



Kingsbury General Improvement District

Board of Trustees

Sandy Parks, Chair

Ed Johns, Vice Chair

Cindy Trigg, Secretary/Treasurer

Greg Felton, Trustee

Sara Nelson, Trustee

MEETING MINUTES

MEETING OF THE KGID BOARD OF TRUSTEES

HELD AT 160 PINE RIDGE DR. STATELINE, NV ON SEPTEMBER 16, 2025

CALL TO ORDER - The meeting was called to order at the Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada at 5:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL - In person attendance were Trustees Johns, Trigg, Nelson and Felton. Also, present was General Manager Dornbrook, Interim Utility Operations Superintendent Byran Moss, Admin. & H.R. Supervisor Judy Brewer, Accountant II Brandy Johns and General Counsel Chuck Zumpft. Trustee Parks was absent. Public attendees included presenter Courtney Walker along with public attendees: Bob Keller, Chris Anderson, Wade Fiske, Bill Downey, Carole Downey, Don Stanley, Sue Stoll, Barbara Berner, Mary Kinion, Rhiannon Simpson, Laura Montiel, Larry Bowland, Steve Raubeck, Cory Labato, Nate Jensen, Karen Garretson, Mike Bennett, Rodney Vonahsen, Taylor Cole, Erika Nelson, Chris Larson, Sarah Hancock, Charles Hancock, Andrew Deptro, Katy Doom, Doug Mathews, Elfie Klement, AnnMarie Rose, Phil Olivieri, Jason Torres, Don Ester, Flipper Manchester, Marilyn Spencer, Patti Page, Matt Van Dyne, Pat Miller, Tony Garcia, Patty Nusby, Jessica Grime, Sunny Cassidy, Matt Grime, Chelsea Bibb, Brendan Packer, Peter Greil, Nancy Cornell, Clyde Cornell, Ross Huber, Mark White, Janeen White and Sam Sellers. On Zoom were: Summit Village, Rubio Aguilar, Paul, Chris, John Edelen, Michelle Pandori, Don's iPad, Susan Cuhuli and Nancy. Note: There may have been public attendees that did not use the sign-in sheet or identify themselves on Zoom.

PUBLIC COMMENT- Bob Keller voiced his concern as to why the roads lines in the District aren't being painted.

PUBLIC COMMENT REGARDING SNOW REMOVAL CONTRACT -

Jessica Grime - Concerns regarding Lopez's not being able to meet demands.

Charlie Hancock - Clarified that KGID isn't responsible for plowing Kingsbury Grade.

Bill Downey - Believes Board is being irrational for choosing Lopez snow removal.

Patti Page - Believes Manchester was the only qualified bid that received.

Mary Kinion - Questions how much of Manchester's equipment works, they are old and polluting our streets.

Michelle Pandori - Commended the community who showed up at the meeting today. Pleaded with the board to choose Manchester.

Pat Miller - Concerned about a disabled family member not being able to get emergency help due to the streets not being plowed. Pat would like the Board to reconsider the contract with Lopez and choose Manchester.

Tony Garcia - Moved out of Tahoe after 36 years, worked with Manchester in the past and the machines are outdated. Lopez is fully capable of doing a good job for the District.

Matt Grimes - Would like the Board to reconsider giving the contract to Lopez.

Chris Anderson - Thoroughly satisfied with Manchester.

Marilyn Spencer - The Board took an oath to represent the best interest of all the residence in the district. Asked the board to put bias aside and give the contract to Manchester.

Rodney Vonahasn - Employees of Manchester have 80 years of combined experience, just between four employees and have cleaned up procedures since he has come onboard.

Rosie Labato - Disagrees with statements oil on the ground from Manchester, voting not to save money and go with experience instead.

All were invited back to a protest hearing that was scheduled for Tuesday 9/23/25 at 9:00 a.m.

APPROVAL OF AGENDA-Agenda #11 (For Discussion and Possible Action: Snow Removal Contract-Lopez Snow Removal) was removed from the agenda due to the protest filing.

M-09/16/2025-1- Motion by Trigg, seconded by Nelson, and unanimously passed to approve the agenda.

APPROVAL OF MINUTES- The minutes of the August 19, 2025, and Special Board Meeting August 27, 2025.

M-09/16/2025-2- Motion by Trigg, seconded by Nelson, and unanimously passed to approve the minutes for August 19, 2025.

M-09/16/2025-3- Motion by Trigg, seconded by Nelson, to approve the minutes of the August 27, 2025 meeting. The motion did not pass unanimously. The minutes will be revised and brought back for approval at the October 21, 2025 board meeting.

NEW BUSINESS FOR POSSIBLE ACTION:

TMDL Water Quality Program Overview and the KGID-Douglas County Partnership presented by Courtney Walker

Courtney Walker provided an overview of the Lake Tahoe Total Maximum Daily Load (TMDL) Program, explaining its focus on reducing fine sediment particle loads to improve Lake Tahoe's water quality. She clarified that Douglas County administers the TMDL program on behalf of KGID and emphasized the importance of maintaining partnerships to meet compliance goals. The methods used to measure and track sediment reduction, including road assessments, street sweeping operations, and highlighted upcoming projects such as the Lower Kingsbury area-wide treatment of runoff.

DOWL Market Street Lift Station Preliminary Engineering Report (PER) Task Order #71

The board approved a task order for \$85,000.00 to conduct a preliminary engineering report for the Market Street Lift Station, focusing on gathering existing data and evaluating alternatives. It was decided to proceed with the baseline study without the contingent tasks that would have added significant costs for environmental and funding compliance. The board also discussed the potential costs of rebuilding the station, estimated at \$10-15 million dollars, and the need to assess the current emergency gravity feed system as part of the study.

M-09/16/2025-4- Motion by Felton and unanimously passed to approve Task order #71 at a cost of \$85,000.00 to conduct a preliminary engineering report for the Market Street Lift Station.

Approve list of Claims. August/September 2025

The board reviewed the list of claims for August and September 2025.

M-09/16/2025-5- Motion by Trigg, seconded by Felton and unanimously passed to approve the List of Claims dated August 18, 2025 - September 10, 2025, beginning check number 65611 through 65711 in the amount of \$1,507,979.96.

Receive and Review Financial Statements. Quarterly - April/May/June. 2025

The board discussed financial statements, questioning whether they were generating more than legally required reports for the Board. Reviewed cash positions and deposit accounts, considering a sweeping fund option.

M-09/16/2025-6- Motion by Felton, seconded by Nelson and unanimously passed to accept and approve the Financial Statements covering the quarter of April, May and June 2025.

Health Savings Accounts (HSA) of Employees based upon by the Public Employees' benefits program (PEBP) for fiscal year 2025/2026

The Board discussed why it is requested by the staff to maintain the current contribution for the exempt employees HSA and revisit again in June 2026, which will give the staff more time to collect data including comparing different types of insurance.

M-09/16/2025-7- Motion by Trigg, seconded by Nelson to approve the HSA maintaining contributions to the Public Employees' Benefits Program (PEBP) for the purpose of funding Health Savings Accounts (HSAs) for exempt employees enrolled in the high-deductible health plan, at the same funding level as the previous fiscal year. **(Motion was rescinded)**

M-09/16/2025-8 - Motion by Trigg, seconded by Felton and unanimously passed to approve the HSA maximum approved by IRS (less \$900.00 provided by Public Employees Benefit Program and less \$1000.00 to make it more comparable to the union benefits) for fiscal year 2025/2026.

BOARD REPORTS- South Tahoe Public Utilities District is having an open house on 9/24/25 from 4-6 p.m.

MANAGEMENT REPORTS-Announced that Joe Esenarro's last day was September 12, 2025. Kudos was given to Byran Moss for stepping up and filling in the role of the interim position of the Utility Operations Superintendent. Dornbrook would like to explore the watermain intertie between Kingsbury and Roundhill, which may be very beneficial to improve fire protection for both entities. A milestone celebration honoring Brandy Johns for her 20 years of service at KGID will be held on September 18, 2025.

ATTORNEY REPORT - The Legislature recently enacted important updates to the Open Meeting Law. Under the revised provisions, public bodies-such as the KGID Board-with three or more Trustees in attendance may now meet privately with legal counsel to discuss certain legal matters, even when litigation is not pending or anticipated. This amendment provides greater flexibility for boards to obtain timely legal advice while maintaining full compliance with the Open Meeting Law.

ADJOURNMENT

M-9/16/2025-9 Motion to adjourn at 7:47 p.m.

Respectfully submitted,

Sandy Parks, Chair

Attest:

Cindy Trigg, Secretary

