



**Kingsbury General Improvement District
Board of Trustees**

*Ed Johns, Chair
Sara Nelson, Vice Chair
Cindy Trigg, Secretary/Treasurer
Jessica Grime, Trustee
John Shearer, Trustee*

MEETING MINUTES

**ADJOURNED MEETING. OF THE KGID BOARD OF TRUSTEES
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON APRIL 9, 2026
<https://kgld.org>**

**The Meeting of the Kingsbury General Improvement District
Board of Trustees was called to order at 5:00 p.m.**

1. Call to Order

2. Pledge of Allegiance

Chair Johns led the Pledge of Allegiance.

3. Roll Call

Chair Ed Johns, Trustee John Shearer, Trustee Jessica Grime, Trustee Sara Nelson, General Manager Derek Dombrook, Utility Ops Superintendent Byran Moss, Admin H.R. Supervisor Judy Brewer. Accountant II Brandy Johns and General Counsel Chuck Zumpft were all present in person. Trustee Cindy Trigg attended via zoom. Also present in person were Travis Marshall and Zak Mougharbel.

4. Public Comment

Mr. Zak Mougharbel presented 323 Tramway asking for a three-to-four-month payment plan on the connection fees in the amount of \$359,617.00 due to hardship, which was noted for future discussion at an agenda meeting.

5. Approval of Agenda: For Possible Action: Approval of the Agenda

The full discussion related to item 5 can be heard at:

M-04-09-26-6: It is recommended that the Board of Trustees review and approve the list of claims for March 13, 2026, to April 6, 2026, from check number 66253 to 66323 for a total of \$234,775.21.

Moved by Nelson Seconded by Grime
YEAS: Johns, Grime, Shearer, Nelson and Trigg 5
NAYS: None 0
Motion Passed

9. For Discussion and Possible Action: Task Oder #75 FY26 On-Call GIS

The full discussion related to Item 9 can be heard at:

<https://kgid.org/board-meeting-recordings>

Media Timestamp (4:40-11:55)

Task Order 75 for GIS services, where Dornbrook presented a \$20,000 contract with Dowl to address issues with the GIS system that had not been properly maintained since 2022.

M-04-09-26-3 : Move to approve to reestablish and support the District's Geographic information System (GIS). The GIS database has not been actively managed since 2022, resulting in identified deficiencies and limited staff access to system data.

Moved by Shearer Seconded by Nelson
YEAS: Johns, Grime, Trigg, Shearer and Nelson 5
NAYS: None 0
Motion Passed

10. For Discussion and Possible Action: 2026 KGID Road Replacement & Rehabilitation Construction Contract

The full discussion related to item 10 can be heard at:

<https://kgid.org/board-meeting-recordings>

Media Timestamp (12:05 - 23:15)

The board discussed awarding a road rehabilitation contract for Tramway and South Benjamin roads, with West Coast Paving submitting the lowest bid at \$664,500, significantly below the estimated \$930,000 cost. The project includes paving, crack repairs, pothole fixes, and slurry seal application, with a 15% force account budget of \$85,000 for potential changes. The work is expected to take place between June and August, with a lifespan of 5-8 years before requiring major reconstruction, and the project is already budgeted for both the current and next fiscal years.

The board discussed placing a property on the Douglas County tax roll but determined they needed to complete several steps first, including providing written notice to the property owner. Item #12 has been tabled for future consideration.

BOARD OF TRUSTEES UPDATE – (not for possible action) Updates are intended to inform the Board and/or the public. The Board of Trustees will not deliberate or take action with respect to any of the reported items.

The full discussion related to Items 1-7 The Board of Trustees Updates review can be heard at <https://kgid.org/board-meeting-recordings>
Media Timestamp (43:25 -1:09:05)

1. Board Member Reports

John's asked if we were addressing the leak at Charlena's building that appears to be on our side of the valve that *is* rotting their building. Moss said that he will get it fixed.

2. Engineering Report

KGID Ops yard is working with mechanical engineers and will have an update at the May board meeting. Kahle sewer improvements confirmation from NTCD contractor stating that they probably can't fit us in for the improvements this year. Update from the sewer authority regarding what types of pipes we will need for the flows for the Kahle component.

3. Management Reports

GM Dornbrook:

Dornbrook reported that, as part of his continued review of District operations and historical organizational structure, he evaluated the former Business and Contracts Manager position. He noted that the position appeared to provide significant value in the areas of administrative coordination, financial oversight, and contract management.

Dornbrook advised the Board that Ben Johnson has Initiated the appraisal process for 298 Kingsbury.

Mr. Dornbrook briefly discussed the development of a District artificial intelligence (AI) policy.

Discussion was held regarding on-call reimbursement for the Operations Superintendent position.

Dornbrook reported that development of budget assumptions related to revenues, capital planning, and reserve funding will be informed by the District's ongoing rate study, which is scheduled for Board presentation in June 2026.

Staff is currently researching Health Savings Account (HSA) updates for future Board consideration, with additional information anticipated in May 2026. Dornbrook also briefly discussed potential grant funding opportunities. Discussion was held regarding the possibility of future candidate forums. (See full report in the KGID Board Packet available on the KGID website.)

Brewer:

Contacted Group West regarding ceiling tiles that show signs of leak in our building at 160 Pineridge.

Water Operator Contractors job post on hold until we get starting rates.

Asked if there are any questions on the remainder of her report (See full report on KGID Website-Board Package)

Moss:

Daily operations, state reports, worked on 2026-27 budget, Worked with Summit plumbing to replace pressure reducing vault at Tramway and Boulder Court, interviewed road maintenance position, etc. (See full report on KGID Website-Board Package)

4. Attorney Report (Nothing presented)

5. Correspondence

Zak Mougharbel with Peak contested the charges asking for a waiver, reduction and asked if he could split up the payments or enter him into a payment plan.

13. Final Public Comment:

The full discussion related to public comment can be heard at:

<https://kgid.org/board-meeting-recordings>

None

6. ADJOURNMENT (for possible action)

The meeting of the Kingsbury GID Board of Trustees adjourned at 6:10 PM.

Respectfully submitted,

Attest:

Ed Johns, Chair

Cindy Trigg, Secretary

**ADJOURNED MEETING OF THE KGID BOARD OF TRUSTEES
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON APRIL 9, 2026**