLIC COMMENTS

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.

III. CONSENT CALENDAR

1. Approval and Discussion of the following minutes:
July 19, 2011 Finance Committee Meeting
July 20, 2011 Regular Board Meeting.
2. Ratification of Mello-Roos Requisitions in the amount of \$10,332.26.

IV. RECURRING BUSINESS

3. Meetings attended by NCS D Board Members – Discussion.
4. East West Partners – Update.
5. Northstar Property Owners Association – Update.
6. **10:00 A.M.** Northstar-At-Tahoe/Vail – Update

V. NEW BUSINESS

7. **10:15 A.M.** Truckee Donner Public Utility District – Electric Service – Discussion.
8. Data Cost Sharing Agreement for 2011 Aerial Mapping Services – Discussion – Action.
9. Fuels Management Project – Contract Change Order #1 – Discussion – Action.
10. Adoption of Resolution 11-22 “Resolution Adopting 2011 District Investment Policy”
Discussion – Action.
11. **11:00 A.M.** Approval of Contract – KCM – Investment services – Discussion – Action.
12. Award of Bid – 2011 Northstar Drive Reconstruction Project – Discussion – Action.
13. Approval of Contract – Special Inspection for the 2011 Northstar Drive Reconstruction Project – Construction Materials Engineering, Inc. Discussion – Action.
14. Award of Bid – 2011 Cross Country Sewer Connection Project – Discussion – Action.
15. Approval of Contract Change Order – 2011 Meter Replacement Program GM Construction and Developers – Discussion – Action.
16. Approval of Right of Entry Agreement – TH-1 Production Well – Discussion – Action.

VI. ATTORNEYS REPORT

VII. CLOSED SESSION

A. Conference with Legal Counsel – Existing Litigation (California Government Code Section 54956.9(a)); Two cases:

1) Name of Case: *Community Facilities District #1 of the Northstar Community Services District vs. Highlands Hotel Residences Company, LLC, Bank of America, et al*, Placer County, California Superior Court #SCV0027907.

2) Name of Case: *Douglas R. Wilson, solely as Receiver appointed in Placer County Superior Court Action No. S-CV-0028021 concerning real and personal property pledged by Highlands Hotel Residences Company, LLC, a Delaware limited liability company vs. NCS&D & Community Facilities District No. 1 of NCS&D*, Placer County, California Superior Court #SCV0029412.

B. Conference with Legal Counsel --- Anticipated Litigation (California Government Code Section 54956.9(b)) – one case

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

VIII. DIRECTOR REPORTS

Individual directors may give brief reports on miscellaneous items for the information of the other members of the board and NCS&D staff. No action will be taken.

IX. OPERATION REPORTS

- 17. General Manager’s Report – Staudenmayer – Discussion.
- 18. Fire Department Report – Shadowens – Discussion
- 19. Public Works Report – Martin/Ryan – Discussion.
- 20. Approval of Warrant Register

X. 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, please contact Jim Bowling 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.