



**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 FEBRUARY 18, 2026  
<https://kgid.org>**

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**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 Sara Nelson (arrived at 5:15 p.m.), General Manager Derek Dornbrook, Utility Ops Superintendent Byran Moss and Admin. and H.R. Supervisor Judy Brewer were all present in person. Trustee Jessica Grime and General Counsel Chuck Zumpft (departed at 6:00 p.m.) attended via zoom. Brandy Johns also attended in person. Also present on Zoom were Mat Van Dyne, Michael G, Maricka & Kemper, Alex Stodtmeister and B. Dallas.

**4. Public Comment**

**No Public Comment**

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

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

Due to technical difficulties this portion of the meeting was not recorded



**M-02-18-26-7:** Motion to provide directions to the staff to:

1. Select a preferred alternative for the Market Street Lift Station (MSLS) project.
2. Authorize DOWL to proceed with advancement of the selected alternative to the next phase of design and funding development; and
3. Direct staff to pursue funding strategy consistent with the selected alternative.

Moved by Nelson

Seconded by Shearer

**YEAS:** Johns, Grime, Nelson and Shearer

4

**NAYS:** None

0

Motion Passed

**8. For Discussion and Possible Action: Adoption of Procedure to Create and Maintain List of Qualified Appraisers Pursuant to NRS 318.5121**

The full discussion related to item 8 can be heard at:

Due to technical difficulties this portion of the meeting was not recorded

**M-02-18-26-3:** Motion to adopt the proposed procedure establishing a list of qualified appraisers for purposes of compliance with NRS 318.5121.

Moved by Grime

Seconded by Shearer

**YEAS:** Johns, Grime and Shearer

3

**NAYS:** None

0

Motion Passed

**9. For Discussion and Possible Action: Selection of Appraiser for Pending Property Sale**

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

Due to technical difficulties this portion of the meeting was not recorded

**M-02-18-26-4:** Motion to select Johnson Valuation Group, Ltd., and Benjamin Q Johnson, MAI, as appraiser for pending District property sale, subject to receipt of the disclosure required by NRS 318.5121 (2). If the required disclosure is not provided, the appraisal shall not be used.

Moved by Shearer

Seconded by Grime

**YEAS:** Johns, Grime and Shearer

3

**NAYS:** None

0

Motion Passed

**10. For Discussion and Possible Action: Determination of Fair Market Value of District Property Proposed for Conveyance (APN:1318-24-710-001)**

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

Due to technical difficulties this portion of the meeting was not recorded

Kingsbury GID received a purchase offer of \$30,000 for the property associated with the former pump house site. The District had previously countered with \$40,000; however, the purchaser responded with a revised offer of \$30,000, supported by an appraisal valuing the property at \$10,000 plus an estimated \$20,000 cost to reconstruct the compound improvements.

After further discussion, it was agreed that the District would accept the \$30,000 purchase price. The District will retain the sale proceeds in lieu of requiring reconstruction of the pump house facility, which is no longer needed for District operations.

**M-02-18-26-5:** Approved action to conduct a public hearing and, if appropriate, adopt a determination of fair market value for the district-owned property proposed for conveyance (APN 1318-24-710-001), based on the evidence presented, including the appraisal prepared by Johnson Valuation Group, Ltd., 510 Laurel Lane.

Moved by Nelson

Seconded by Shearer

**YEAS:** Johns, Grime, Nelson and Shearer

4

**NAYS:**

0

Motion Passed

**11. For Discussion and Possible Action: Ratification and Authorization of Conveyance of District Owned Property (APN:1318-24-710-001)**

The full discussion related to item 11 can be heard at:

Due to technical difficulties this portion of the meeting was not recorded

**M-02-18-26-6:** Approved to Ratify the Board's prior determination that the sale of the District-owned property located at 510 Laurel Lane is in the District's best interest, approve the purchase price as determined by the Board, and authorize the conveyance of the property following completion of the public hearing and formal determination of fair market value, including authorization for the General Manager to execute all documents necessary to complete the transaction.

Moved by Nelson

Seconded by Shearer

**YEAS:** Johns, Grime, Nelson and Shearer

4

**NAYS:**

0

Motion Passed

**12. For Discussion and Possible Action: Approve list of Claims, January 2026**

The full discussion related to item 12 can be heard at:

Due to technical difficulties this portion of the meeting was not recorded

**M-02-18-26-8:** Approved the list of claims for January 17, 2026 – February 11, 2026, from check number 66076-66160 for a total of \$277,606.36.

Moved by Nelson

Seconded by Shearer

**YEAS:** Johns, Grime, Nelson and Shearer

4

**NAYS:**

0

Motion Passed

**13. For Discussion: Received and Reviewed Financial Statements, Quarterly – October/November/December 2025.**

The full discussion related to item 13 can be heard at:

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

**Media Timestamp (00:14 – 08:31)**

**14. For Discussion: Proposed Updates to the District By-Law (First Reading)**

The full discussion related to item 14 can be heard at:

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

**Media Timestamp (08:31– 23:48)**

**15. For Discussion and Possible Action: Rescheduling of April 21, 2026, Board Meeting**

The full discussion related to item 15 can be heard at:

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

**Media Timestamp (23:49– 26:58)**

**16. For Discussion and Possible Action: Proposed Change to Standing Board of Trustees Meeting Schedule**

The full discussion related to item 16 can be heard at:

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

**Media Timestamp (26:59– 33:50)**

**M-02-18-26-9:** Approved changing the monthly standing Board of Trustees meeting date from the third Tuesday of each month to the second Thursday of each month, effective

April 9, 2026.

Moved by Nelson

Seconded by Shearer

**YEAS:** Johns, Grime, Nelson and Shearer

4

**NAYS:**

0

Motion Passed

**17. For Discussion and Possible Action: Remote Public Participation Options for Board Meetings**

The full discussion related to item 17 can be heard at:

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

**Media Timestamp (34:00– 47:33)**

**NO ACTION TAKEN**

**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

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

**Media Timestamp (47:37 – 1:17:00)**

1. Board Member Reports

Shearer questioned if the Kahle Dr. project needs to be researched to see if they are going to dig up the road so that we can replace the districts dated pipes at the same time.

Grime and Shearer gave kudos to Byran for the district water systems tours for the board members.

Nelson noted that she had sewer authority meeting in the morning and mentioned they are doing a salary survey using “Public Sector Personnel Consultants” which cost around \$2,000.00, every four years.

2. Engineering Report (In board packet)

3. Management Reports

Dornbrook executed the snow removal contract with Charlena then spoke with Jason regarding the work they did to help open Kingsbury Grade. Service line applications have been distributed. Rate study continues and will be discussed at the March meeting. HSA will be updated on an agenda soon. The Sprung structure will need to be paid off. LGIP investments are being researched. On call options are being researched with local casinos etc. to have rooms on standby. Pool pact training continues for the board members. Agenizing remote work from home for essential workers with laptops etc. on a case-by-case basis. Regretted not sending staff home early during the storm yesterday.

Spoke a little about matching grants that are available to Tahoe and possibly contracting with grant writers in the future.

Moss discussed daily operations including a sink hole on Tramway where a culvert collapsed. Jason with F&B offered up some of his crew to help replace the culvert. Reviewed his report which is in the board packet.

Brewer mentioned the Springbrook transition/training. Updated the board on candidates that need to be reviewed by Byran and H.R. to make interview appointments. Noted the team building had been cancelled and needs to be rescheduled. Union negotiations are happening next week.

4. Attorney Report (Nothing presented)
5. Correspondence (Nothing presented)
6. Long Range Calendar (Nothing presented)

**18. Final Public Comment:**

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

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

None

**7. ADJOURNMENT (for possible action)**

The meeting of the Kingsbury GID Board of Trustees adjourned at 7:55 PM.

Respectfully submitted,

Attest:

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Ed Johns, Chair

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Cindy Trigg, Secretary