



**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

**ADJOURNED MEETING OF THE KGID BOARD OF TRUSTEES
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON OCTOBER 21, 2025
<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 Sandy Parks led the Pledge of Allegiance.

3. Roll Call

Trustee Sara Nelson, Vice Chair Ed Johns and Chair Sandy Parks were all present in person. Trustee Greg Felton and Secretary/Treasurer Cindy Trigg were present on zoom. Chuck Zumpft joined by zoom briefly at the end of the meeting.

4. Public Comment

Initial Public Comments can be heard at:

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

Media Timestamp (01:47-7:14)

Media Timestamp (02:16-5:50)

Public Comments provided by Vice Chair Ed Johns are as follows:

Vice Chair Ed Johns raised concerns about inadequate snow removal operations following the first snowstorm of the season. It was reported that plowing on the primary route did not start until the snow depth exceeded six inches, which he

found unacceptable. Criticized the lack of specialized equipment intended to prevent berm formation and the burying of fire hydrants, as stipulated in the contract. Additionally, evidence was presented that equipment damaged the road's slurry seal, attributing it to the chains used on the snow removal equipment, and concluded by stating that the equipment did not meet its contractual obligations.

5. Approval of Agenda: For Possible Action:

The approval of the agenda can be heard at:

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

Media Timestamp (07:16 – 13:48)

The board outlined the agenda adjustments, including moving Dow's presentation forward due to the timing of Travis Marshall's arrival.

M-10-21-25-1: To approve the agenda as submitted/posted for KGID Board of Trustees Meeting October 21, 2025.

Moved by Johns

Seconded by Nelson

YEAS: Parks, Johns, Trigg, Felton, and Nelson

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NAYS: None

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Motion Passed

6. Approval of Minutes: For Possible Action:

The approval of all items on the meeting minutes can be heard at:

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

Media Timestamp (07:16 – 13:48)

The minutes for September 16th were incomplete. Trustee Felton highlighted the issues with AI-generated content in meeting minutes, stressing the importance of thorough human oversite. Dornbrook suggested a new format for minutes that would incorporate audio links for public access, while also addressing the legal obligations for paper documentation. The discussion included the potential costs of hiring a court reporter for more accurate records.

M-10-21-25-2: To approve the minutes of August 27, 2025, September 23, 2025, and September 30, 2025.

Moved by Johns

Seconded by Nelson

YEAS: Parks, Johns, Trigg, Felton, and Nelson

5

NAYS: None

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Motion Passed

NEW BUSINESS FOR POSSIBLE ACTION

7. For Discussion and Possible Action: Approve list of Claims, September 2025

The full discussion related to item 7, List of Claims can be heard at:

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

Media Timestamp (14:03 – 16:50)

The board reviewed the list of claims, focusing on large payments to Aspen for the Tramway and Tina projects. Brandy Johns confirmed that these payments are part of ongoing projects and not final payments.

M-10-21-25-3: To Approve list of Claims, September 2025, starting with check #65712 ending with check #65788 in the amount of \$1,170,090.54.

Seconded by Johns

YEAS: Parks, Johns, Trigg, Felton, and Nelson

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NAYS: None

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Motion Passed

8. For Discussion and Possible Action: 510 Laurel Lane Easement Request

The full discussion related to item 8; 510 Laurel Lane Easement can be heard at:

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

Media Timestamp (16:51 – 39:45)

Kemper Hendrick and Marika Weseloh presented a situation regarding a landlocked property adjacent to Laurel Lane, seeking easement access. They outlined three options for establishing access, emphasizing the need for collaboration with Kingsbury GID. Jackson, a land use planning consultant, provided background on previous attempts to formalize access through existing roadways and the challenges faced with the U. S. Forest Service.

M-10-21-25-4: To authorize staff and legal counsel to engage with the requested parties regarding all alternatives and return to the board with terms for approval.

Seconded by Felton

YEAS: Parks, Johns, Trigg, Felton, and Nelson

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NAYS: None

Motion Passed

9. For Discussion and Possible Action: Reappointment of Trustee Sara Nelson to the Board of Trustees for the Douglas County Lake Tahoe Sewer Authority (DCLTSA)

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

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

Media Timestamp (40:10 – 41:48)

Felton proposed the reappointment of Trustee Nelson to the Douglas County Lake Tahoe Sewer Authority Board of Trustees, which was supported by the board.

M-10-21-25-5: To reappoint Sara Nelson to represent Kingsbury GID on the Douglas County Lake Tahoe Sewer Authority Board of Trustees for three more years.

Seconded by Trigg

YEAS: Parks, Johns, Trigg, Felton, and Nelson

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NAYS: None

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Motion Passed

10. For Discussion and Possible Action: Amendment to Trustee Compensation Policy – Attendance and Duty-based compensation

The full discussion related to item 10; Trustee Compensation Policy can be heard at:

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

Media Timestamp (41:45 – 50:30)

Felton questioned paying members who miss meetings. Parks opposed the motion, arguing that attendance has not been a chronic issue and that the current compensation policy is adequate. Dornbrook was instructed to consult with legal counsel on the matter and provide findings at the next board meeting.

This item has been tabled until November 18, 2025, Board Meeting.

11. (For possible Action) – Shared Vehicle Storage Facility with Tahoe Douglas Fire Protection District (TDFPD) – Site evaluation and next steps

The full discussion related to item 11; Shared vehicle storage facility can be heard at: <https://kjid.org/board-meeting-recordings>

Media Timestamp (50:31 = 1:01:17)

Travis Marshall of Dowl mentioned a 2018 geotechnical report that indicates significant groundwork may be necessary before proceeding with the project. The conversation shifted to the change from a sprung structure to steel building, with emphasis on the need for proper utilities and site access. There were concerns about the potential costs associated with these changes and the importance of not wasting resources.

This item has been tabled until November 18, 2025 Board Meeting.

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 1-8 The Board of Trustees Updates review can be heard at: <https://kgid.org/board-meeting-recordings>

Media Timestamp (1:02:39 – 2:02:00)

1. Board Member Reports

Issues related to the use of improper chains on snowplow sanding/de-icing equipment and their detrimental effects on road surfaces. The discussion included the performance of slurry seal and whether temperature conditions prior to a snow event could have influenced road damage. Additionally, there were concerns about the timing of equipment deployment during a recent storm, noting community complaints regarding snow accumulation.

2. Engineering Report

It was reported that the road project has been completed successfully, with adjustments made to maximize paving efficiency. The water project is nearing completion but has encountered delays due to unexpected issues with existing water infrastructure. Byran Moss has taken over management of the projects in Joe Esennaro's absence, and they plan to finish connections and cleanup before winter weather sets in.

3. Management Reports

Dornbrook: Inspected the entire fleet of Lopez Snow Removal which he felt fell within the requirements of the contract. Spoke about issues that were communicated between Kingsbury GID and Lopez regarding the current snow removal issues and how they will improve moving forward.

298 Kingsbury Sale update indicated that several inquiries were received over the past three weeks. Updating Kingsbury GID website to be more user friendly. The topic of pre-meeting agenda reviews with each board member. Dornbrook will reach out to the board members prior to releasing agendas to see if they have any input or changes. Researched grant funding regarding fire protection/suppression

with South Tahoe PUD. Networking with NV League of Cities. Attending Safe Streets action plan meeting in November with Douglas County Roads.

Moss: Read his managers' report and noted that Lopez was satisfied with the snow poles that have been placed in the district.

Brewer: Informed the Board that two staff members will be attending a Springbrook Conference in Las Vegas then asked if anyone had any questions regarding her report.

4. Attorney Report

Counsel reported that the settlement conference with Mize/Welch is ongoing and will be continued on Friday at 9:00 am.

5. Correspondence

None

6. Long Range Calendar

Was briefly reviewed

7. Announcements and Final Public Comments

FINAL PUBLIC COMMENTS – Limited to a maximum of three minutes in duration

The full discussion related to the Final Public Comment Period Review can be heard at:

There were no members of the public in attendance for public comment (in person)

Zoom, no public comments were heard.

8. **ADJOURNMENT (for possible action)**

The meeting of the KGID Board of Trustees adjourned at 7:10 PM.

Respectfully submitted,

Attest:

Sandy Parks, Chair

Cindy Trigg, Secretary