

**MINUTES OF THE REGULAR MEETING OF THE
KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES
TUESDAY MARCH 18, 2025**

CALL TO ORDER - The meeting was called to order at Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada at 5:04 p.m. by Sandy Parks.

PLEDGE OF ALLEGIANCE -

ROLL CALL - In attendance were Trustees Trigg, Felton, Nelson, Johns and Parks. Also present were Interim General Manager Joe Esenarro, Administrative & H.R. Supervisor Judy Brewer, Accountant Brandy Johns, General Counsel Chuck Zumpf. There were numerous individuals of the public present.

PUBLIC COMMENT -

During public comment, Stacy Baker expressed concern about the snow removal rate increase and the environmental impact of the methods used. Mitch Dion, joining online, thanks everyone for their support during his recovery.

APPROVAL OF AGENDA (Agenda Item #5)-

M-03/18/2025-1 - Motion by Felton, seconded by Trigg, and unanimously passed to approve the agenda.

APPROVAL OF MINUTES (Agenda Item #6)-

M-03/18/2025-2 – Motion by Johns, seconded by Felton, and motion passed after making a minor correction to approve the minutes. Nelson and Trigg abstained as they were not present for the February 18, 2025 meeting.

FOR POSSIBLE ACTION:

LIST OF CLAIMS (Agenda Item #7) -

Tabled for April 15, 2025 meeting

PRESENTATION BY BARTON HEALTH (Agenda Item #8)-

Chris Proctor from Barton Health discussed the expansion of their healthcare services in the Lake Tahoe community. They plan to build a new hospital in Nevada, which will provide higher-level specialty services, including oncology and cardiovascular medicine. The new hospital will also have inpatient services, and all outpatient services will be in the same location. The proposed hospital will be approximately 230,000 square feet, which is double the size of their current facility. The design of the new hospital aims to fit in with the style of

Tahoe and will have green areas for people to enjoy the outdoors. The main entrance and exit for the hospital will be off Highway 50. The project is still in its early stages, and they are seeking community feedback and input.

MEDICAL DEDUCTIBLE OFFSET (Agenda Item #9)-

Tabled for April 15, 2025 meeting

The board discusses the current Health Savings Account (HSA) contribution policy for employees. They consider changing from biannual payments to quarterly or monthly payments to be more fiscally responsible. The board decides to have staff prepare a comprehensive written policy proposal for the HSA program, including payment frequency and eligibility requirements, to be reviewed at the May meeting. They want to finalize the policy before the June meeting when benefit amounts are typically approved for the next year. The board also requests information on comparable organizations' practices and consideration of a potential matching program.

DAMAGE CLAIM FOR SEWER LATERAL (Agenda Item #10)-

M03/18/25-3 – Motion by Felton, seconded by Trigg and unanimously passed to reimburse property owner of 476 Andria Drive \$1,256.00 and seek reimbursement from Far Construction from their retention that we are holding.

The board discussed a reimbursement request from a property owner for sewer lateral damage at 476 Andrea Drive. Joe explains that the district's contractor, Far Construction Corp. dba. Resource Development Company damaged the sewer lateral during a waterline project but did not report or fix it. The board decides to reimburse the property owner \$1,256 for Roto-Rooter bills incurred due to the contractor's damage, while denying the rest of the claim as it relates to the owner's property maintenance. The district will recover the amount of \$1,256 from the contractor's retention. The board also discusses the need for better inspection processes and liability insurance to handle such claims in the future.

KAHLE DRIVE RESTORATION PROJECT (Agenda Item #11)-

NO ACTION TAKEN

The agenda item focused on discussing the Kahle Drive Restoration Project, also known as the Complete Street project. The project aims to address various issues including surface drainage, sewer pipes, and underground utilities. The total cost of the project is close to 5 million dollars, with a significant portion of the funding secured through grants. The project is set to start this summer. However, there was a discussion about the need to replace a 6-inch freshwater line, which was initially excluded from the project due to concerns about

its condition. The attendees agreed to explore options for including the water line replacement in the project, despite the potential challenges of securing additional funding.

The group discusses replacing an aging 6-inch asbestos concrete water pipe on Kahle Road with a new 10-inch pipe. They consider the timing of this project in relation to Barton Hospital's construction plans and the road reconstruction. Matt explains that upgrading to a 10-inch pipe would provide redundancy for the lower area of the district, including the Beach Club. The group also discusses the capacity of the existing infrastructure to support the upgrade, and the potential risks associated with construction near the old pipe. They agree that more information is needed about the existing infrastructure and the exact needs of Barton Hospital before deciding.

The board discussed the feasibility and cost of replacing an aging water line under a road. The line, installed in 1977, and could potentially need replacement in the future. The board considered the cost of hiring a contractor, the potential for grant funding, and the urgency of the situation. They ultimately decided to take no action on the proposal, citing budget constraints and the potential for rushing the project. The board agreed to monitor the situation and consider replacement in the future when necessary.

APPLICATION FOR PUBLIC USE OF DISTRICT FACILITIES (Agenda Item #12)-

M03/18/25-4 - The board discussed and approved the application for public use of district facilities, with a minor amendment to fix a typo.

MANAGEMENT REPORTS –

Board Member Report, Management Reports and Attorney Report were provided.

Reports included updates on grant opportunities, fire hydrant snow removal issues, and progress on hiring a new general manager.

CORRESPONDENCE – There were no comments

FINAL PUBLIC COMMENT –

Members of the public express concerns about a proposed Barton hospital project, including its height, impact on the neighborhood, and use of Kahle Drive. The board clarifies they have no decision-making power over the project beyond water and sewer services.

ADJOURNMENT –

M-03/18/25-5 - Motion by Johns, seconded by Parks, and unanimously passed to adjourn the meeting at 7:50 p.m.

- Board members to attend the budget workshop meeting on April 1st at 5 PM.

Respectfully submitted,

Sandy Parks, Chair

Attest:

Cindy Trigg, Secretary