



**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 JUNE 11, 2026
<https://kgid.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 Sara Nelson, Secretary/Treasurer Cindy Trigg were all present in person. General Manager Derek Dornbrook, Utility Ops Superintendent Byran Moss, Admin H.R. Supervisor Judy Brewer, Accountant II Brandy Johns and General Counsel Frank Flaherty were all present in person. Also present in person were Virginia Toy, Jim Norton and Luke Tipton. Present on zoom were Joel Locke, Travis Marshall and Bob Keller.

4. Public Comment

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

Media Timestamp (Not recorded in error)

M-06-11-26-01: To approve the agenda as submitted/posted for Kingsbury GID Board of Trustees Meeting June 11, 2026.

Seconded by Nelson

YEAS: Johns, Shearer, Trigg and Nelson

4

NAYS: None

0

Motion Passed

NEW BUSINESS FOR POSSIBLE ACTION

- 6. For Discussion and Possible Action:** Consideration of Legal Counsel Retainer Agreement.

Media Timestamp (Not recorded in error)

M-06-11-26-02: The board approved the retainer agreement for legal services and authorized the General Manager to execute the agreement on behalf of the district.

Moved by Nelson

Seconded by Trigg

YEAS: Johns, Shearer, Trigg and Nelson

4

NAYS: None

0

Motion Passed

- 7. Approval of Minutes: For Possible Action: Approval of the Minutes for the Board of Trustees meeting May 21, 2026.**

Nelson asked for a correction to her Board Member Report to show that the sewer line permits have been obtained by Douglas County Sewer Authority.

Media Timestamp (Not recorded in error)

M-06-11-26-03: To approve the minutes for May 21, 2026.

Moved by Shearer

Seconded by Nelson

YEAS: Johns, Shearer, Trigg and Nelson

4

NAYS: None

0

Motion Passed

- 8. For Discussion and Possible Action:** PUBLIC HEARING: Receipt and Filing of Report Regarding Delinquent Account for Possible Placement on County Tax Role

Virginia Toy owner of Property 1318-22-002-096 spoke about the 15-year struggle with the district's billing system and requested relief from a \$71,000.00 bill. Action for the next filing step will be taken at the July 9, 2026 Meeting.

Media Timestamp (Not recorded in error)

M-06-11-26-04: To complete next action required in the process for the following board meeting.

Moved by Trigg Seconded by Shearer

YEAS: Johns, Trigg, Shearer and Nelson 4

NAYS: None 0

Motion Passed

9. For Discussion and Possible Action: Review and Approve the Nevada Public Agency Insurance Pool Member 2026 Proposal

Jim Norton from Warren Reed Insurance explained that most members of the Nevada Public Agency Insurance Pool received rate reductions. The pool offers comprehensive coverage including earthquake, flood, and cyber liability.

Media Timestamp (Not recorded in error)

M-06-11-26-05: A motion to accept the Nevada Public Agency POOL 2026/2027 proposal of \$122,621.71 and authorize General Manager to execute the appropriate documents.

Moved by Trigg Seconded by Shearer

YEAS: Johns, Shearer, Nelson and Trigg 4

NAYS: None 0

Motion Passed

10. For Discussion and Possible Action: Approval of the FY 2026/27 Workers Compensation Insurance Policy

Jim explained the pool's workers' compensation plan details and rate changes.

Media Timestamp (Not recorded in error)

M-06-11-26-06: Accept renewal proposal for EMPLOYERS Preferred Insurance Company and authorize General Manager to execute appropriate documents.

Moved by Trigg	Seconded by Shearer	
YEAS: Johns, Shearer, Nelson and Trigg		4
NAYS: None		0
		Motion Passed

11. Closed Session: Pursuant to NRS 241.030, the Board met in closed session to receive an update and discuss matters related to labor negotiations and collective bargaining strategy regarding the Collective Bargaining Agreement (CBA).

12. For Discussion and Possible Action: Approve July 1, 2026, to June 30, 2029, Collective Bargaining Agreement between Kingsbury General Improvement District and International Union of Operating Engineers Stationary Local 39, AFL-CIO

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

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

Media Timestamp (04:07 – 14:30)

M-06-11-26-07: Review and approve July 1, 2026, to June 30, 2029 Collective Bargaining Agreement between Kingsbury GID and International Union of Operating Engineers Stationary Local 39, AFL-CIO

Moved by Nelson	Seconded by Trigg	
YEAS: Johns, Shearer, Trigg and Nelson		4
NAYS: None		0
		Motion Passed

13. For Discussion and Possible Action: Review and approval of Fiscal Year 2026/2027 professional services agreements with DOWL for Water Rights Consulting Services, General Services Consulting, and Geographic Information Systems (GIS) Services.

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

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

Media Timestamp (15:44 – 21:08)

Travis from DOWL announced that the Market Street Sewer Project received \$1 million in federal funding through the Mark Amodei appropriations bill. Reviewed task orders 77, 78 and 79.

M-06-11-26-08: Approve Fiscal Year 2026/2027 professional services agreements with DOWL for Water Rights Consulting Services, General Services Consulting, and Geographic Information Systems (GIS) Services, and authorize the General Manager to execute the agreements on behalf of the district.
Task Order #77 – General Services Consulting (not to exceed \$50,000)
Task Order #78 – GIS Services (not to exceed \$30,000)
Task Order #79 – Water Rights Consulting Services (not to exceed \$5,000)

Moved by Trigg Seconded by Nelson

YEAS: Johns, Trigg, Shearer and Nelson 4

NAYS: None 0

Motion Passed

14.-15. For Discussion and Possible Action PUBLIC HEARING – Fiscal Year

2026/2027 Water and Sewer Rates Hearing. **(15)** Adoption of Resolution No. 2026-03 Establishing FY 2026/2027 Water and Sewer Rates.

The full discussion related to item **14/15** can be heard at:

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

Media Timestamp (21:21 – 1:45:37)

(14) The board conducted the public hearing regarding proposed Fiscal Year 2026/2027 Water and Sewer Utility rate adjustments with a Water and Sewer Utility Rate Analysis and Presentation prepared by DOWL and provided direction to staff.

(15) Discuss and consider adoption of Resolution No. 2026-03 establishing updated Water and Sewer Utility rate schedules and related financial policies effective July 1, 2026, including selection of preferred Water and Sewer Utility rate adjustment alternatives as presented by DOWL and incorporated into Exhibits “A” and “B” of the Resolution.

M-06-11-26-09: To adopt Resolution No. 2026-03 establishing updated water and sewer utility rate schedules to be increased with the water rates over the current levels of 5% through fiscal year 2029, followed by 4% thereafter through fiscal year 2031. Sewer rates to be increased over current levels by 10% through fiscal year 2029 followed by 5% thereafter through fiscal year 2031. All rate increases to be effective July 1, 2026.

Moved by Shearer Seconded by Nelson

YEAS: Johns, Trigg, Shearer and Nelson 4
NAYS: None 0

Motion Passed

16. For Discussion and Possible Action: Approval of list of Claims, May 2026.

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

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

Media Timestamp (1:46:25 – 1:48:25)

M-06-11-26-10: Motion to approve the list of claims for May 13, 2026, to June 5, 2026, from check number 66436 to 66500 for a total of \$173,711.58.

Moved by Trigg Seconded by Nelson
YEAS: Johns, Trigg, Shearer and Nelson 4
NAYS: None 0

Motion Passed

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

Media Timestamp (1:49:02 – 2:26:50)

1. Board Member Reports

Shearer: A discussion regarding the potential property acquisition options for a new shop facility, with Shearer reporting on the possibility of acquiring an old county dump site off logging road, though this would require further investigation with Douglas County. Dornbrook and Shearer to investigate the possibility of acquiring the Douglas County property (old dump site) for district use, including determining land coverage and permits required.

The Beach Club wants to know what our follow up is regarding the Phase 2 transitioning from the 3" lines to the 1.5" lines for the meters.

Discussed implementing an anonymous employee survey to evaluate the General Managers performance review and will send it out via: Survey Monkey.

2. Nelson:

At the Sewer Authority meeting yesterday she received more information on the export line that the Sewer Authority would like to replace next summer/fall.

They are looking to move it from up around Terrace View to a forest service dirt road which sits directly next to a power line to be more accessible.

3. Management Reports

GM Dornbrook:

Touched on customer appeal regarding late fees affiliated with the transition from Civic Pay to Xpress BillPay that is scheduled to be discussed at the July meeting. Attending a meeting next week with five other General Managers (Round Hill GID, Indian Hills GID, Gardnerville Water and Gardnerville Ranchos GID) with the possibility of additional agencies joining future discussions.

Brewer:

Spoke about the heavy workload from transitioning to Xpress bill pay from Civic Pay. We have a second interview tomorrow with a potential water candidate from Douglas County. Annual service plan meeting is scheduled for next week with Pool/Pact. We had an audit yesterday with the State of NV fingerprints division and will need one more person to be trained so we have a backup. Asked if anyone had any questions on the remainder of items on her Managers Report.

Moss:

Completed monthly state reports, Interviewed new applicants for water system operators. Hired Greg Melandow on the Water Crew. Maintenance and repairs completed on one of the street sweepers. Worked with Pye Barker Fire and Safety to check the alarm equipment at Galaxy, Easy Street, and Palisades Dr. sewer lift stations. Working with Aspen Development on punch lists items and warranty issues for the Tina and Tramway Waterline Project. The water crew repaired leaks on Kahle Dr., South Benjamin Dr. and Cottonwood Dr. with the help of the Road Crew.

4. Attorney Report

Nothing to report

5. Correspondence

6. Final Public Comment:

7. ADJOURNMENT (for possible action)

The meeting of the Kingsbury GID Board of Trustees adjourned at 8:23 PM.

Respectfully submitted,

Attest:

Ed Johns, Chair

Cindy Trigg, Secretary

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