



**Kingsbury General Improvement District
Board of Trustees**

*Ed Johns, Chair
Cindy Trigg, Secretary/Treasurer
Greg Felton, Trustee
Sara Nelson, Trustee*

MEETING MINUTES

**ADJOURNED MEETING OF THE KGID BOARD OF TRUSTEES
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON NOVEMBER 18, 2025
<https://kgid.org>**

**The Meeting of the Kingsbury General Improvement District
Board of Trustees was called to order at 5:01 p.m.**

1. Call to Order

2. Pledge of Allegiance

Chair Johns led the Pledge of Allegiance.

3. Roll Call

Trustee Sara Nelson, Chair Ed Johns, Secretary/Treasurer Cindy Trigg and General Counsel Chuck Zumpft, were all present in person. Trustee Greg Felton was present on Zoom.

Paul Corbani, Cynthia Mehiudin, Tahoe Chamber, Candice Michael, Patty Page and Jessica Grime were all present on Zoom.

Andrew Wilson, Bob Keller, Howard Steidtmann, Charlena Manchester, John Shearer, Jason Torres, Tobi Tyler, Jaime Lopez and Sara Lopez were all present in person.

4. Public Comment

Initial Public Comments can be heard at:

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

Media Timestamp (07:36-8:50)

Media Timestamp (07:49-8:45)

Public Comments provided by Sandy Parks are as follows:

Sandy Parks noted that she has been serving on this board for seven years. Once she sold her house on Pine Drive, she moved to Lake Village which Kingsbury GID provides water but doesn't provide sewer. Sandy has been told she will not be allowed to serve on the board anymore, so she thanked everyone and let them know, it's been a pleasure working with them.

5. Approval of Agenda: For Possible Action:

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

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

Media Timestamp (11:11 – 12:57)

The board outlined the agenda adjustments, including removing Item #10 and Item #11.

M-11-18-25-1: To approve the agenda as submitted/posted for Kingsbury GID Board of Trustees Meeting November 18, 2025.

Moved by Nelson

Seconded by Trigg

YEAS: Johns, Trigg, Felton, and Nelson

4

NAYS: None

0

Motion Passed

6. Approval of Minutes: For Possible Action:

The full discussion related to item 6 can be heard at:

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

Media Timestamp (13:02 – 16:25)

The minutes for September 16, 2025, had the incorrect spelling of Byran's name.

The minutes for October 21, 2025, Felton noted the issue of being paid for being present at a board meeting wasn't due to fairness as indicated in the minutes it was more to do with that we should be paid when only performing our duties.

M-11-18-25-2: To approve the minutes after the corrections for September 16, 2025, and October 21, 2025.

Moved by Trigg

Seconded by Nelson

YEAS: Johns, Trigg, Felton, and Nelson

4

NAYS: None

0

Motion Passed

NEW BUSINESS FOR POSSIBLE ACTION

7. For Discussion and Possible Action: Election of Chair of the Board of Trustees.

The full discussion related to item 7 can be heard at:

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

Media Timestamp (16:29 – 23:45)

Under the opinion of Counsel Zumpft he believes we need all our board positions filled. The appropriate way to do this is to have someone nominate a slate and pick them. You can have a vacant position temporarily until January although he doesn't understand the function of the wait. Trigg said that she is interested in filling the Vice Chair for one meeting until January so she can learn from the Chair Johns which would leave the Secretary/Treasurer position open. There was no interest in filling the open position of Secretary/Treasurer by other board members. Felton expressed he would be in favor of waiting until January to have the vacant seat filled.

M-11-18-25-3: To Approve election of Johns to be Chair of the Board of Trustees to complete the term until January 1, 2026.

Moved by Nelson

Seconded by Felton

YEAS: Johns, Trigg, Felton, and Nelson

4

NAYS: None

0

Motion Passed

8. For Discussion and Possible Action: Approve list of Claims, October 2025

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

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

Media Timestamp (24:04 – 26:15)

M-11-18-25-4: Approve the list of claims starting with check # 65789 through check # 65875 for a total of \$773,672.55.

Moved by Nelson

Seconded by Trigg

YEAS: Johns, Trigg, Felton, and Nelson

4

NAYS: None

0

Motion Passed

9. For Discussion and Possible Action: Appointment of a qualified elector to fill a vacancy on the Kingsbury GID Board of Trustees.

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

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

Media Timestamp (26.24 – 49.25)

Nelson asked a couple of colleagues about one of the applicants which stated Grimes is an amazing community advocate and she comes from a place of logic not emotion and we would be lucky to have her serve on the Board. Felton asked what the process is to let the community know that there is an opening on the Board. Dornbrook explained that we sent a mass email and posted at the facilities where we post our agenda. Trigg asked if there was any possibility of having a committee to interview the candidates. The committee interviewing the candidates to be made up of Johns and Nelson then will bring their recommendations back to the board at the December 16th meeting.

John Shearer – Long time local and would love to be an active member on the board.

Currently runs (5) businesses and is a hard worker.

Robert Keller – In Tahoe for six years now. Doesn't have any conflicts that would interfere with his duties. Lots of experience with public contracts and dealing with all the details, coming up with cost effective solutions and would love to help Kingsbury GID.

Staci Baker – In Tahoe for over three decades and am very concerned about sustainability and community cohesiveness. My ability to combine sound science (as I do have a doctorate) with ethical reasoning allows me to address complex scenarios. I'm ready to make a meaningful impact by being on the Board and serving the community that I care deeply about.

Jessica Grime – Works for the Tahoe Chamber as the membership director. Works very closely with officials, public safety people, and elected officials in Douglas County, El Dorado and the City of South Lake Tahoe. Advocates to get information to the community since she moved to Lake Tahoe in 2016. She wants to be someone of service to have insight into any Kingsbury GID topics or balance and being an advocate for the community.

M-11-18-25-5: Motion was made to include Nelson and Johns to be the committee to interview and bring suggestions for a qualified elector to fill the vacant Trustee position to the next board meeting on December 16, 2025, to be discussed by the board.

Moved by Johns Seconded by Nelson

YEAS: Johns, Trigg, Felton, and Nelson 4

NAYS: None 0

Motion Passed

10. For Discussion and Possible Action: Recognition of Service – Trustee and Board Chair Sandy Parks (DELETED FROM AGENDA).

11. For Discussion and Possible Action: 510 Laurel Lane Easement Request and Related Alternatives (DELETED FROM AGENDA).

12. For Discussion and Possible Action: Amendment to Trustee Compensation Policy

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

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

Media Timestamp (49.30 – 1:01:20)

Felton raised concerns about the existing trustee compensation policy, arguing that trustees should not receive payment for missed meetings. Kingsbury GID clarified that the law requires equal compensation for all trustees, regardless of attendance, and offered to conduct further research if the Board desired. The discussion highlighted differing opinions on whether trustees should be compensated at all.

M-11-18-25-6: Motion was made to adopt resolution 2025-03.

Moved by Nelson Seconded by Trigg

YEAS: Johns, Trigg, Felton, and Nelson 4

NAYS: None 0

Passed Motion

13. For Discussion and Possible Action: Approve 2026 Calendar of Board Meetings and District Holidays

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

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

Media Timestamp (1:01:35– 1:15:20)

Felton expressed a desire for the Board to receive the board packet earlier to facilitate better preparation for meetings. Kingsbury GID noted that while there is no legal requirement for packet timing, they could consider agendizing a discussion on

establishing a policy for earlier distribution. The group also discussed the potential impact of changing the meeting date without the challenges of overlapping with other community meetings.

M-11-18-25-7: Approved 2026 Board of Trustee Meetings and District Holiday Calendar as recommended.

Moved by Nelson Seconded by Trigg

YEAS: Johns, Trigg, Felton, and Nelson 4

NAYS: None 0

Passed Motion

14. For Discussion and Possible Action: Conduct the Six-Month Performance Evaluation of District General Manager Derek Dornbrook

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

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

Media Timestamp (0:00:06– 0:36:20)

The six-month performance evaluation of District General Manager Derek Dornbrook was conducted, with Dornbrook presenting a self-evaluation that acknowledged both achievements and challenges. The Board discussed the N.A. designations in the evaluation, clarifying that they indicated a lack of information rather than negative assessments.

Board members recognized Dornbrook's efforts during a challenging transition and encouraged him to adopt a more assertive leadership style, emphasizing the need for data-driven decision-making and effective management of personnel. The Board expressed optimism for Dornbrook's continued growth and leadership in the future.

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 1-6 can be heard at:

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

Media Timestamp (36:32 – 55:54)

1. Board Member Reports

Nelson mentioned that the sewer authority is losing a long-time employee and are looking for a replacement. Felton made a proposal last month regarding expressing his interest in having a semi-formal introduction to all the Kingsbury GID employees.

2. Engineering Report

Dowl is closing out some of the road and water main projects by the end of this month. The rate analysis and Market Street preliminary reports will be distributed soon. Dowl will be present at the December 16th meeting and will provide more detail on the above items.

3. Management Reports

Dornbrook: Announced we have officially hired Byran Moss as an Operations Superintendent. Currently transitioning to a new IT company. Continuing the public records request and updating by-laws in a more cohesive form. With the assistance of STPUD looking at grants and filling out applications.

Moss: Completion of Tramway Drive and Tina Court water line replacement project and made a punch list, sent to Dowl. Completed State and miscellaneous reports. Annual service has been performed on all districts fire extinguishers. The road crew trimmed trees and bushes along roadways.

4. Attorney Report

Counsel reported the litigation has not been resolved. Presently the matter is proceeding through discovery. Whether it will be resolved prior to trial will be seen

Correspondence

None

5. Long Range Calendar

No changes as of now

6. Announcements and Final Public Comments

Charlena Manchester: F&B feels Kingsbury GID needs to do some research into the ongoing litigation regarding the fire hydrant that was hit. The Kingbury GID lawyers are blocking everything and it's just hanging out there preventing the case from being settled. Johns suggested that Charlena come to the office and speak to staff regarding the situation as the board can't respond to public comments.

Patty Page: Stated that Johns mentioned at the last meeting that slurry seal on the road was ripped up by snow removal and was wondering if that has been corrected. Nelson responded that unfortunately the board can't engage or debate on a public comment according to the NRS open meeting laws, but she is welcome to engage with the district staff as they can answer that question, just not in a meeting.

7. ADJOURNMENT (for possible action)

The meeting of the Kingsbury GID Board of Trustees adjourned at 7:11 PM.

Respectfully submitted,

Ed Johns, Chair

Attest:

Cindy Trigg, Secretary