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February 24, 2026

In response to Director Jack Unger's submission of Directors' Comments to the Board on February 24, 2026, for the record, I wish to submit this rebuttal.

Regarding the Newberry CSD's purchase of the new fire department site, Director Unger has raised three false flags.

Director Jack Unger states that, "the Board vastly overpaid for the property. The CSD paid almost three times more than what the property is worth."

I have extensively studied real estate. My family operated a real estate brokerage firm for many years in the city of South Pasadena.

Land value is dictated by comparable sales ("comps") involving willing buyers and similar properties. Just under \$5 thousand an acre for flat, buildable land, with paved access on a major road in the center of Newberry Springs, with adjacent power being available, is a reasonable price.

A 5-acre parcel, directly across the street, is currently on the market for \$7,700 per acre. The price paid by the CSD was neither inflated nor predatory; it was a reasonable, mid-market acquisition.

Director Jack Unger further bellyaches that the property is defective because an earthquake fault runs through it. This is a mischaracterization of the facts. A small fault line clips a corner of one parcel that is not going to be built on. It has no impact on any proposed construction.

Director Jack Unger further cries in his letter that Director Mike Matson never should have voted for the purchase because he has a residential property across the street. This, I feel, is just another petty argument.

First, the site was originally selected by Director Unger and the Fire Chief. If the site is so defective and bad, why did Director Unger earlier select it? Was Unger's selection defective?

The fire station and community center will not be zoned residential. With the operation of a 24/7 fire station and with the increased noise and traffic, Director Matson's residential property may actually decrease in value. Director Unger has failed to present any evidence substantiating his allegations that Director Matson might profit from his vote, which, incidentally, was not a deciding factor.

Director Unger implores the Board to find a "solution" before public trust is destroyed. I agree that a solution is needed, but the problem lies in Jack Unger's deceptive arguments to publicly shame and place the CSD as a villain. Director Unger's constant "whining" only serves to undermine the CSD. The problem with Director Unger must be addressed.

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Directors Comments: Director Unger

1. Probably 95% or more of the community would like a new fire station and community center; however this CSD Board has made at least three major mistakes in purchasing the property on Newberry Road.

One – The Board bought the property without ever finding out what the property was actually worth. As a result, the Board vastly overpaid for the property. The CSD paid almost three times more than what the property is worth.

Two - The property that was purchased is defective. There is an earthquake fault running through it. Building on this property, if it's even possible at all, is going to be abnormally expensive.

Three – The California Fair Political Practices Commission (FPPC) says that any Director within 500 feet of the property automatically has a conflict of interest and should recuse themselves and not participate in any vote (or votes) regarding the property. This is taught in the Ethics classes that all Directors are required to take every year.

2. Now, every one of us is human and we all make mistakes but covering up a mistake is never a solution to the mistake. This Board now needs to come up with a way to correct the mistakes that have been made and to right the wrongs that have been done.

3. Trying to “shoot the messenger” (Director Unger) by using fabrications and lies is a poor solution to the problem. That only digs a deeper and deeper mudhole for the CSD.

4. Board, I implore you - Please work to come up with a solution to this problem before all public trust in this CSD Board is destroyed.