



**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**

**AWARD OF SNOW REMOVAL CONTRACT**

**HELD AT 160 PINE RIDGE DR. STATELINE, NV ON TUESDAY SEPTEMBER 30, 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 8:03 a.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** – In person attendance were Trustees Parks, Johns, Nelson, Trustee Felton attended via Zoom. Trustee Trigg initially attended via Zoom at the beginning of the meeting, then attended in person for a period, then left the meeting to join by Zoom again. Also, there was present General Manager Dornbrook, Interim Utility Operations Superintendent Byran Moss, Admin. & H.R. Supervisor Judy Brewer. General Counsel Chuck Zumpft attended via Zoom and left the meeting returning later. Public attendees included: Lynette Stoudt, Mike Paulson, Jason Torres, Marilyn Spencer, Jaime Lopez, Sara Lopez, Tony Garcia, Cory Labato, Carl Bachholz, Flipper Manchester, Charlena Manchester, Rodney Vonahsen. Public attendees on Zoom included: Jodie Nelson, Tahoe Chamber, C. Bibb, Summit Village, Paul Corbani, Rdira, Chris Larson, Rubio-Aguilar, Sharon Conniff, Matt, Candace Michelle, Susan Cutuli, Jenell. Note: There may have been public attendees that did not use the sign-in sheet or identify themselves on Zoom.

**PUBLIC COMMENT –**

Jodie Nelson – Raised concerns about the time of the meeting, suggesting it was inconvenient for community participation.

Janet Murphy – A former legislative advisor, expressed deep concern about safety and ethics in the District's operations, emphasizing the need for thorough investigation of contractors and their backgrounds. She also highlighted the importance of listening to constituents and taking their comments into account.

Michelle Koluson – Gave kudos to Manchester, noting the way they keep the roads clear is amazing.

Cory Labato – Works at Zephyr Post Office and emphasized how the Board is not listening to the public as they have hired the Board to speak for them. Seventy-five to eighty percent of the people here are in favor of Manchester and you still aren't listening.

Jessica Grime – Emphasized that the RFP process may not have adequately reflected community needs, potentially putting residents and emergency services at risk.

Rodney Vonahsen – Listed several concerns and raised questions about Lopez's operational capabilities and preparedness for winter conditions.

Rae Dira – Long time South Lake Tahoe resident who cares for people who live here, stated that she is saddened that the Board is not listening to the people who voted them into office.

Marilyn Spencer – Would like to reiterate what Cory Labato said about the Board not listening to the people of this community. You're not taking safety into consideration, and you don't understand that despite the overwhelming response that Manchester has received regarding keeping their contract, the Board is not listening.

Paul Corbani – Expressed his support for the Board choosing Lopez Snow Removal.

Dan Orr – Why is the Board taking such an enormous risk? It's a huge gamble. What's on the table is the safety of everyone in this community.

Charles Manchester – Has been in Tahoe for 62 years. His grandfather started the water company for Kingsbury Grade.

We're the first responders. If we don't get the roads plowed quickly and safely, the fire department and sheriffs aren't able to help the community. That's why I dedicated myself and still will to this community.

Rosie Labato – Would really like the Board to listen to them regarding their safety. Manchester has experience and knowledge. She's tired of the board not listening and not voting the right way.

Jodie Nelson – Wanted to note that she thinks it concerning that there is no legal counsel currently present for such a contentious issue, and she hopes that we have the proper counsel as far as the legalities to all of this or you should reschedule your meeting for a time when you do.

Cory Labato – Can't believe that we would go against the Fire Chief who has supported Manchester and you're still not listening to the safety for the first responders. Why aren't you listening to the Fire Chief?

#### **APPROVAL OF AGENDA –**

M-09/30/2025-1 – Motion by Nelson, seconded by Trigg, and unanimously passed to approve the agenda.

#### **NEW BUSINESS FOR POSSIBLE ACTION:**

##### **Approval of Snow Removal Contract with Lopez Snow Removal**

The District's current snow removal contract expires on September 30<sup>th</sup>, 2025. To secure a new agreement, the District issued a Request for Proposals (RFP) on July 28, 2025. The RFP was advertised in local newspapers, posted on the District's website, and distributed to potential proposers. Three timely and responsive proposals were received respectively from Manchester Enterprises Inc., Lopez Snow Removal, and Colbre Grading and Paving. Proposals were opened on August 21, 2025, and evaluation the Board voted 3-2 award the contract to Lopez Snow Removal.

**Yea**s: Parks, Trigg, and Felton

**Nay**es: Johns and Nelson

Manchester Enterprises Inc. issued a Notice of Protest of Contract Award for RFP on September 11, 2025. A Protest hearing was held on September 23, 2025, during which the Board considered all four protest claims. Each was rejected by vote, and the Board directed staff to proceed with contract negotiations with Lopez Snow Removal.

Dornbrook said that in Appendix A (Section XXIV) Staging Yard and Materials Storage, that the following language has changed. If the Nevada Department of Transportation (NDOT) determines that changes to the entrance/exit (ingress/egress) of the District's operation yard are required. The contractor **may not use the operations yard until such changes are made or NDOT provides a waiver**.

The focus was on reviewing equipment requirements for the snow removal contract. Lopez confirmed they have secured all necessary equipment, meeting the required specifications. Lopez noted that some equipment orders cannot be finalized until the contract is signed. The discussion revealed some confusion about equipment specifications and tonnage capacities, which Lopez clarified during the meeting. The Board discussed concerns about the October 10<sup>th</sup> deadline, with a suggestion from Felton to extend it to three weeks due to delays. The contract requires proof of purchase by October 10<sup>th</sup> and equipment readiness by October 30<sup>th</sup>, though there was agreement that some flexibility could be allowed.

#### **PUBLIC COMMENT –**

Rodney Vonahsen – Believes Lopez's equipment is to small and dangerous and will not perform for what they need.

Mike Paulson – Questioned if the Summit Village equipment is being split in two to service both the Village and Kingsbury GID.

Unknown – In terms of the contract deadline. If you have until the 24th to receive the equipment, you can't train people on equipment that you don't have. This is a big concern for safety in my opinion.

Marilyn Spencer – Stated that Lopez can't train people on equipment by using the lake.

Cory Labato – His one concern is where and how are they going to store the sand and salt without it getting wet.

Charles Manchester – Questioned how much salt and sand they are planning on storing.

Cory Labato – How many other accounts does Lopez have and how are we going to be prioritized as Kingsbury GID?

Janet Murphy – Has a deep concern about the RFP, should have put the RFP back out to bid. Public Safety is number one.

Jodie Nelson – Wanted to make a point that in the contract it talks about utilizing the Operations Yard. Years ago, we tried to change the scope of the Operations Yard and NDOT required a deceleration lane for something other than storage, which is what we are using it for now. Kingsbury GID needs to make sure that NDOT doesn't have any input into this now.

Alan Lorenz – After the RFP went out, and if it wasn't sufficient, then how would Lopez score so high on your matrix?  
Dornbrook - Manchester has very good points regarding fuel, power outages, salt storage etc. His biggest concern is the ingress/egress at the storage yard. This is a very difficult situation as you all know. I will vow that Lopez is successful, and the community is safe. There will be a plan B.

Johns – What is plan B?

Dornbrook – I don't want to discuss my plan B in this meeting as this a contract award meeting. I've been formulating one, but nothing is official yet.

Felton – The community has made it very clear the value and respect for Manchester. I would like to believe that if this doesn't work for Lopez, it's a huge opportunity for Manchester to show them we couldn't do it without them.

**M-09/30/2025-2** – Motion by Felton, seconded by Trigg to accept the three-year contract for Lopez Snow Removal.

<b>Yea</b> s: Parks, Trigg, and Felton	3
<b>Nay</b> es: Johns and Nelson	2

**Motion Passed**

The Board voted 3-2 to award the snow removal contract to Lopez, with the contract starting October 1<sup>st</sup> and requiring proof of purchase by October 10<sup>th</sup> and all equipment on site by October 30<sup>th</sup>, also adopting clarified language regarding NDOT and the Operations Yard. Following the vote, there was discussion about the need for a Plan B if the contract with Lopez does not work out. Dornbrook mentioned he's working on contingency plans.

Janet Murphy – This is an awkward position for the Lopez folks because I know early on, they were being solicited by the previous General Manager. Back in the day there wasn't anybody stepping on each other's toes. No one would go into other people's territories.

Jodie Nelson – I wanted to comment on the fact that one of your Trustees is acting so unprofessional. Cindy Trigg yelling at the board and the public storming out of the meeting is ridiculous and you should probably have some additional training for that. The fact that she constantly speaks under her breath during the meeting when she's there. She's constantly interrupting people is unprofessional, and it should be addressed.

Johns – There is a recall process.

**ADJOURNMENT**

**M-9/30/2025-4**

Meeting adjourned at 10:10 a.m.

Respectfully submitted,

Attest:

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Sandy Parks, Chair

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Cindy Trigg, Secretary