

**MINUTES OF THE SPECIAL MEETING & BUDGET WORKSHOP OF THE  
KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES  
TUESDAY JANUARY 21, 2025**

**CALL TO ORDER** - The meeting was called to order at 5:03 p.m. at the Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada by Sandy Parks.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** - In attendance were Trustees Sandy Parks, Cindy Trigg, Ed Johns, Sara Nelson and Greg Felton. Also, present Administration & Human Resource Supervisor Judy Brewer, Utility Operations Superintendent Joe Esenarro and General Counsel Chuck Zumpft. The public included district residents Charles Hancock and Jodie Nelson. District resident Brandy Johns and Matt Van Dyne of Dowl joined the public later in the meeting.

**PUBLIC COMMENT** - Jodie Nelson welcomed the new board members and offered her assistance if needed. Jodie also disclosed that she is acting on the committee to hire a new general manager.

**APPROVAL OF AGENDA -**

**M-01/21/2025-1** - Motion by Felton, seconded by Trigg, and unanimously passed to approve the agenda.

**APPROVAL OF MINUTES -**

**M-01/21/2025-2** - Felton noted the top of page 2 reads "Except Salary Schedule" and should read "Exempt Salary Schedule". Motion by Trigg, seconded by Nelson, unanimously passed to approve the Regular Meeting Minutes dated December 17, 2024, with the correction. Felton abstained due to his absence.

**FOR POSSIBLE ACTION:**

**ORGANIZATION OF THE BOARD OF TRUSTEES AND THE ELECTION OF OFFICERS:** Parks offered to serve as Chair. Johns and Trigg both offered to serve as Vice Chair.

**M01/21/2025-3** - Motion by Felton, seconded by Nelson, and unanimously passed to elect Sandy Parks as 2025 Chair, Ed Johns as Vice-Chair and Cindy Trigg as Secretary-Treasurer.

**ASSIGN REPRESENTATION TO SEWER AUTHORITY:** Nelson offered to serve on the sewer authority board for the remainder of Jodie Nelsons term until September 2025.

**M01/21/2025-4** - Motion by Parks, seconded by Trigg, and unanimously passed to elect Sara Nelson to represent Kingsbury General Improvement District at the sewer authority.

**FINANCIAL STATEMENTS – DECEMBER 2025**

Financials were provided for review.

**LIST OF CLAIMS -**

**M-01/21/2025-5** - Motion by Felton, seconded by Nelson, and unanimously passed to approve the List of Claims in the amount of \$1,471,756.23 as represented by check numbers 64766 through 64883.

**SUCCESSION PLANNING; GENERAL MANAGER:** The board recognizes that the former general manager, Mitch Dion, resigned effective January 17, 2025, as per his email to the board's council. The board officially appointed Joe Esenarro as the interim general manager with all the authorities of the general manager position. Joe Esenarro will work with the board and district personnel to ensure a smooth transition. Joe Esenarro's salary will be addressed on an agenda item at the February 18, 2025, board meeting.

**M-01/21/2025-6** - Motion by Parks, seconded by Johns, and unanimously acknowledged, as per Mitch Dion's assertion in an email to the boards council the district accepts his resignation from Kingsbury GID as of January 17, 2025.

**M0-1/21/2025-7** - Motion by Johns, seconded by Trigg, and unanimously acknowledged that the board of trustees of Kingsbury General Improvement District appoint Joe Esenarro as the interim general manager with all the authorities of the general manager.

### **Legal Proceedings Update:**

On January 7, 2025, Judge Gregory of the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas entered his findings and facts, conclusions of law and decree of Judicial confirmation (NRS Chapter 43) regarding Kingsbury General Improvement District, a political subdivision of the State of Nevada regarding petition for judicial confirmation of matters involving the clearing of fire hydrants obstacles, debris and snow. Judge Gregory's ruling was not favorable for the district. Prior to this meeting the board council called and conducted a litigation gathering to discuss the pending litigation with the board regarding how to move forward. The Counsel is seeking out how to proceed considering Judge Gregory's judgement.

Felton expressed trying to negotiate with the fire district without continuing down the path of the court.

**M-01/21/2025-8** - Motion by Johns, seconded by Trigg, and was passed to move forward with Kingsbury General Improvement Districts counsel file an appeal on behalf of Kingsbury General Improvement District. Trustee, Greg Felton declined.

**M-01/21/2025-9** - Motion by Johns, seconded by Felton and unanimously passed to form a committee to proceed negotiations with Douglas Tahoe Fire Protection District and to assign board member Johns and Interim general manager, Joe Esenarro to that committee.

### **Board Reports**

Felton stated he has a large list of questions and actions that the board needs to work on at a later meeting. Parks welcomed the new board members, encouraged them to review the mission statement.

### **Management Reports**

#### **General Manager's Report**

Nothing to provide

#### **Utility Operations Superintendent Report**

A written report was provided.

#### **Administrative and Human Resources Report**

A written report was provided.

#### **Engineer's Report**

There were no questions.

#### **Attorney's Report**

Counsel read a text from Kingsbury General Improvement Districts previous general manager pertaining to passing material contact information for the insurance claim for fire hydrant, snowplow strike and subsequent damages. The mediation date is set for 26<sup>th</sup> of February 2025 at 9:00 a.m. The previous general manager stated he may be able to attend the mediation if it's beneficial but would need a formal agreement with the district to participate. It was also noted that the attorney from the insurance (Pool pact) is in the driver's seat so monitoring the process is all we can do. This topic will be placed on the February board meeting as to who will be attending the mediation.

**CORRESPONDENCE** - There were no comments.

**FINAL PUBLIC COMMENT** – A question was asked about the health saving account (Health Care Offset Payment) reimbursement that is being requested through an email by the prior general manager. Brewer is researching and will present findings to the interim general manager to determine how to respond to the email.

Hancock suggested that we follow the snow removal contract that the district has with F&B regarding the snow removal around the fire hydrants.

### **ADJOURNMENT**

**M-01/21/2025-10** - Motion by Johns seconded by Trigg, and unanimously passed to adjourn the meeting at 6:59 p.m.

Respectfully submitted,

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Sandy Parks, Chair

Attest:

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Cindy Trigg, Secretary