



**KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES
PUBLIC HEARING & MEETING NOTICE
AGENDA
THURSDAY JUNE 11, 2026**

A meeting of the Kingsbury General Improvement District Board of Trustees shall be held Thursday June 11, 2026, at the district office (160 Pine Ridge Drive, Stateline, NV, 89449), commencing at 5:00 p.m. The agenda and supporting material are available on the district website (www.kgid.org), News & Notices. Copies of this agenda were posted 3 business days prior to the meeting at: The District Office, Stateline Post Office, Zephyr Cove Post Office, and Douglas County Lake Tahoe Administration Building.

Electronic copies of the agenda and supporting materials are also available at the following websites: <https://kgid.org> and State of Nevada Public Notices website: <https://notice.nv.gov/>

Remote attendance is welcomed. To offer public comment prior to the meeting, individuals may submit comments using the drop box located at the District office entrance, or email to derek@kgid.org

- To provide public comments or attend the meeting by phone, **(669) 900-9128** - ID code **775-588-3548** passcode **906347**. Although the phone line accommodates multiple callers, should you receive a busy signal, please call back.
- Public comments are limited to three minutes per speaker and occur at the beginning and end of the meeting. Public comments are also invited during the Board's consideration of each action item and before action is taken.

Join the meeting using the link below via Zoom:

<https://us02web.zoom.us/j/7755883548?pwd=UnF2YzBxb05Ya0pjWjRCNUNEMUFVZz09&omn=88057832935>

Meeting ID: 775 588 3548 Passcode: 5883548

MISSION STATEMENT

As a team, our employees and the Board of Trustees provide water and sewer services and maintain roads and drainage systems for the benefit of our customers, using modern business systems in an efficient, courteous, and accountable manner that surpasses standards for public health, safety, and environmental protection.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the District by calling 775-588-3548 at least one day in advance of the meeting.

ALL MATTERS ON THE BOARD AGENDA ARE SCHEDULED WITH POSSIBLE BOARD ACTION

AGENDA

5:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Public Comment

This is the public's opportunity to speak on any topic pertinent to the District and not listed on this agenda. Public comments will also be invited during the Board's consideration of each action item, and before action is taken. Please limit your comments to three minutes. Nevada Open Meeting Law (NRS 241.034) prohibits action on items not listed on the agenda.

5. Approval of Agenda: For Possible Action: Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

6. Approval of Minutes: For Possible Action: Approval of the minutes for the Board of Trustees meeting held on May 21, 2026

7. Closed Session: Pursuant to NRS 241.030, the Board will meet in closed session to receive an update and discuss matters related to labor negotiations and collective bargaining strategy regarding the Collective Bargaining Agreement (CBA)

NEW BUSINESS

8. For Information and Possible Action: Consideration and Possible Approval of a Three-Year Collective Bargaining Agreement Between Kingsbury General Improvement District and International Union of Operating Engineers Local 39

9. For Information and Possible Action: Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2026-2027 funds

10. For Information and Possible Action: Approval of the FY 2026/27 Workers Compensation Insurance Policy

11. For Information and Possible Action: Review and approval of Fiscal Year 2026/2027 professional services agreements with DOWL for Water Rights Consulting Services, General Services Consulting, and Geographic Information Systems (GIS) Services.

12. For Information and Possible Action: Consideration of Legal Counsel Retainer Agreement

13. For Information and Possible Action: Approval of list of Claims, May 2026

14. For Information and Possible Action: PUBLIC HEARING - Fiscal Year 2026/2027 Water and Sewer Rates Hearing

15. For Information and Possible Action: Adoption of Resolution No. 2026-03

16. For Information and Possible Action: Public Hearing – Receipt and Filing of Report Regarding Delinquent Account for Possible Placement on County Tax Roll

ACTION WILL NOT BE TAKEN ON ANY REPORTS OR CORRESPONDENCE:

1. Engineer Report
2. Board Member Reports
3. Management Reports
4. Attorney Report
5. Announcements and Final Public Comment
6. **For Possible Action;** Adjournment



**Kingsbury General Improvement District
Board of Trustees**

*Ed Johns, Chair
Sara Nelson, Vice Chair
Cindy Trigg, Secretary/Treasurer
Jessica Grime, Trustee
John Shearer, Trustee*

MEETING MINUTES

**ADJOURNED MEETING OF THE KGID BOARD OF TRUSTEES
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON MAY 21, 2026
<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 Johns led the Pledge of Allegiance.

3. Roll Call

Chair Ed Johns, Trustee John Shearer, Trustee Sara Nelson, Secretary/Treasurer Cindy Trigg were all present in person. Trustee Jessica Grime attended via zoom. General Manager Derek Dornbrook, Utility Ops Superintendent Byran Moss, Admin H.R. Supervisor Judy Brewer, Accountant II Brandy Johns and General Counsel Chuck Zumpft were all present in person. Also present in person were Travis Marshall and Patty Page. Also present on zoom were Joel Locke, Michael Miller, Bob Keller, Cynthia Mohiuddin and Janeil's Phone.

4. Public Comment

No public comment

5. Approval of Agenda: For Possible Action: Approval of the Agenda

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

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

Media Timestamp (00:45– 01:40)

M-05-21-26-1: To approve the agenda as submitted/posted for Kingsbury GID Board of Trustees Meeting May 21, 2026.

Moved by Nelson Seconded by Shearer
YEAS: Johns, Grime, Shearer, Trigg and Nelson 5
NAYS: None 0
Motion Passed

6. Approval of Minutes: For Possible Action: Approval of the Minutes for the Board of Trustees meeting April 9, 2026.

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

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

Media Timestamp (01:45 – 02:54)

Grime asked to correct the spelling of her name on Item #6.

M-05-21-26-2: To approve the minutes for April 9, 2026.

Moved by Nelson Seconded by Shearer
YEAS: Johns, Grime, Shearer, Trigg and Nelson 5
NAYS: None 0
Motion Passed

7. Closed Session: Pursuant to NRS 241.030, the Board met in closed session to receive an update and discuss matters related to labor negotiations and collective bargaining strategy regarding the Collective Bargaining Agreement (CBA).

NEW BUSINESS FOR POSSIBLE ACTION

8. For Discussion and Possible Action: Approve the list of Claims – April 2026

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

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

Media Timestamp (06:30 – 09:30)

M-05-21-26-3: Approve the list of claims for April 7, 2026, to May 12, 2026, from check number 66324 to 66435 for a total of \$744,048.36.

Moved by Nelson Seconded by Trigg
YEAS: Johns, Grime, Shearer, Nelson and Trigg 5
NAYS: None 0
Motion Passed

9. For Discussion and Possible Action: PUBLIC HEARING on Fiscal Year 2026/2027 Final Budget including discussion and approval of FY 2026/2027 Budget.

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

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

Media Timestamp (09:42 – 56:05)

M-05-21-26-4: Approval of Budget for fiscal year 2026/2027

Moved by Trigg Seconded by Nelson
YEAS: Johns, Grime, Trigg, Shearer and Nelson 5
NAYS: None 0
Motion Passed

10. For Discussion and Possible Action: Discussion of Employee Healthcare Benefit Options and HSA Contribution Structure.

The full discussion related to item 10 can be heard at:

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

Media Timestamp (56:17 – 1:08:47)

The board addressed healthcare benefits, deciding to maintain the current high-deductible HSA plan structure rather than switching to a lower deductible plan.

M-05-21-26-5: Continuation of the current High-Deductible Health Plan (HDHP) and Health Savings Account (HSA) contribution structure.

Moved by Nelson Seconded by Shearer
YEAS: Johns, Grime, Trigg, Shearer and Nelson 5
NAYS: None 0
Motion Passed

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 1-7 The Board of Trustees Updates review can be <https://kgid.org/board-meeting-recordings>

Media Timestamp (1:10:22 – 1:52:38)

1. Board Member Reports

Nelson:

The Tahoe Douglas Sewer Authority has approved its budget and is continuing to work diligently to secure the necessary permits from the U.S. Forest Service for the relocation of its export line, with construction anticipated to begin in 2028.

South Tahoe Public Utility District (STPUD) is currently working on obtaining permits to realign the Tahoe Keys sewer system who is also in the process of drilling a new well. In addition, the marina redevelopment project is moving forward and is estimated at approximately \$200 million.

Grime:

Representatives from Tahoe Beach Club have raised concerns regarding discrepancies in their meter sizes and have contacted KGID to discuss the inconsistencies. The matter is currently under review and is expected to be addressed during a KGID Board meeting in either June or July.

2. Engineering Report

Travis provided updates on the District's infrastructure needs, including planned water line replacement projects. He also discussed the proposed \$3 million operations yard project, which was initially envisioned as a cooperative effort with the fire department but now requires additional evaluation and consideration before moving forward.

3. Management Reports

GM Dornbrook:

The General Manager reported that his annual performance evaluation, which is typically conducted in June, has been postponed until July.

He also noted that he has drafted Artificial Intelligence (AI) and Social Media Policy for consideration and implementation.

During the discussion, it was mentioned that the Administrative Supervisors, Utility Operations Superintendent and Accountant II positions have not received formal performance evaluations in approximately six years.

Additionally, the General Manager indicated that he would assume responsibility for employee salary adjustments moving forward, rather than bringing individual compensation requests before the Board for consideration.

Brewer:

It was noted that only two management meetings have been held with the General Manager during the past year. To improve communication and keep employees informed of District activities and Board actions, it was suggested that staff meetings be held monthly following Board meetings to provide updates and discuss ongoing projects, initiatives, and organizational matters.

Moss:

Repaired water leaks located on Market Street, 201 Manor Drive, and South Benjamin Drive.

Removed water from the crawl space at 201 Manor Drive utilizing fans and dehumidifiers to facilitate drying and prevent further damage.

Performed after-hours shutdown and startup operations at the treatment plant to accommodate NV Energy's connection of new power lines.

Continued routine road sweeping operations throughout the district.

Removed fallen rocks and debris from Linda Way and Jack Drive to maintain roadway safety and accessibility.

4. Attorney Report

Nothing to report

5. Correspondence

6. Final Public Comment:

The full discussion related to public comment can be heard at:

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

Media Timestamp (1:52:40 – 1:55:22)

It was expressed that there is strong enthusiasm for the potential refurbishment of the building located at 298 Kingsbury Grade for District use. Repurposing the facility could provide long-term operational benefits, and better support District needs while maximizing the value of an existing asset.

7. ADJOURNMENT (for possible action)

The meeting of the Kingsbury GID Board of Trustees adjourned at 6:55 PM.

Respectfully submitted,

Attest:

Ed Johns, Chair

Cindy Trigg, Secretary

**ADJOURNED MEETING OF THE KGID BOARD OF TRUSTEES
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON MAY 21, 2026**

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #8**

TITLE: APPROVE JULY 1, 2026 TO JUNE 30, 2029 COLLECTIVE BARGAINING AGREEMENT BETWEEN KINGSBURY GID AND INTERNATIONAL UNION OF OPERATING ENGINEERS STATIONARY LOCAL 39, AFL-CIO

MEETING DATE: June 11, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION: Review and approve July 1, 2026 to June 30, 2029 Collective Bargaining Agreement between Kingsbury GID and International Union of Operating Engineers Stationary Local 39, AFL-CIO.

BACKGROUND INFORMATION:

The District's represented employees are members of the International Union of Operating Engineers, Stationary Engineers Local 39, AFL-CIO. The current Collective Bargaining Agreement expired June 30, 2026, and has been the subject of negotiations between the District and Local 39.

Following negotiations, the parties have reached a tentative agreement on a successor three-year agreement covering the period July 1, 2026 through June 30, 2029. The agreement has been reviewed by District labor counsel and union representatives and is presented to the Board of Trustees for consideration and possible ratification.

The principal changes included in the successor agreement are:

- FY 2027 wage increase of 7.0%
- FY 2028 wage increase based on CPI-U, with a minimum increase of 2.5% and a maximum increase of 4.5%
- FY 2029 wage increase based on CPI-U, with a minimum increase of 2.5% and a maximum increase of 4.5%
- Addition of a longevity pay program
- Increase in the annual safety clothing and equipment allowance
- Addition of one annual floating holiday
- Various administrative, operational, and housekeeping revisions

Staff believes the agreement provides competitive compensation and benefits necessary to recruit and retain qualified employees while maintaining the District's operational and financial stability.

INCLUDED:

- A. Collective Bargaining Agreement (red-line version)
- B. Collective Bargaining Agreement (final)

Fund impacted by above action:

- | | |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund | <input type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |

COLLECTIVE BARGAINING AGREEMENT

Between

**KINGSBURY GENERAL
IMPROVEMENT DISTRICT**

And

**THE INTERNATIONAL UNION OF
OPERATING ENGINEERS
STATIONARY LOCAL 39, AFL-CIO**

July 1, ~~2024-2026~~ to June 30, ~~2026~~2029

Tentative Agreement

Local 39

KGID

Dated:

Dated:

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COLLECTIVE BARGAINING AGREEMENT

THIS AGREEMENT is made and entered into by and between the **KINGSBURY GENERAL IMPROVEMENT DISTRICT**, hereinafter referred to as the “District”, and the **INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY LOCAL 39, AFL-CIO**, hereinafter referred to as the “Union”, and has as its purpose the promotion of harmonious labor relations between the District and the Union; the establishment of an equitable and peaceful procedure for the resolution of differences; and the establishment of rates of pay, hours of work, and other conditions of employment.

WHEREAS, the District provides public services essential to the health, safety, and welfare of the residents of the Kingsbury General Improvement District; and

WHEREAS, the employees of the District recognize their responsibility to provide such public services to the community; and

WHEREAS, it is the duty of the District to negotiate in good faith with the employees who have voluntarily chosen to be represented by the Union which is a party to this Agreement, and it is the duty of the Union to negotiate in good faith with the District concerning wages, hours, and other terms and conditions of employment.

ARTICLE 1 - RECOGNITION

1.1.1 The District recognizes the Union as the exclusive bargaining agent for employees in an occupation, which is included in the recognized bargaining unit. Occupations, which are included in the recognized bargaining unit, are listed in Appendix “B” to this Agreement.

1.1.2 The term “employee” or “employees” as used in this Agreement shall refer only to employees employed by the District who perform the functions of an occupation which is included in the recognized bargaining unit.

1.1.3 The term “full time employee” as used in this Agreement shall apply only to employees who are employed to work forty (40) hours or more per week.

1.1.4 The term “regular employee” as used in this Agreement shall apply only to full or part time employees other than seasonal employees. “Seasonal Employees” are employed full time for seasonal work, which is not, or cannot, be performed all year, and which is usually performed during specific seasons.

1.1.5 Nothing in this Article shall preclude any employee from exercising his/her individual rights under State and/or Federal Law.

1.1.6 The parties agree that the title of Supervisor does not currently meet the statutory definition for “supervisory employee” set forth in NRS 288.075, and therefore, it is allowable and appropriate for these employees to be included within the same bargaining agreement as

non-supervisory employees. However, in the event that the duties for any of these positions change, both parties reserve the right to seek a determination from the Employee Management Relations Board concerning whether any, or all, of these positions come within the definition of supervisory employee set forth in NRS 288.075. In the event that the EMRB determines that any of these positions meet the statutory definition of supervisory employee, then the employees in these positions shall no longer be a part of this Agreement, but shall have a new Agreement immediately go into effect which incorporates the provisions of this Agreement, and thereafter, shall negotiate as a separate bargaining unit with a separate bargaining Agreement.

1.1.7 District Personnel Policy

The parties hereby recognize and agree that the District has adopted Personnel Policies and may amend said policies from time to time. The parties further recognize and agree that this Agreement is supplementary to said policies and shall in no way be construed to incorporate the District's adopted Personnel Policies into this Agreement, with the exception of District Policy Performance Management and Disciplinary Actions (as amended).

ARTICLE 2 - EMPLOYEE RIGHTS

2.1.1 Any employee employed in an occupation included in the bargaining unit has the right to the full benefits and protection provided by the expressed written terms of this Agreement, whether or not the employee is a member of the Union; except that an employee dismissed from employment while serving an initial probationary period shall not have the right to appeal such dismissal through the grievance procedure or disciplinary appeals process of this Agreement.

2.1.2 Every employee has the right to join or not to join the Union without intimidation, coercion or fear of reprisal by any party to this Agreement

2.1.3 The District and the Union recognize that employee personnel files should be maintained on a confidential basis. The General Manager or his/her designee shall supervise all access to personnel files. Only duplicate copies of personnel files may be removed from the Office for review. An employee, or an employee who has been terminated, his/her authorized representative, or the employee's supervisor, shall be permitted access to copies of the employee's or terminated employee's personnel files during working hours.

2.1.4 All items added to an employee's personnel file during the life of this Agreement shall be accompanied by the employee's acknowledgment of such entry. The employee's supervisor and the District's General Manager will review all items intended for placement into the employee file, and the supervisor will present the employee a copy of the item, and a form to be signed by the employee, indicating that the employee has knowledge of the entry of the item in the personnel file. The form shall contain a space for any employee comments, and for the employee's signature. The supervisor will forward said materials to the office for filing in the employee's personnel file. In addition, the employee may, within twenty (20) days, prepare a

document in rebuttal to, or explanation of, the original entry, and such rebuttal or explanation shall then be appended to the original entry and made a part of the personnel file.

ARTICLE 3 - MANAGEMENT RIGHTS

3.1.1 All rights, functions and responsibilities of the District not specifically modified or limited by the express written terms of this Agreement, shall remain the vested right of the District. Included in the rights specifically retained by the District and established pursuant to NRS 288.150; including but not limited to: the right to direct the work force and to assign the work to be performed; to select and determine the number of any type or classification of employees required; to hire, promote, and lay off employees for lack of work or lack of funds; and to suspend, discipline and terminate employees for just cause. In exercising these rights the District will comply with all applicable provisions of this Agreement, or of State and Federal Law, and will not transfer or assign employees as a form of discipline.

3.1.2 The District reserves the right to determine the appropriate staffing levels, the work schedules and the content of the work day, the quality and quantity of services to be offered to the public, the means and methods of offering those services, as may be necessary for the safety of the public and the efficiency of its operations.

3.1.3 Notwithstanding the provisions of this Agreement, the District has the right to take whatever actions that may be necessary to carry out its rights and responsibilities in situations of emergency, such as riot, military action, natural disaster, or civil disorder. Nothing contained herein shall affect the rights, which the District may have under law.

3.1.4 The purpose of this Article is to establish the chain of command. The corresponding chain of command is that the Operators and Street Maintenance Specialist shall report to the Operations Superintendent, the Clerical Staff shall report to the Business & Contracts Manager.

ARTICLE 4 - UNION RIGHTS

A. Union Dues

4.1.1 The District agrees to deduct from the wages of each Union member and remit to the Union the authorized deduction for Union Dues, assessments and per capita payments. Such authorized deductions must be individually and voluntarily executed in writing by the employee in a format agreed upon by the District and the Union (see Appendix "A" to this Agreement). Such authorized deductions may be executed at any time during the life of this Agreement to become effective on the first full pay period following a five (5) day period after receipt of said document by the District.

4.1.2 The total amount to be deducted for Union dues, assessments and per capita will be that amount as designated periodically by the Union. Said deductions shall be withheld in two equal installments from the first two pay periods of each month.

4.1.3 Such authorized deductions shall remain in full force and effect during the life of this Agreement, unless canceled in a certified letter signed by the employee. Such cancellation may only be made during a fifteen (15) day period ending on June 30 of any year.

4.1.4 The employee's earnings must be regularly sufficient after required deductions are made, to cover the amount of said deductions. When the employee's wages are not sufficient to cover the full employee withholding, no Union deductions will be made.

4.1.5 The District will not honor any check-off authorizations executed by any employees covered by this Agreement in favor of any other labor organization or organization representing employees as long as the Union is the recognized bargaining agent for said employees; nor honor any check-off authorization from anyone who is not employed in an occupation which is part of the recognized bargaining unit. The Union will not use check-off authorizations as a substitute for authorization by anyone not covered by the bargaining unit, to be represented by the Union.

4.1.6 The Union agrees to indemnify, defend, and hold the District harmless against any and all claims or suits that may arise out of or by reason of any action taken by the District in reliance upon any dues deduction authorization cards submitted by the Union to the District. The Union agrees to refund to the District any amounts paid to it in error on account of the payroll deduction provision upon presentation of proper evidence of error or mistake.

B. Union Representation

4.2.1 The District recognizes and agrees to deal with the designated Stewards and Representatives of the Union with respect to all grievances regarding the interpretation and/or application of the express written terms of this Agreement.

4.2.2 The Union will furnish the District with the names of any officers, representatives, and the designated Stewards immediately after their designation, election, or appointment. Stewards will not be recognized by the District until such a list is received in writing by the General Manager.

4.2.3 At the request of the Union or the Stewards, the Stewards may be allowed reasonable time off (release time), not to exceed ten (10) straight time hours per Steward per fiscal year, without loss of pay to represent the Union at meetings with the General Manager or his/her designee, or to attend negotiation meetings in the Tahoe Basin. Such release time shall be during normal working hours, when the Stewards are present and available for duty. In addition, the General Manager will not unreasonably deny release time for up to an additional ten (10) hours per year per Steward, as needed.

4.2.4 At the request of the Union the Stewards will be granted an excused absence from work to participate in Union activities away from the workplace. Such excused absences will be granted by the General Manager when work schedules permit, but will not be unreasonably

denied. Such excused absences will be without pay, unless otherwise agreed to between the Union and the District.

ARTICLE 5 - DISCRIMINATION

5.1.1 No longer covered under this agreement.

ARTICLE 6 - STRIKES AND LOCKOUTS

6.1.1 The District agrees that it will not lockout its employees.

6.1.2 The Union agrees that neither it, nor its officers, employees, or members will engage in, encourage, sanction, or support a strike, work stoppage, boycott, slowdown, mass resignation, mass absenteeism, picketing, or any other actions which would involve suspension of, or interference with, the normal work of the District, for any reason whatsoever.

ARTICLE 7 - DISCIPLINE AND DISCHARGE

A. Purpose

7.1.1 The purpose of this Article is to provide for an equitable and expeditious manner for the resolution of disputes arising from the imposition of discipline.

7.1.2 The District agrees that no employee will be disciplined or discharged without just cause.

B. Employee Representation

7.2.1 Any employee who has reason to believe that discipline will result from a discussion with his/her supervisor, or with the General Manager, shall have the right to request and be provided with Union Representation during the discussion. When requested, the District shall make arrangements for the desired representation.

C. Reprimand Review

7.3.1 Verbal and written reprimands shall only be subject to review through the immediate Supervisor or his/her designee, and shall not be subject to arbitration. The District may, at its option, require the attendance of a witness during any meeting with the subject employee.

If the employee is not satisfied with the response of the immediate Supervisor he/she may request a review with the General Manager. Upon completion of the review, the Supervisor/General Manager may withdraw, affirm, or modify a verbal or written reprimand. Within thirty (30) calendar days of the final disposition by the Supervisor/General Manager or his/her designee, the affected employee may submit a written statement responding to the reprimand and such statement shall be included in the employee's official personnel file(s).

Such written response shall remain in the official personnel file for as long as the reprimand remains in the file.

D. Suspension or Discharge Hearing

7.4.1 Any regular employee being suspended without pay or discharged shall not be removed from the payroll until after the completion of a hearing before the General Manager. The purpose of this hearing is for the employee to respond to the specific charges, and to present evidence on his/her behalf. The employee will have the right to be represented at this hearing by a Union Representative.

E. Right of Appeal

7.5.1 An employee who has been suspended without pay or discharged, or the Union Representative, shall have the right within ten (10) days after the suspension without pay, or the discharge, to appeal such discipline starting with Step 2 of the Grievance and Arbitration Procedure of this Agreement.

ARTICLE 8 - GRIEVANCE AND ARBITRATION PROCEDURE

A. Purpose

8.1.1 This Grievance and Arbitration Procedure shall be used to process and resolve grievances arising under this Agreement. The purpose of this procedure is to resolve grievances informally at the lowest possible level; to provide an orderly procedure for reviewing and resolving grievances promptly.

B. Definitions

8.2.1 A “grievance” is a dispute by one or a group of employees, or a dispute between the Union and the District involving the interpretation, application, or enforcement of the express written terms of this Agreement.

8.2.2 As used in this procedure, the term “party” means an employee, the Union or the District.

8.2.3 As used in the Agreement, the term “day” is defined as a calendar day.

8.2.4 As used in this Agreement, the term “working day” is defined as a regular work day, Monday – Friday, excluding holidays listed in Article 12.

C. Time Limits

8.3.1 Each party involved in a grievance shall act quickly so that the grievance may be resolved promptly. Every effort should be made to complete action within the time limits contained in this grievance procedure, but with the written consent of all parties the time

limitation for any step may be extended. If the grievant fails to respond within the specified or extended time limits, the grievance will be dismissed.

D. Representation

8.4.1 A grievant and his/her Steward, at the request of the grievant, may attend any grievance proceeding while on duty, without loss of pay. The grievant may be represented at any step of this grievance procedure by the Union Representative.

E. Response

8.5.1 If the District fails to respond to a grievance within the time limits specified for that step, the grievance shall be deemed denied at said step, and the grievant shall have the right to appeal to the next higher step. At each step of this grievance procedure, a copy of the decision shall be sent to the grievant and the Union Representative.

F. Grievance Steps

Step 1 – Informal Discussion

8.6.1 The grievance of an employee shall initially be discussed with the grievant’s “immediate supervisor.” Within ten (10) workdays, the immediate supervisor shall give his/her decision or response. If the immediate supervisor fails to respond to the informal grievance within ten (10) workdays, the grievant shall have the right to initiate a formal grievance no later than ten (10) workdays after the event or circumstances occasioning the grievance.

Step 2 – Formal Grievance

8.6.2 (1) If the Union or the grievant is not satisfied with the decision rendered pursuant to Step 1, or if the grievant’s immediate supervisor fails to respond to the informal grievance, he/she, or the Union Representative, may appeal in writing within ten (10) workdays to the General Manager. Within ten (10) workdays of receipt of said appeal, the General Manager will examine the relevant evidence and schedule a meeting with the aggrieved employee and the Union Representative for the purpose of resolving the grievance.

8.6.2 (2) The General Manager shall, within ten (10) workdays of the meeting, render his/her decision and reasons therefore in writing to the aggrieved employee and the Union.

Step 3 – District Board of Trustees

8.6.3 If the Union or the grievant is not satisfied with the decision rendered pursuant to Step 2, he/she or the Union Representative may appeal the decision in writing, accompanied by all pertinent documents, within ten (10) workdays to the Board of Trustees of the District. Within ten (10) workdays the Board of Trustees of the District will examine the relevant evidence and schedule a meeting with the aggrieved employee and the Union Representative for the purpose of resolving the grievance. The Board of Trustees of the District shall, within ten (10) workdays of

the meeting, render a decision and its reasons therefore in writing to the aggrieved employee and the Union.

Step 4 – Arbitration

8.6.4 If the Board of Trustees of the District fails to respond in writing as provided in Step 3, or if the response is not satisfactory to the grievant, only the Union shall have the right to refer the matter to binding arbitration. Such referral shall be made by written demand submitted to the General Manager within ten (10) workdays of receipt of the decision of the Board of Trustees, or of the Board's failure to make a timely response.

G. Selection of Arbitrator

8.7.1 Within ten (10) workdays after written notice of submission to arbitration, the District and the Union may agree upon a mutually acceptable arbitrator who is experienced, impartial, disinterested and of recognized competence.

8.7.2 If the parties are unable to agree upon an arbitrator, a request for a list/panel of arbitrators shall be made to the Federal Mediation and Conciliation Services (FMCS) by the grievant. Thereafter, the parties shall meet and confer regarding the list/panel of arbitrators, and shall strike names until an arbitrator is selected. The grieving party shall strike the first name.

8.7.3 Costs and expenses of arbitration shall be borne equally by the parties; however, each party will pay their own expenses in preparation for any arbitration hearing. Any hearing(s) held by the arbitrator shall be in closed session and no news releases shall be made concerning progress of any hearing(s).

H. Arbitrator's Decision Binding

8.8.1 The decision of the arbitrator shall be final and binding.

8.8.2 The arbitrator shall have no authority to add to, delete, or alter any provisions of this Agreement, but shall limit his/her decision to the application and interpretation of its expressed written provisions.

I. Witness Use

8.9.1 Prior to the arbitration hearing, the Union shall furnish the District with a list of witnesses it desires to call who would be otherwise working. The parties will be reasonable in the scheduling of time off to accommodate both the operations of the District and the grievant's fair hearing. The District will assume no overtime liability as a result of a grievant's or witnesses testimony.

J. Expedited Arbitration

8.10.1 The District and the Union will use expedited arbitration when agreed to by both parties.

8.10.2 Expedited arbitration shall include an agreed upon statement of facts and any stipulations between the parties submitted to the arbitrator at least ten (10) workdays prior to the hearing, and a requirement that the arbitrator selected render a decision within fourteen (14) days of the conclusion of the hearing.

8.10.3 Either party to an expedited arbitration hearing shall have the right to have the hearing transcribed by a court reporter. Both parties shall be entitled to copies of the transcript, the cost of which will be shared equally. In addition the parties may agree to waive the use of post hearing briefs.

ARTICLE 9 – HOURS OF WORK AND OVERTIME

A. Hours of Work

9.1.1 Employees of the District will normally work eight (8) hours per day, five (5) days per week, forty (40) hours per week, fifty-two (52) weeks per year, including authorized absences with pay.

9.1.2 A workday is one twenty-four (24) hour period commencing at midnight inclusive of two (2) rest periods, but exclusive of meal periods. Such rest periods shall not be scheduled within one (1) hour of the employee's starting time, quitting time, or meal breaks, unless otherwise agreed to by the District and the Union. All employees normally shall be allowed a lunch period of one-half (1/2) hour, which shall be generally in the middle of the work shift.

9.1.3 Employees working a five (5) day, forty (40) hour week receive two (2) consecutive days off in the workweek unless otherwise approved by the employee and the District or due to a regular work schedule change. For the purpose of this Section, the employee's workweek shall commence with his first regularly scheduled workday.

9.1.4 When an employee is required by the District to attend training, the time spent in training (classroom training and/or compulsory homework assignments) shall be counted as hours worked. Training which takes place during off-duty hours with attendance voluntary is not considered hours worked.

9.1.5 Employees shall be given at least five (5) workdays written notice prior to a permanent change in their assigned hours of work, unless the change in assigned hours of work results due to an emergency or unless mutually agreed to by the District and the Union. Notwithstanding paragraph 9.1.1 above, employees may be assigned to work a modified workweek, subject to approval by the District and the Union.

9.1.6 Nothing contained herein shall be construed as limiting or preventing the District from establishing other work shifts when mutually agreed to by the District and the Union. That the District and the Union will develop and implement a "9/80" schedule for employees that provides adequate coverage for the District. The "9/80" reflects a schedule where the employee works 9 days and 80 hours in a two-week period. The District and the Union will develop a

~~9.2.1 The schedule for employees that provides alternate coverage for the District. The 9.2.1 reflects a schedule where the employee works 4 days and 13 hours in a one-week period. The District will maintain discretion on whether the schedule will be implemented.~~

B. Overtime and Compensatory Time

9.2.1 The General Manager or his/her Designee may require an employee to work overtime.

9.2.2 Employees shall be compensated for all overtime worked.

9.2.3 Employees required to work in excess of eight (8) hours in a twenty-four (24) hour period or forty (40) hours per week shall be compensated for such overtime with pay at one and one-half (1.5) times the employees regular hourly rate, as calculated in accordance with the Fair Labor Standards Act, for each quarter (.25) hour or major portion thereof or, at the request of the employee and with approval of the department supervisor, by compensatory time off on the basis of one and one-half (1.5) hours off for overtime worked for each quarter (.25) hour or major portion thereof.

9.2.4 Employees working more than 3 hours of overtime in one continuous shift will have a meal purchased for their consumption.

9.2.5 Compensatory time off must be used within six (6) months of when it is earned. Unused compensatory time shall be cashed out on a semiannual basis the first pay period of January and July each year. The District will not be unreasonable in the scheduling of compensatory time off and will consider the employee's request and the operating demands.

9.2.6 Employees will receive a cash payment for all compensatory time earned but unused at the time of termination.

9.2.7 Absence with pay, including compensatory time off, shall be counted as time worked.

9.2.8 Employees who work overtime shall promptly and accurately report such time to their supervisor.

9.2.9 The District agrees to make a reasonable effort to distribute overtime equally among qualified employees in the same work unit, insofar as circumstances permit and unless the employee is on sick or other approved leave under this Agreement. If practical, the District agrees to make a reasonable effort in assigning overtime work to employees on a voluntary basis.

9.2.10 All overtime work will be assigned at the beginning of the workday whenever reasonable and practical.

9.2.11 Employees required to work on any holiday, except New Year's Day, Thanksgiving Day, Family Day, and Christmas Day, shall receive, in addition to straight time pay for the holiday, overtime compensation pay at one and one-half (1.5) times the employee's regular hourly rate for each quarter (.25) hour or major portion thereof.

9.2.12 Employees required to work on New Year's Day, Thanksgiving Day, Family Day, or Christmas Day, shall receive, in addition to straight time pay for the holiday, overtime compensation pay at one and one-half (1.5) times the employee's regular hourly rate for each quarter (.25) hour or major portion thereof for the first eight (8) hours worked and shall receive overtime compensation at two and one-half (2.5) times the employee's regularly hourly rate for each quarter (.25) hour or major portion thereof worked over eight (8) hours.

C. Standby, Snow Removal Standby, and Call Back Assignments

9.3.1. **Snow Removal Standby:** Any employee who is required to remain on snow removal standby to deal with District issues by telephone shall be paid twelve and one-half percent (12.50%) of his/her base pay per hour for each hour assigned to standby. Any employee who is called in to work while on snow removal standby duty shall be compensated for such work performed at the appropriate overtime rate. The District will use personal consideration and professional courtesy when assigning standby.

9.3.2 Any employee on snow removal standby will be provided with a cell phone by the District for use and is to respond to call-ins within thirty (45) forty- five minutes of receipt. There shall be no personal calls on the District provided cell phone.

9.3.3 In the event no bargaining unit employee can be contacted to respond to a snow removal call-out, the District may utilize non-bargaining unit employees to respond without violating the contract. A log of such responses will be kept by the District for inspection by the Union.

9.3.4 **Standby:** Any Water Treatment/Distribution Operator who is required to remain on standby for emergency work shall be paid twelve and one-half percent (12.5%) premium of base pay per hour assigned to standby. Employees on sick or other approved leave under this agreement are not available for standby assignments or pay. Any employee called in to work while on standby duty shall be compensated for such work performed at the overtime rate.

Any Water Treatment /Distribution Operator who may be required to remain on standby for emergency work shall be able to respond to the District for emergencies within a reasonable period of time.

9.3.5 Water Treatment/Distribution Operators on standby will be provided with a laptop computer to be used by the Operator for necessary and required adjustments and for troubleshooting from the Operator's home. For the performance of this duty Operators on standby will be paid one hour's (1) pay at one and one-half (1.5) times regular pay per hour, as calculated in accordance with the Fair Labor Standards Act requirements.

9.3.6 Necessary and required adjustments and troubleshooting consist of responses to calls from the District answering service, or contact by the central computer. Other operational changes, adjustments, or corrections will be deemed necessary and required only if there exists a condition which requires response in order to correct or to avoid system malfunction, or when such action has been directed or approved by the Operations Superintendent. The Operator shall use his best

judgment whether to make adjustments or corrections, subject to later approval by the Operations Superintendent, which shall not be unreasonably denied.

9.3.7 If necessary and required adjustments and troubleshooting cannot be performed from the Operator's home, and the at-home call assignment results in a call-in or call-back, then the Operator shall be paid pursuant to Section 9.3.9 below, starting from the time of the original at-home call assignment, in lieu of the one (1) hour "at-home call" pay, but not both.

9.3.8 If an Operator obtains approval from the Operations Superintendent to respond directly to the central computer without the use of the laptop computer, then adjustments and troubleshooting which could have been performed with the laptop computer will be paid at the same rate as other necessary and required functions, that is, at the rate of one (1) hour of one and one half (1.5) times hourly regular pay, as calculated in accordance with the Fair Labor Standards Act.

9.3.9 **Call Back Assignments:** A minimum of two (2) hours overtime compensation per call shall be paid to an employee who is called in to work, in addition to the standby pay to which such employee is entitled pursuant to paragraph 9.3.1. & 9.3.5 above, unless the call-back merges with the employee's regular shift. Additional call assignments started within the two (2) hour guaranteed minimum do not start an additional two (2) hour guaranteed minimum; however, the time worked beyond the two (2) hour minimum will be paid at the applicable overtime rate plus the standby time rate. All callback time shall be portal-to-portal and shall be paid at the applicable overtime rate.

ARTICLE 10 – COMPENSATION

A. Base Pay

10.1.1 Employees shall be paid the straight time rates of pay applicable to their classification as listed in Appendix C attached hereto.

B. Pay Periods and Pay Rates

10.2.1 All employees shall be paid on the 15th and last day of each month. Compensation will include wages up to and including the 15th and the last day of each month of the pay period being completed.

10.2.2 10.2.2 FY 2027 (July 1, 2026 – June 30, 2027) – There shall be a salary adjustment for fiscal year 2027, in which the base hourly rates of pay in effect on June 30, 2026, shall increase by seven percent (7.0%).

10.2.3 10.2.3 FY 2028 (July 1, 2027 – June 30, 2028) – For fiscal year 2028, the base hourly rates of pay in effect on June 30, 2027, shall be increased by the USDL Consumer Price Index- All Cities (CPI-U) for the year (12 months) ending January 2027 with a minimum of 2.5% and a

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maximum of 4.5% effective the first full pay period following July 1, 2027. If the actual CPI-U is 0-2.5%, 2.5% will be used. If the actual CPI-U exceeds 4.5%, 4.5% will be used.

10.2.4 10.2.4 FY 2029 (July 1, 2028 – June 30, 2029) – For fiscal year 2029, the base hourly rates of pay in effect on June 30, 2028, shall be increased by the USDU Consumer Price Index (CPI-U) for the year (12 months) ending January 2029 with a maximum of 2.5% and a maximum of 4.5% effective the first full pay period following July 1, 2028. If the actual CPI-U is 0-2.5%, 2.5% will be used. If the actual CPI-U exceeds 4.5%, 4.5% will be used.

10.2.1 – All employees shall be paid on the 15th and last day of each month. Compensation will include wages up to and including the 15th and the last day of each month of the pay period being completed.

10.2.2 FY 2025 (July 1, 2024 – June 30, 2025) – For fiscal year 2025, the base hourly rates of pay in effect on June 30, 2024, shall increase by three and one half percent (3.5%).

10.2.3 – FY 2026 (July 1, 2025 – June 30, 2026) – For fiscal year 2026, the base hourly rates of pay in effect on June 30, 2025, shall increase by three and one half percent (3.5%).

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C. Merit Increases

10.3.1 – During 10.3.1 During the term of this Agreement, each permanent employee will receive a formal performance evaluation completed by the District on or before May 31st.

10.3.2 In FY 2025~~7~~, and FY 2026~~2028~~, and FY 2029 (July 1, 2024-2026 - June 30, 2026~~2029~~) employees who received a standard/average or better evaluation in their May 31st evaluations will receive a two percent (2.0%) merit increase effective the first full pay period of the following fiscal year. Merit increases will be calculated using the employee's base salary as of the first pay period of the fiscal year in which it will be applied. For instance, if an employee receives a standard or better evaluation on his or her May 31, 2024-2026 evaluation, he or she will receive a two percent (2.0%) merit increase which will be applied to his or her pay effective the first full pay period following July 1, 2024~~2026~~, and the increase will be calculated on his or her base rate of pay effective July 1, 2024~~2026~~. An employee who receives a below standard/average evaluation will receive no merit increase in the following fiscal year. An employee's evaluation is not subject to grievance under this Agreement. The merit benefit expires June 30, 2026~~2029~~, unless extended in writing by the parties.

10.3.3 A merit increase received by an employee impacts an employee's hourly rate for the contract year in question, but the increase does not impact that employee's base hourly rate reflected on the District's salary schedule, i.e., merit is not compounding from year to year.

D. Compensation Administration – Probationary Period

10.4.1 The General Manager or his/her Designee shall be responsible for compensation administration in accordance with the provisions of this Article. Employees defined in Appendix

B hereto shall have a one (1) year probationary period. ~~During the first six (6) months of employment, probationary employees shall be paid eighty-percent (80%) of the appropriate rate. The next six (6) months of employment, probationary employees shall be paid ninety-percent (90%) of the appropriate rate. After one (1) year, employees shall be paid one hundred percent (100%) of the appropriate rate.~~ Employees promoted to a higher classification may be placed upon promotional probation at the sole discretion of the General Manager for a period not to exceed six months. This probationary period may be extended for an additional three months in the sole discretion of the General Manager. In the event other employee fails to meet the requirements of the promotional probation including any extension, the employee shall voluntarily demote to their former position if otherwise remains qualified for the position. If not qualified or does not voluntarily demote the employee will be terminated for failing the promotional probationary period. The employee filling the former position will voluntarily demote to his/her former position if otherwise remains qualified for the position or may be terminated if the employee is in his/her initial hire one (1) year probationary period.

E. Base Pay Rate Upon Initial Appointment

10.5.1 Upon initial appointment, the entry rate will be the minimum rate for the class of the position involved. In exceptional cases where an applicant for a position may have qualifications distinctly above and beyond the minimum qualification requirements for the class, or in cases where recruiting efforts have failed to fill a position at the minimum rate, the General Manager or his/her Designee may authorize entrance at a rate above the minimum rate. In cases of inability to recruit at the minimum rate, any current employee in positions of the same class whose rates are below the rate established as entrance rate shall have their pay adjusted to the rate at which the position was finally filled.

F. Compensation for "In Charge" Assignments

10.6.1 A Grade II or higher Water Operator who is assigned in charge of another employee and/or the water system during regular working hours shall be paid a five percent (5%) premium when so assigned in place of the Operations Superintendent starting with the fifth (5th) hour of such assignment unless the Operations Superintendent is on a scheduled leave at which time the premium would begin with the first hour.

A Grade II or higher Water Operator who is assigned in charge of the water system and/or other employees outside of regular work hours shall be paid a ten percent (10%) premium when not on standby and a five percent (5%) premium when on standby. If this employee is in charge over two weeks continuously, this rate will increase to ten percent.

(10%). An employee will return to his/her former rate of pay when the "in charge" assignment terminates.

G. Selection for "In Charge" Assignments

10.7.1 The selection of an employee to be in charge in the absence of the Operations Supervisor shall be made as follows:

a. **Step One** – The Operations Superintendent will post a notice for one (1) week seeking applicants who wish to be considered for in-charge duty in the absence of the Operation’s Superintendent. The posting shall include the duties which could be covered, such as monitoring, and directing other employees in the performance of their duties, and making decisions regarding emergency work to be performed.

b. **Step Two** – Any Grade II or above qualified employee wishing to apply will submit their name for consideration.

c. **Step Three** – The District shall select the employee through a selection process and notify the employee within one (1) week.

10.7.2 The in-charge selection process will take place once every six (6) months, with the selected person(s) to serve as needed during the following six (6) month period.

H. “Lead” Assignments

“Lead” assignments for Street Maintenance Specialist are defined as any employee providing direct oversight of one (1) or more co-workers. Any employee assigned as “lead” shall receive ten percent (10%) compensation above base pay. All “lead” assignments shall be paid for all hours worked in increments of one-half (½) hour when so assigned, with a minimum of one (1) hour “lead” compensation per assignment.

I. Special Skills Pay

10.8.1 Each employee will receive additional compensation, from presentation of proof to the District, for the duration of this contract, as long as the employee maintains the special skill, for the following additional skills:

One percent (1%) additional compensation per skill:

- a. Backflow Tester certification only

Two and one-half percent (2.5%) additional compensation per skill:

- a. Commercial Driver’s License, either Class A or B
- b. Cross Connect/Backflow Tester Certification and Specialist Certification
- c. Passing a course in Telemetry systems satisfactory to the District General Manager
- d. Grade III Water Treatment Certificate. Individual 2.5% incentives for Grade III Water Treatment Certificate and Grade III Water Distribution Certificate ceases when required for the Water Treatment/Distribution Operator III job description.
- e. Grade III Water Distribution Certificate. Individual 2.5% incentives for Grade III Water Treatment Certificate and Grade III Water Distribution Certificate ceases when required for the Water Treatment/Distribution Operator III job description.
- f. Building/construction inspection Certificate
- g. GIS Certificate. Successful completion of GIS 109 & 205 from Western Nevada College or equivalent as determined by the District satisfies special skills requirement.

h. Promotion to Grade III Operator results in increase of 12.5% of base pay.

Grade III treatment and Grade III distribution certification must be achieved before more than four of the above additional compensation skills will be paid.

One percent (1%) additional compensation per skill for employees currently holding the following additional skills:

- a. Nevada Department of Health Grade II Water Treatment Certificate
- b. Nevada Department of Health Grade II Water Distribution Certificate

J. Longevity Pay

10.9.1 Each eligible employee will receive additional compensation for the duration of this contract for the following length of employment, upon completing the consecutive years of service payable in a lump sum on the first pay period following their work anniversary:

Years 5-7:	\$500.00
Years 8-10:	\$750.00
Years 11-15:	\$1,000.00
Years 15+:	\$1,500.00

ARTICLE 11 – ALLOWANCES AND REIMBURSEMENT

A. Uniform Allowance

11.1.1 Any employee who is required by virtue of the duty of employment, or by request of his/her supervisor, to wear a uniform designated by the District, and which is not furnished by the District, shall be paid a uniform allowance in addition to other compensation. The uniform allowance for such employees in the District shall be at the rate of Five Hundred Dollars (\$500.00) per year paid semiannually with the final payroll during the month of December and the month of June each fiscal year. This uniform allowance shall cover the full cost of original purchase, replacement, and upkeep of said uniform during the time of employment with the District.

11.1.2 In lieu of the uniform allowance provided for in this Article, the District may elect to furnish either directly or through contract facilities the required uniform, replacement, and upkeep services.

11.1.3 Upon termination from District employment, the supervisor, at his discretion, may require the employee to return to the District any uniform or parts thereof in his/her possession at the time of termination.

11.1.4 Any employee showing up for work in a dirty, damaged or unserviceable uniform as determined by the General Manager or designee may be immediately relieved from work without pay until the employee returns to work with a clean, undamaged, or serviceable uniform.

Employees so relieved shall return to work within one (1) hour unless allowed a greater amount of time. Repeated instances shall be a basis for additional disciplinary action.

B. Tools

11.2.1 The District shall provide the necessary tools and equipment required for the routine performance of job duties.

C. Mileage

11.3.1 Any employee required to use their personal vehicle for official business shall be reimbursed a mileage allowance at the U.S. Internal Revenue Service rate per mile in effect during the life of this contract. Use of their personal vehicle must be approved in advance by the employee's supervisor.

ARTICLE 12 - HOLIDAYS

A. Observance

12.1.1 Every employee shall be entitled to a day off from work on the following holidays during each year:

- a. New Year's Day (January 1)
- b. Martin Luther King's Day (Third Monday in January)
- c. President's Day (Third Monday in February)
- d. Memorial Day (Last Monday in May)
- e. Juneteenth (June 19)
- f. Independence Day (July 4)
- g. Labor Day (First Monday in September)
- h. Nevada Day (October 31 or the state declared day)
- i. Veteran's Day (November 11)
- j. Thanksgiving Day (Forth Thursday in November)
- k. Family Day (Day after Thanksgiving)
- l. Christmas Day (December 25)

~~m. And upon any other day that may be declared a holiday by the General Manager, the State Legislature, the President of the United States or District Board of Trustees.~~
Employees shall be provided one (1) annual floating holiday to be exercised at their discretion and upon receiving prior approval to ensure the needs of the District are met. Approval of the floating holiday shall not be unreasonably withheld.

12.1.2 To be eligible for holiday pay, an employee must be on the active payroll of the District and must have worked his/her full regularly scheduled workday before and after the holiday, unless excused by the District.

12.1.3 For employees regularly scheduled a Monday-Friday workweek, whenever one of these holidays falls on a Saturday, the preceding Friday will be observed as the holiday. Should it fall on a Sunday, the following Monday will be the holiday.

B. Holiday Pay

12.2.1 Pay for a holiday worked will be added to the payroll for the period within which the holiday falls.

C. Holiday Bonus Leave

12.3.1 An employee may choose to receive compensatory time off in lieu of holiday overtime pay for any holiday worked.

12.3.2 The compensatory time off will be accumulated at one and one-half (1.5) times the number of hours worked for each hour or major fraction worked.

12.3.3 All compensatory time off must be used within six (6) months of the date earned.

ARTICLE 13 – VACATIONS

13.1.1 Regular full-time employees shall commence to accrue annual vacation at the start of the first pay period occurring after thirty (30) days of employment. The earned vacation for all regular full-time employees shall be based on years of service as a regular full-time employee with the District, and shall be as follows:

<u>Years of Continuous Service</u>	<u>Vacation Days Earned Monthly</u>
Less than three years	.83- 10 days yearly
Three years, less than ten years	1.25- 15 days yearly
Ten years, less than twenty years	1.66- 20 days yearly
Twenty years or more	2.08- 25 days yearly

13.1.2 Vacation time off shall accrue for each pay period. The accrual shall be prorated based on hours worked divided by hours available within pay period when the employee has any unpaid leave for the pay period.

13.1.3 Vacation shall be reported and charged in one-quarter (1/4) hour increments for vacation taken.

13.1.4 Holidays, as enumerated in this Agreement, occurring within the vacation period will not be counted as vacation days.

13.1.5 Sick leave will not be granted in lieu of vacation time.

13.1.6 When vacations may be taken shall be determined in advance by the employee's supervisor, after considering the needs of the District and the wishes and seniority of the employee.

13.1.7 Regular full-time employees who have completed their initial probationary period who leave the employment of the District for any reason other than dishonesty against the District shall be compensated for earned vacation benefits accrued at the time of such departure from the District's employment.

13.1.8 An employee's "vacation accrual" shall be unused vacation, limited to the maximum vacation he/she can earn in a two (2) year period.

ARTICLE 14 – LEAVE OF ABSENCE

14.1.1 Except as provided in Article 4, paragraphs 4.2.3 and 4.2.4 leave of absence without pay may only be granted if recommended by the supervisor and subsequently approved by the General Manager. If the leave of absence is not approved by the General Manager, there shall be no appeal.

ARTICLE 15 – SICK LEAVE

A. Accrual

15.1.1 All employees shall be entitled to accrue sick leave at the start of the first pay period occurring after thirty (30) days of employment without limitation at the following rates:

15.1.2 Four (4) hours per pay period, twelve (12) days per year.

15.1.3 Sick leave shall accrue for each pay period. The accrual shall be prorated based on hours worked divided by hours available within pay period when the employee has any unpaid leave for the pay period.

B. Buy Back

15.2.1 On the first regular pay day of each calendar year the District will buy back at fifty percent (50%) of the employee's straight time hourly rate of pay for all accrued sick leave in excess of sixty days (480 hours).

15.2.2 **Bonus Sick Leave:** Any employee's sick leave in excess of the maximum accrual of four hundred and eighty (480) hours of regular sick leave shall have an option, which must be stated in writing prior to the first regular payday of each calendar year, the ability to have those additional hours or any portion (in increments of one-quarter (1/4) hour) credited to bonus sick leave. Bonus sick leave shall have a maximum accrual of four hundred and eighty (480) hours. Pursuant to Section 15.5.6, bonus sick leave shall be compensated at twenty five percent (25%) of the employee's straight time hourly rate. Paid sick leave of sixteen (16) hours or less shall be

charged to the employee's regular sick leave account. Paid sick leave of more than sixteen (16) hours shall be charged to the employee's bonus sick leave account.

C. Definition

15.3.1 Sick leave shall be an absence from work by reason of medical appointments, illness, injury, or death. Sick leave may be granted only for medical appointments, illness or injury of the employee, or illness, injury or death of any relative within the third degree of consanguinity or affinity (consanguinity is defined as kinship to include blood relationship, whereas affinity is the connection existing in consequence of marriage), i.e., spouse, parent, child, grandparent, brother, or sister, or grandchild, adopted child and stepchild.

15.3.2 In the event of a death in the family as defined above, an employee shall be granted consecutive days off with pay to attend the funeral or services. If attending services within 100 miles of employee's home, up to three (3) days may be taken as Bereavement Leave and shall not be deducted from the employee's sick leave. If attending services out-of-town beyond 100 miles, up to five (5) days may be taken with the understanding that the additional two (2) days will be charged to sick leave. Vacation leave or compensatory leave shall be used for time off in excess of five (5) days.

D. How Charged

15.4.1 Sick leave shall be reported and charged in one-quarter (1/4) hour increments or sick leave taken. Holidays occurring during sick leave periods shall not be counted as sick leave. Sick leave taken during a weekly pay period shall be charged after sick leave earned during that pay period is credited.

15.4.2 If an employee does not have adequate accrued sick leave time, the employee may utilize either accrued vacation time or accrued compensatory time off in lieu thereof. The choice is the employee's in each case of such use.

15.4.3 Whenever possible, an employee shall notify the District in writing of their intention of being absent due to illness, injury or other authorized reason.

15.4.4 The General Manager may require the employee to provide a written doctor's statement when the employee is off work for three (3) or more days, or in the event the District has cause to believe the employee is abusing his leave.

15.4.5 The General Manager will require the employee to provide a written doctor's statement which confirms with any and all HIPAA requirements when the employee is required to be off work due to injury, illness or disability. Such documentation will include a statement that the illness or condition prevents the employee from completing his or her essential job functions (For instance, a statement that the condition and/or illness prevents the employee from returning to work), a prognosis for recovery (i.e., the expected duration of the illness or condition), and any work limitations that result from the employee's illness or condition (i.e., employee should be placed on light / desk duty because he/she is unable to stand for more than five minutes at a

time), or a recommendation for any accommodation which would allow the employee to complete the essential functions of his or her job. Prior to the employee returning to work, a doctor's written statement will be required releasing the employee back to work and shall include any required limitations.

15.4.6 Additional documentation may be required of the employee, depending on the seriousness of the disability at the District's expense. Such documentation will include a statement of the general impact of the illness and/or condition, a prognosis for recovery, and any work limitations. The District shall have the authority to seek a second opinion from an independent doctor at the District's expense.

15.4.6 Upon termination of employment, an employee who has completed five (5) years of service to the District shall be compensated for accrued sick leave at the rate of fifty percent (50%) of the employee's straight time hourly rate of pay. Bonus sick leave shall be compensated in accordance with 15.2.2.

E. Worker's Compensation Deduction

15.4.7 When an employee receives either Employer's Insurance Company of Nevada (EICN) or the District's designated administrator, compensation for lost wages, the employee's accrued sick leave will be charged only for that percent of each day's pay which is not compensated by the Employer's Insurance Company of Nevada (EICN) or the District's designated administrator. The District will pay that portion of the employee's salary which together with the Employer's Insurance Company of Nevada (EICN) or the District's designated administrator payment, equals total salary, until accrued sick leave is exhausted.

ARTICLE 16 – SICK LEAVE MATERNITY

16.1.1 An employee is entitled to use accrued sick leave for maternity regardless of the type of delivery or results of pregnancy if the provisions specified in the following paragraphs, inclusive, are fully complied with.

16.1.2 If, after exhausting her accumulated sick leave, an employee requires additional time off from work, accumulated vacation shall be granted. If additional time is required, leave without pay may be granted by the District if it is considered to be justifiable.

16.1.3 Sick leave for maternity may be taken for six (6) weeks or until released by a physician to return to work. The decision as to when such leave begins or ends shall be made by the employee with the approval of the supervisor, accompanied by the approval of the employee's personal physician or physician designated by the supervisor.

16.1.4 Sick leave for maternity shall not be used for infant care or for the conditions of pregnancy which do not incapacitate the employee for duty.

16.1.5 Pregnancy shall not jeopardize an employee's job or seniority except for time spent on leave without pay. She shall be responsible for reporting the pregnancy as soon as it is an established fact so that steps may be taken to protect the employee's health or modify her working conditions and in order that the necessary staffing adjustments may be planned.

16.1.6 The failure to report for assignment at the expiration of a maternity leave shall be considered as a resignation.

16.1.7 In every case, an employee shall submit a written report from her physician to the supervisor as to the anticipated dates of absence and a second report stating that she is physically able to return to work as of a given date.

16.1.8 This Article shall be automatically amended to conform to Federal guidelines to the extent such guidelines now or in the future exceed these benefits, to include but not limited to the Family Medical Leave Act.

ARTICLE 17 – JURY DUTY

17.1.1 Any employee required by legal process to serve on any jury shall receive his/her regular salary for a period of twenty (20) working days as though he/she were actually on the job during this time, provided that he/she remits such jury fees to the District.

17.1.2 Any employee appearing on jury duty during scheduled days off shall retain any juror fees, but will not receive regular salary.

17.1.3 Any employee working other than a day shift appearing for jury service shall have the jury service time counted as time worked on that workday.

17.1.4 Employees receiving summons for jury service shall immediately notify their supervisor to make the necessary scheduling changes.

17.1.5 If the employee is not selected for jury service or is released early, he/she shall report back to his/her department to resume work for the remainder of the day shift.

ARTICLE 18 – MILITARY LEAVE

18.1.1 Any employee who is an active member of the National Guard or any reserve component of the United States Armed Forces shall be relieved from his/her duties, upon request, to serve under orders on training duty without loss of his/her regular compensation for a period not to exceed fifteen (15) working days in any one (1) calendar year.

18.1.2 Any such absence shall not be deducted from the employee's accrued vacation.

ARTICLE 19 – HEALTH AND WELFARE

A. Coverage Provided

19.1.1 During the term of this Agreement the District will provide Health and Welfare Benefits for regular employees and each employee’s eligible dependents, at the same level of benefits as are currently provided.

19.1.2 The District shall reimburse each regular employee up to One Hundred Dollars (\$100.00) per fiscal year that this Agreement is in effect, for eye examinations and glasses when such benefits are not provided under the group medical plan.

B. Eligibility

19.2.1 During the term of this Agreement regular employees of the District shall be eligible for Health and Welfare coverage.

19.2.2 Dependents of a regular employee shall be eligible for Health and Welfare coverage provided by the District.

19.2.3 Health and Welfare coverage for regular employees of the District and their dependents shall commence in accordance with the plan chosen by the employee.

C. KGID Health and Welfare Contributions - Local 39 Health & Welfare Fund

19.3.1 The Employer agrees to contribute into the Stationary Engineers Local 39 Health and Welfare Trust Fund, at its respective office in San Francisco, California, or such other designated place of payment as the Trustees of said Trust Fund may determine, the below listed amounts, per month, for each eligible employee as defined by this Agreement, for the purpose of providing such employee and his/her dependents with group life insurance, hospitalization, prescription drug, medical, vision, and dental benefits as are now in effect, or as may hereafter be specified by the Trustees of said Trust Fund. The Employer further agrees to accept, assume and be bound by all of the obligations imposed upon Individual Employers by that certain Trust Agreement referred to for convenience as the "Stationary Engineers Local 39 Health and Welfare Trust Agreement" as said Trust Agreement may now exist or may hereafter be amended (a copy of which has been delivered to the Employer and receipt of which is expressly acknowledged) and further agrees to be bound by any amendments, modifications, changes or mergers with respect to said Trust Agreement made by the parties thereto. Effective January 1, 2019, the monthly contribution shall be the amount of Two Thousand One Hundred Thirty One and No/100 Dollars (\$2,131.00) plus \$25.00 per month.

The above contributions shall be made on or before the tenth (10th) day of each month, for each employee employed for a period of not less than eighty (80) hours during the preceding calendar month.

The undersigned further agrees that he or it does irrevocably designate and appoint the Employers mentioned in said Health and Welfare Trust as his or its attorneys-in-fact for the selection, removal and substitution of trustees, as provided for in said Trust Agreements and as may be hereinafter provided by or pursuant to said Trust Agreements.

In the event that the Trustees of the Stationary Engineers Local 39 Health & Welfare Trust determine that the current contribution amount or the amount referred to in this Agreement is insufficient to provide the benefits then in effect, the Employer herein agrees to pay such further amount as may be necessary in the decision of the Trustees to maintain the then current level of benefits for the life of the Agreement as determined by the Board of Trustees.

In the event the individual Employer herein fails to pay the amounts of Trust Fund contributions due and owing for the period in which they are due and owing, the individual Employer shall pay, in addition to the amounts due as contributions, such additional liquidated damages and/or attorney's fees as are set forth in the Trust Agreement to which the individual Employer is bound.

In the event of accident, illness, or layoff of any employee with ninety (90) days or more of employment, the Employer will continue the monthly payments for the employee and his dependents for a period not to exceed three (3) months.

D. State of Nevada and Local 39 Health and Welfare Fund

19.3.2 For the term of this Agreement the District will contribute one hundred percent (100%) of the premiums required to maintain Health and Welfare benefits in effect for eligible employees and their eligible dependents.

19.3.3 It is specified during the term of this Agreement that the employee has the choice of health and welfare coverage through the Local 39 I.U.O.E. H&W plan or the State of Nevada H&W P.P.O. or HMO plans.

ARTICLE 20 – RETIREMENT PLAN

A. All employees covered by this agreement shall participate in the Public Employees Retirement System (“PERS”) of the State of Nevada in accordance with the rules of that system as set forth in NRS Chapter 286.

B. The District agrees that it will contribute, for each employee covered by this agreement, to the PERS for the term of this agreement the PERS contribution rate paid as of July 1, 2018. Increases in the contribution rate, above the rate in effect on July 1, 2018, which are mandated by the Nevada Legislature shall be paid for by the party or parties designated in such action.

C. If the Nevada Legislature fails to designate whether the District or the employee is to pay for the increase in the PERS contribution rate, increases above the rate in effect on July 1, 2018,

the District and the employee shall each pay one half (1/2) of the increased contribution. Payment of the employee's portion of the PERS contribution increase shall be made in lieu of equivalent basic salary increase or cost of living increases, or both, in accordance with NRS Chapter 286.

D. If the Nevada Legislature reduces the PERS contribution rate and fails to designate the distribution of the decreased rates, if any, decreases in the contribution rate shall be equally shared and shall be credited by increasing the pay schedule by an amount equal to one half (1/2) the prescribed reduction, up to a reduction that renders the PERS contribution rate equivalent to the July 1, 2018 PERS contribution rate. Any decrease below the July 1, 2018 contribution rate will be credited to the District.

E. The PERS contribution rate as of July 1, 2018, is twenty-eight percent (28%).

F. The following benefit is grandfathered and applicable to all employees employed by the District prior to January 1, 2019:

Effective July 1, 1995, at the end of each calendar month for the duration of this agreement, the District will contribute a total of fifteen and two tenths percent (15.2%) of regular pay to the combination of a SEP-IRA account and the Nevada PERS system for each bargaining unit employee who has completed the SEP-IRA qualification period.

ARTICLE 21 – PROTECTIVE GEAR AND EQUIPMENT AND WINTER MATERIALS CLOTHING

21.1.1 When it is determined by the District that specific protective devices, wearing apparel, and other equipment necessary to protect an employee from injury or exposure are reasonable and prudent, the District shall furnish such devices, apparel and/or equipment, which may include, but shall not be limited to, coveralls, safety boots, safety glasses and rain gear.

21.1.2 In lieu of additional to furnishing the specified items of safety boots and safety glasses above, the District may elect to reimburse covered employees up to ~~Four Six Hundred Fifty Dollars~~ (\$650400.00) per year for purchase of safety rated boots, and safety glasses, winter clothing, and/or other clothing not covered by Section 21.1.1m as governed by the replacement provisions below. In order to be eligible for reimbursements as provided in this paragraph, the employee must submit proof of purchase with his/her claim.

21.1.3 When replacement of any item provided pursuant to this Section is required due to normal wear, such replacement shall be at the District's expense. When replacement of any item is required as a result of an employee's negligence or misconduct, such replacement shall be at the employee's expense.

ARTICLE 22 – CAREER DEVELOPMENT

22.1.1 An employee will be reimbursed for educational training courses pursuant to the following conditions:

- a. The training must be directly related to the required skill or education for the employee's current position, not reimbursement merely for promotion preparation, and must be approved in advance by the General Manager.
- b. Only a regular full-time employee who has been so employed for at least one (1) year will be eligible for reimbursement.
- c. Reimbursement will not occur for any portion of the cost assumed by any other source.
- d. Reimbursement expenses shall be restricted to tuition, course fees, and required textbooks.
- e. A course must be taken from a recognized and accredited school.
- f. Presentation of evidence of a passing grade.

22.1.2 While courses should normally be taken on the employee's own time, exception may be granted by his/her supervisor, in which case hours away from work must be deducted from earned vacation, compensatory time, or be recorded as an unpaid leave of absence.

ARTICLE 23 – LAYOFF AND RECALL

A. Layoff

23.1.1 Layoff of employee(s) covered by this contract shall be by seniority and qualifications. All regular part-time and probationary employees must be laid off before any regular full-time employee is laid off. The District will provide the Union with a list of employees to be laid off at least thirty (30) working days prior to the effective date of any layoff.

23.1.2 The District and the Union agree to meet to discuss alternatives to any layoff. Such alternatives include reduced workweek, leave of absence, voluntary layoff, and/or other issues, which may minimize mandatory layoffs.

B. Recall

23.2.1 The District shall maintain a list of all employees affected by layoffs. An employee who has been placed in layoff status shall be given priority based on seniority and ability to perform the job when a vacancy occurs. If the employee refuses an offer of re-employment, the employee shall be removed from the list.

ARTICLE 24 – SAVINGS CLAUSE

24.1.1 In the event that any provision of this Agreement is or shall be rendered invalid by applicable legislation or be declared invalid by any court or regulatory agency of competent jurisdiction, such action shall only invalidate that provision of the Agreement.

24.1.2 It is the express intention of the District and the Union that all other provisions not rendered invalid shall remain in full force and effect, and that the parties shall enter into negotiations to bring the invalid section or sections into compliance.

ARTICLE 25 – SCOPE, EFFECTIVE DATE AND DURATION

A. Scope

25.1.1 This Agreement sets forth the full and entire understanding of the parties regarding rates of pay, hours of work, and other conditions of employment.

B. Effective Date and Duration

25.2.1 This Agreement shall be in full force and effect July 1, 2024, and shall continue in force until June 30, 2029.

IN WITNESS WHEREOF, the District and the Union have caused these presents to be duly executed by their authorized representatives, this _____ day of _____ 2024.

Timothy Eggen, Business Manager
I.U.O.E. Local 39, AFL-CIO

Natalie Yanish ~~Johns~~, Chairman
Board of Trustees, Kingsbury GID

Jeff Gladioux, President
General Manager
I.U.O.E. Local 39, AFL-CIO

~~Mitchell S. Dion~~ Derck Dornbrook,
Kingsbury GID

Brandy Johnson, Director of Public Employees
I.U.O.E. Local 39, AFL-CIO

Scott Lupo, Business Representative
I.U.O.E. Local 39, AFL-CIO

Joe Esenarro, Steward
Member/Negotiator

APPENDIX A

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
PAYROLL DEDUCTION AUTHORIZATION**

I, the undersigned, being a member of the International Union of Operating Engineers, Stationary Local 39, and required by the Constitution and Bylaws of that organization to contribute dues, per capita and assessments in a specified amount, hereby authorize the compensation, in conformity with the agreement between the Parties, and effective the first pay period following the date hereof. It is further directed that the Kingsbury General Improvement District will then remit said monies to the above organization in the manner prescribed.

NAME (PRINT) _____

HOME TELEPHONE _____

STREET ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

SOCIAL SECURITY NUMBER _____

WORK PHONE _____

CLASSIFICATION _____

WORKSITE _____

SIGNATURE _____

DATE SIGNED _____

APPENDIX B

APPENDIX C

Rates of Pay

COLLECTIVE BARGAINING AGREEMENT

Between

**KINGSBURY GENERAL
IMPROVEMENT DISTRICT**

And

**THE INTERNATIONAL UNION OF
OPERATING ENGINEERS
STATIONARY LOCAL 39, AFL-CIO**

July 1, 2026 to June 30, 2029

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COLLECTIVE BARGAINING AGREEMENT

THIS AGREEMENT is made and entered into by and between the **KINGSBURY GENERAL IMPROVEMENT DISTRICT**, hereinafter referred to as the “District”, and the **INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY LOCAL 39, AFL-CIO**, hereinafter referred to as the “Union”, and has as its purpose the promotion of harmonious labor relations between the District and the Union; the establishment of an equitable and peaceful procedure for the resolution of differences; and the establishment of rates of pay, hours of work, and other conditions of employment.

WHEREAS, the District provides public services essential to the health, safety, and welfare of the residents of the Kingsbury General Improvement District; and

WHEREAS, the employees of the District recognize their responsibility to provide such public services to the community; and

WHEREAS, it is the duty of the District to negotiate in good faith with the employees who have voluntarily chosen to be represented by the Union which is a party to this Agreement, and it is the duty of the Union to negotiate in good faith with the District concerning wages, hours, and other terms and conditions of employment.

ARTICLE 1 - RECOGNITION

1.1.1 The District recognizes the Union as the exclusive bargaining agent for employees in an occupation, which is included in the recognized bargaining unit. Occupations, which are included in the recognized bargaining unit, are listed in Appendix “B” to this Agreement.

1.1.2 The term “employee” or “employees” as used in this Agreement shall refer only to employees employed by the District who perform the functions of an occupation which is included in the recognized bargaining unit.

1.1.3 The term “full time employee” as used in this Agreement shall apply only to employees who are employed to work forty (40) hours or more per week.

1.1.4 The term “regular employee” as used in this Agreement shall apply only to full or part time employees other than seasonal employees. “Seasonal Employees” are employed full time for seasonal work, which is not, or cannot, be performed all year, and which is usually performed during specific seasons.

1.1.5 Nothing in this Article shall preclude any employee from exercising his/her individual rights under State and/or Federal Law.

1.1.6 The parties agree that the title of Supervisor does not currently meet the statutory definition for “supervisory employee” set forth in NRS 288.075, and therefore, it is allowable and appropriate for these employees to be included within the same bargaining agreement as

non-supervisory employees. However, in the event that the duties for any of these positions change, both parties reserve the right to seek a determination from the Employee Management Relations Board concerning whether any, or all, of these positions come within the definition of supervisory employee set forth in NRS 288.075. In the event that the EMRB determines that any of these positions meet the statutory definition of supervisory employee, then the employees in these positions shall no longer be a part of this Agreement, but shall have a new Agreement immediately go into effect which incorporates the provisions of this Agreement, and thereafter, shall negotiate as a separate bargaining unit with a separate bargaining Agreement.

1.1.7 District Personnel Policy

The parties hereby recognize and agree that the District has adopted Personnel Policies and may amend said policies from time to time. The parties further recognize and agree that this Agreement is supplementary to said policies and shall in no way be construed to incorporate the District's adopted Personnel Policies into this Agreement, with the exception of District Policy Performance Management and Disciplinary Actions (as amended).

ARTICLE 2 - EMPLOYEE RIGHTS

2.1.1 Any employee employed in an occupation included in the bargaining unit has the right to the full benefits and protection provided by the expressed written terms of this Agreement, whether or not the employee is a member of the Union; except that an employee dismissed from employment while serving an initial probationary period shall not have the right to appeal such dismissal through the grievance procedure or disciplinary appeals process of this Agreement.

2.1.2 Every employee has the right to join or not to join the Union without intimidation, coercion or fear of reprisal by any party to this Agreement

2.1.3 The District and the Union recognize that employee personnel files should be maintained on a confidential basis. The General Manager or his/her designee shall supervise all access to personnel files. Only duplicate copies of personnel files may be removed from the Office for review. An employee, or an employee who has been terminated, his/her authorized representative, or the employee's supervisor, shall be permitted access to copies of the employee's or terminated employee's personnel files during working hours.

2.1.4 All items added to an employee's personnel file during the life of this Agreement shall be accompanied by the employee's acknowledgment of such entry. The employee's supervisor and the District's General Manager will review all items intended for placement into the employee file, and the supervisor will present the employee a copy of the item, and a form to be signed by the employee, indicating that the employee has knowledge of the entry of the item in the personnel file. The form shall contain a space for any employee comments, and for the employee's signature. The supervisor will forward said materials to the office for filing in the employee's personnel file. In addition, the employee may, within twenty (20) days, prepare a

document in rebuttal to, or explanation of, the original entry, and such rebuttal or explanation shall then be appended to the original entry and made a part of the personnel file.

ARTICLE 3 - MANAGEMENT RIGHTS

3.1.1 All rights, functions and responsibilities of the District not specifically modified or limited by the express written terms of this Agreement, shall remain the vested right of the District. Included in the rights specifically retained by the District and established pursuant to NRS 288.150; including but not limited to: the right to direct the work force and to assign the work to be performed; to select and determine the number of any type or classification of employees required; to hire, promote, and lay off employees for lack of work or lack of funds; and to suspend, discipline and terminate employees for just cause. In exercising these rights the District will comply with all applicable provisions of this Agreement, or of State and Federal Law, and will not transfer or assign employees as a form of discipline.

3.1.2 The District reserves the right to determine the appropriate staffing levels, the work schedules and the content of the work day, the quality and quantity of services to be offered to the public, the means and methods of offering those services, as may be necessary for the safety of the public and the efficiency of its operations.

3.1.3 Notwithstanding the provisions of this Agreement, the District has the right to take whatever actions that may be necessary to carry out its rights and responsibilities in situations of emergency, such as riot, military action, natural disaster, or civil disorder. Nothing contained herein shall affect the rights, which the District may have under law.

3.1.4 The purpose of this Article is to establish the chain of command. The corresponding chain of command is that the Operators and Street Maintenance Specialist shall report to the Operations Superintendent, the Clerical Staff shall report to the Business & Contracts Manager.

ARTICLE 4 - UNION RIGHTS

A. Union Dues

4.1.1 The District agrees to deduct from the wages of each Union member and remit to the Union the authorized deduction for Union Dues, assessments and per capita payments. Such authorized deductions must be individually and voluntarily executed in writing by the employee in a format agreed upon by the District and the Union (see Appendix "A" to this Agreement). Such authorized deductions may be executed at any time during the life of this Agreement to become effective on the first full pay period following a five (5) day period after receipt of said document by the District.

4.1.2 The total amount to be deducted for Union dues, assessments and per capita will be that amount as designated periodically by the Union. Said deductions shall be withheld in two equal installments from the first two pay periods of each month.

4.1.3 Such authorized deductions shall remain in full force and effect during the life of this Agreement, unless canceled in a certified letter signed by the employee. Such cancellation may only be made during a fifteen (15) day period ending on June 30 of any year.

4.1.4 The employee's earnings must be regularly sufficient after required deductions are made, to cover the amount of said deductions. When the employee's wages are not sufficient to cover the full employee withholding, no Union deductions will be made.

4.1.5 The District will not honor any check-off authorizations executed by any employees covered by this Agreement in favor of any other labor organization or organization representing employees as long as the Union is the recognized bargaining agent for said employees; nor honor any check-off authorization from anyone who is not employed in an occupation which is part of the recognized bargaining unit. The Union will not use check-off authorizations as a substitute for authorization by anyone not covered by the bargaining unit, to be represented by the Union.

4.1.6 The Union agrees to indemnify, defend, and hold the District harmless against any and all claims or suits that may arise out of or by reason of any action taken by the District in reliance upon any dues deduction authorization cards submitted by the Union to the District. The Union agrees to refund to the District any amounts paid to it in error on account of the payroll deduction provision upon presentation of proper evidence of error or mistake.

B. Union Representation

4.2.1 The District recognizes and agrees to deal with the designated Stewards and Representatives of the Union with respect to all grievances regarding the interpretation and/or application of the express written terms of this Agreement.

4.2.2 The Union will furnish the District with the names of any officers, representatives, and the designated Stewards immediately after their designation, election, or appointment. Stewards will not be recognized by the District until such a list is received in writing by the General Manager.

4.2.3 At the request of the Union or the Stewards, the Stewards may be allowed reasonable time off (release time), not to exceed ten (10) straight time hours per Steward per fiscal year, without loss of pay to represent the Union at meetings with the General Manager or his/her designee, or to attend negotiation meetings in the Tahoe Basin. Such release time shall be during normal working hours, when the Stewards are present and available for duty. In addition, the General Manager will not unreasonably deny release time for up to an additional ten (10) hours per year per Steward, as needed.

4.2.4 At the request of the Union the Stewards will be granted an excused absence from work to participate in Union activities away from the workplace. Such excused absences will be granted by the General Manager when work schedules permit, but will not be unreasonably

denied. Such excused absences will be without pay, unless otherwise agreed to between the Union and the District.

ARTICLE 5 - DISCRIMINATION

5.1.1 No longer covered under this agreement.

ARTICLE 6 - STRIKES AND LOCKOUTS

6.1.1 The District agrees that it will not lockout its employees.

6.1.2 The Union agrees that neither it, nor its officers, employees, or members will engage in, encourage, sanction, or support a strike, work stoppage, boycott, slowdown, mass resignation, mass absenteeism, picketing, or any other actions which would involve suspension of, or interference with, the normal work of the District, for any reason whatsoever.

ARTICLE 7 - DISCIPLINE AND DISCHARGE

A. Purpose

7.1.1 The purpose of this Article is to provide for an equitable and expeditious manner for the resolution of disputes arising from the imposition of discipline.

7.1.2 The District agrees that no employee will be disciplined or discharged without just cause.

B. Employee Representation

7.2.1 Any employee who has reason to believe that discipline will result from a discussion with his/her supervisor, or with the General Manager, shall have the right to request and be provided with Union Representation during the discussion. When requested, the District shall make arrangements for the desired representation.

C. Reprimand Review

7.3.1 Verbal and written reprimands shall only be subject to review through the immediate Supervisor or his/her designee, and shall not be subject to arbitration. The District may, at its option, require the attendance of a witness during any meeting with the subject employee.

If the employee is not satisfied with the response of the immediate Supervisor he/she may request a review with the General Manager. Upon completion of the review, the Supervisor/General Manager may withdraw, affirm, or modify a verbal or written reprimand. Within thirty (30) calendar days of the final disposition by the Supervisor/General Manager or his/her designee, the affected employee may submit a written statement responding to the reprimand and such statement shall be included in the employee's official personnel file(s).

Such written response shall remain in the official personnel file for as long as the reprimand remains in the file.

D. Suspension or Discharge Hearing

7.4.1 Any regular employee being suspended without pay or discharged shall not be removed from the payroll until after the completion of a hearing before the General Manager. The purpose of this hearing is for the employee to respond to the specific charges, and to present evidence on his/her behalf. The employee will have the right to be represented at this hearing by a Union Representative.

E. Right of Appeal

7.5.1 An employee who has been suspended without pay or discharged, or the Union Representative, shall have the right within ten (10) days after the suspension without pay, or the discharge, to appeal such discipline starting with Step 2 of the Grievance and Arbitration Procedure of this Agreement.

ARTICLE 8 - GRIEVANCE AND ARBITRATION PROCEDURE

A. Purpose

8.1.1 This Grievance and Arbitration Procedure shall be used to process and resolve grievances arising under this Agreement. The purpose of this procedure is to resolve grievances informally at the lowest possible level; to provide an orderly procedure for reviewing and resolving grievances promptly.

B. Definitions

8.2.1 A “grievance” is a dispute by one or a group of employees, or a dispute between the Union and the District involving the interpretation, application, or enforcement of the express written terms of this Agreement.

8.2.2 As used in this procedure, the term “party” means an employee, the Union or the District.

8.2.3 As used in the Agreement, the term “day” is defined as a calendar day.

8.2.4 As used in this Agreement, the term “working day” is defined as a regular work day, Monday – Friday, excluding holidays listed in Article 12.

C. Time Limits

8.3.1 Each party involved in a grievance shall act quickly so that the grievance may be resolved promptly. Every effort should be made to complete action within the time limits contained in this grievance procedure, but with the written consent of all parties the time

limitation for any step may be extended. If the grievant fails to respond within the specified or extended time limits, the grievance will be dismissed.

D. Representation

8.4.1 A grievant and his/her Steward, at the request of the grievant, may attend any grievance proceeding while on duty, without loss of pay. The grievant may be represented at any step of this grievance procedure by the Union Representative.

E. Response

8.5.1 If the District fails to respond to a grievance within the time limits specified for that step, the grievance shall be deemed denied at said step, and the grievant shall have the right to appeal to the next higher step. At each step of this grievance procedure, a copy of the decision shall be sent to the grievant and the Union Representative.

F. Grievance Steps

Step 1 – Informal Discussion

8.6.1 The grievance of an employee shall initially be discussed with the grievant’s “immediate supervisor.” Within ten (10) workdays, the immediate supervisor shall give his/her decision or response. If the immediate supervisor fails to respond to the informal grievance within ten (10) workdays, the grievant shall have the right to initiate a formal grievance no later than ten (10) workdays after the event or circumstances occasioning the grievance.

Step 2 – Formal Grievance

8.6.2 (1) If the Union or the grievant is not satisfied with the decision rendered pursuant to Step 1, or if the grievant’s immediate supervisor fails to respond to the informal grievance, he/she, or the Union Representative, may appeal in writing within ten (10) workdays to the General Manager. Within ten (10) workdays of receipt of said appeal, the General Manager will examine the relevant evidence and schedule a meeting with the aggrieved employee and the Union Representative for the purpose of resolving the grievance.

8.6.2 (2) The General Manager shall, within ten (10) workdays of the meeting, render his/her decision and reasons therefore in writing to the aggrieved employee and the Union.

Step 3 – District Board of Trustees

8.6.3 If the Union or the grievant is not satisfied with the decision rendered pursuant to Step 2, he/she or the Union Representative may appeal the decision in writing, accompanied by all pertinent documents, within ten (10) workdays to the Board of Trustees of the District. Within ten (10) workdays the Board of Trustees of the District will examine the relevant evidence and schedule a meeting with the aggrieved employee and the Union Representative for the purpose of resolving the grievance. The Board of Trustees of the District shall, within ten (10) workdays of

the meeting, render a decision and its reasons therefore in writing to the aggrieved employee and the Union.

Step 4 – Arbitration

8.6.4 If the Board of Trustees of the District fails to respond in writing as provided in Step 3, or if the response is not satisfactory to the grievant, only the Union shall have the right to refer the matter to binding arbitration. Such referral shall be made by written demand submitted to the General Manager within ten (10) workdays of receipt of the decision of the Board of Trustees, or of the Board's failure to make a timely response.

G. Selection of Arbitrator

8.7.1 Within ten (10) workdays after written notice of submission to arbitration, the District and the Union may agree upon a mutually acceptable arbitrator who is experienced, impartial, disinterested and of recognized competence.

8.7.2 If the parties are unable to agree upon an arbitrator, a request for a list/panel of arbitrators shall be made to the Federal Mediation and Conciliation Services (FMCS) by the grievant. Thereafter, the parties shall meet and confer regarding the list/panel of arbitrators, and shall strike names until an arbitrator is selected. The grieving party shall strike the first name.

8.7.3 Costs and expenses of arbitration shall be borne equally by the parties; however, each party will pay their own expenses in preparation for any arbitration hearing. Any hearing(s) held by the arbitrator shall be in closed session and no news releases shall be made concerning progress of any hearing(s).

H. Arbitrator's Decision Binding

8.8.1 The decision of the arbitrator shall be final and binding.

8.8.2 The arbitrator shall have no authority to add to, delete, or alter any provisions of this Agreement, but shall limit his/her decision to the application and interpretation of its expressed written provisions.

I. Witness Use

8.9.1 Prior to the arbitration hearing, the Union shall furnish the District with a list of witnesses it desires to call who would be otherwise working. The parties will be reasonable in the scheduling of time off to accommodate both the operations of the District and the grievant's fair hearing. The District will assume no overtime liability as a result of a grievant's or witnesses testimony.

J. Expedited Arbitration

8.10.1 The District and the Union will use expedited arbitration when agreed to by both parties.

8.10.2 Expedited arbitration shall include an agreed upon statement of facts and any stipulations between the parties submitted to the arbitrator at least ten (10) workdays prior to the hearing, and a requirement that the arbitrator selected render a decision within fourteen (14) days of the conclusion of the hearing.

8.10.3 Either party to an expedited arbitration hearing shall have the right to have the hearing transcribed by a court reporter. Both parties shall be entitled to copies of the transcript, the cost of which will be shared equally. In addition the parties may agree to waive the use of post hearing briefs.

ARTICLE 9 – HOURS OF WORK AND OVERTIME

A. Hours of Work

9.1.1 Employees of the District will normally work eight (8) hours per day, five (5) days per week, forty (40) hours per week, fifty-two (52) weeks per year, including authorized absences with pay.

9.1.2 A workday is one twenty-four (24) hour period commencing at midnight inclusive of two (2) rest periods, but exclusive of meal periods. Such rest periods shall not be scheduled within one (1) hour of the employee's starting time, quitting time, or meal breaks, unless otherwise agreed to by the District and the Union. All employees normally shall be allowed a lunch period of one-half (1/2) hour, which shall be generally in the middle of the work shift.

9.1.3 Employees working a five (5) day, forty (40) hour week receive two (2) consecutive days off in the workweek unless otherwise approved by the employee and the District or due to a regular work schedule change. For the purpose of this Section, the employee's workweek shall commence with his first regularly scheduled workday.

9.1.4 When an employee is required by the District to attend training, the time spent in training (classroom training and/or compulsory homework assignments) shall be counted as hours worked. Training which takes place during off-duty hours with attendance voluntary is not considered hours worked.

9.1.5 Employees shall be given at least five (5) workdays written notice prior to a permanent change in their assigned hours of work, unless the change in assigned hours of work results due to an emergency or unless mutually agreed to by the District and the Union. Notwithstanding paragraph 9.1.1 above, employees may be assigned to work a modified workweek, subject to approval by the District and the Union.

9.1.6 Nothing contained herein shall be construed as limiting or preventing the District from establishing other work shifts when mutually agreed to by the District and the Union. That the District and the Union will develop and implement a "9/80" schedule for employees that provides adequate coverage for the District. The "9/80" reflects a schedule where the employee works 9 days and 80 hours in a two-week period. The District and the Union will develop a

“4/10” schedule for employees that provides adequate coverage for the District. The “4/10” reflects a schedule where the employee works 4 days and 10 hours in a one-week period. The District will maintain discretion on whether the schedule will be implemented.

B. Overtime and Compensatory Time

9.2.1 The General Manager or his/her Designee may require an employee to work overtime.

9.2.2 Employees shall be compensated for all overtime worked.

9.2.3 Employees required to work in excess of eight (8) hours in a twenty-four (24) hour period or forty (40) hours per week shall be compensated for such overtime with pay at one and one-half (1.5) times the employees regular hourly rate, as calculated in accordance with the Fair Labor Standards Act, for each quarter (.25) hour or major portion thereof or, at the request of the employee and with approval of the department supervisor, by compensatory time off on the basis of one and one-half (1.5) hours off for overtime worked for each quarter (.25) hour or major portion thereof.

9.2.4 Employees working more than 3 hours of overtime in one continuous shift will have a meal purchased for their consumption.

9.2.5 Compensatory time off must be used within six (6) months of when it is earned. Unused compensatory time shall be cashed out on a semiannual basis the first pay period of January and July each year. The District will not be unreasonable in the scheduling of compensatory time off and will consider the employee’s request and the operating demands.

9.2.6 Employees will receive a cash payment for all compensatory time earned but unused at the time of termination.

9.2.7 Absence with pay, including compensatory time off, shall be counted as time worked.

9.2.8 Employees who work overtime shall promptly and accurately report such time to their supervisor.

9.2.9 The District agrees to make a reasonable effort to distribute overtime equally among qualified employees in the same work unit, insofar as circumstances permit and unless the employee is on sick or other approved leave under this Agreement. If practical, the District agrees to make a reasonable effort in assigning overtime work to employees on a voluntary basis.

9.2.10 All overtime work will be assigned at the beginning of the workday whenever reasonable and practical.

9.2.11 Employees required to work on any holiday, except New Year’s Day, Thanksgiving Day, Family Day, and Christmas Day, shall receive, in addition to straight time pay for the holiday, overtime compensation pay at one and one-half (1.5) times the employee’s regular hourly rate for each quarter (.25) hour or major portion thereof.

9.2.12 Employees required to work on New Year's Day, Thanksgiving Day, Family Day, or Christmas Day, shall receive, in addition to straight time pay for the holiday, overtime compensation pay at one and one-half (1.5) times the employee's regular hourly rate for each quarter (.25) hour or major portion thereof for the first eight (8) hours worked and shall receive overtime compensation at two and one-half (2.5) times the employee's regularly hourly rate for each quarter (.25) hour or major portion thereof worked over eight (8) hours.

C. Standby, Snow Removal Standby, and Call Back Assignments

9.3.1. **Snow Removal Standby:** Any employee who is required to remain on snow removal standby to deal with District issues by telephone shall be paid twelve and one-half percent (12.50%) of his/her base pay per hour for each hour assigned to standby. Any employee who is called in to work while on snow removal standby duty shall be compensated for such work performed at the appropriate overtime rate. The District will use personal consideration and professional courtesy when assigning standby.

9.3.2 Any employee on snow removal standby will be provided with a cell phone by the District for use and is to respond to call-ins within thirty (45) forty- five minutes of receipt. There shall be no personal calls on the District provided cell phone.

9.3.3 In the event no bargaining unit employee can be contacted to respond to a snow removal call-out, the District may utilize non-bargaining unit employees to respond without violating the contract. A log of such responses will be kept by the District for inspection by the Union.

9.3.4 **Standby:** Any Water Treatment/Distribution Operator who is required to remain on standby for emergency work shall be paid twelve and one-half percent (12.5%) premium of base pay per hour assigned to standby. Employees on sick or other approved leave under this agreement are not available for standby assignments or pay. Any employee called in to work while on standby duty shall be compensated for such work performed at the overtime rate.

Any Water Treatment /Distribution Operator who may be required to remain on standby for emergency work shall be able to respond to the District for emergencies within a reasonable period of time.

9.3.5 Water Treatment/Distribution Operators on standby will be provided with a laptop computer to be used by the Operator for necessary and required adjustments and for troubleshooting from the Operator's home. For the performance of this duty Operators on standby will be paid one hour's (1) pay at one and one-half (1.5) times regular pay per hour, as calculated in accordance with the Fair Labor Standards Act requirements.

9.3.6 Necessary and required adjustments and troubleshooting consist of responses to calls from the District answering service, or contact by the central computer. Other operational changes, adjustments, or corrections will be deemed necessary and required only if there exists a condition which requires response in order to correct or to avoid system malfunction, or when such action has been directed or approved by the Operations Superintendent. The Operator shall use his best

judgment whether to make adjustments or corrections, subject to later approval by the Operations Superintendent, which shall not be unreasonably denied.

9.3.7 If necessary and required adjustments and troubleshooting cannot be performed from the Operator's home, and the at-home call assignment results in a call-in or call-back, then the Operator shall be paid pursuant to Section 9.3.9 below, starting from the time of the original at-home call assignment, in lieu of the one (1) hour "at-home call" pay, but not both.

9.3.8 If an Operator obtains approval from the Operations Superintendent to respond directly to the central computer without the use of the laptop computer, then adjustments and troubleshooting which could have been performed with the laptop computer will be paid at the same rate as other necessary and required functions, that is, at the rate of one (1) hour of one and one half (1.5) times hourly regular pay, as calculated in accordance with the Fair Labor Standards Act.

9.3.9 **Call Back Assignments:** A minimum of two (2) hours overtime compensation per call shall be paid to an employee who is called in to work, in addition to the standby pay to which such employee is entitled pursuant to paragraph 9.3.1. & 9.3.5 above, unless the call-back merges with the employee's regular shift. Additional call assignments started within the two (2) hour guaranteed minimum do not start an additional two (2) hour guaranteed minimum; however, the time worked beyond the two (2) hour minimum will be paid at the applicable overtime rate plus the standby time rate. All callback time shall be portal-to-portal and shall be paid at the applicable overtime rate.

ARTICLE 10 – COMPENSATION

A. Base Pay

10.1.1 Employees shall be paid the straight time rates of pay applicable to their classification as listed in Appendix C attached hereto.

B. Pay Periods and Pay Rates

10.2.1 All employees shall be paid on the 15th and last day of each month. Compensation will include wages up to and including the 15th and the last day of each month of the pay period being completed.

10.2.2 10.2.2 FY 2027 (July 1, 2026 – June 30, 2027) – There shall be a salary adjustment for fiscal year 2027, in which the base hourly rates of pay in effect on June 30, 2026, shall increase by seven percent (7.0%).

10.2.3 10.2.3 FY 2028 (July 1, 2027 – June 30, 2028) – For fiscal year 2028, the base hourly rates of pay in effect on June 30, 2027, shall be increased by the USDL Consumer Price Index-All Cities (CPI-U) for the year (12 months) ending January 2027 with a minimum of 2.5% and a

maximum of 4.5% effective the first full pay period following July 1, 2027. If the actual CPI-U is 0-2.5%, 2.5% will be used. If the actual CPI-U exceeds 4.5%, 4.5% will be used.

10.2.4 10.2.4 FY 2029 (July 1, 2028 – June 30, 2029) – For fiscal year 2029, the base hourly rates of pay in effect on June 30, 2028, shall be increased by the USDL Consumer Price Index-All Cities (CPI-U) for the year (12 months) ending January 2028 with a minimum of 2.5% and a maximum of 4.5% effective the first full pay period following July 1, 2028. If the actual CPI-U is 0-2.5%, 2.5% will be used. If the actual CPI-U exceeds 4.5%, 4.5% will be used.

C. Merit Increases

10.3.1 During the term of this Agreement, each permanent employee will receive a formal performance evaluation completed by the District on or before May 31st.

10.3.2 In FY 2027, FY 2028, and FY 2029 (July 1, 2026 - June 30, 2029) employees who received a standard/average or better evaluation in their May 31st evaluations will receive a two percent (2.0%) merit increase effective the first full pay period of the following fiscal year. Merit increases will be calculated using the employee's base salary as of the first pay period of the fiscal year in which it will be applied. For instance, if an employee receives a standard or better evaluation on his or her May 31, 2026 evaluation, he or she will receive a two percent (2.0%) merit increase which will be applied to his or her pay effective the first full pay period following July 1, 2026, and the increase will be calculated on his or her base rate of pay effective July 1, 2026. An employee who receives a below standard/average evaluation will receive no merit increase in the following fiscal year. An employee's evaluation is not subject to grievance under this Agreement. The merit benefit expires June 30, 2029, unless extended in writing by the parties.

10.3.3 A merit increase received by an employee impacts an employee's hourly rate for the contract year in question, but the increase does not impact that employee's base hourly rate reflected on the District's salary schedule, i.e., merit is not compounding from year to year.

D. Compensation Administration – Probationary Period

10.4.1 The General Manager or his/her Designee shall be responsible for compensation administration in accordance with the provisions of this Article. Employees defined in Appendix B hereto shall have a one (1) year probationary period. Employees promoted to a higher classification may be placed upon promotional probation at the sole discretion of the General Manager for a period not to exceed six months. This probationary period may be extended for an additional three months in the sole discretion of the General Manager. In the event other employee fails to meet the requirements of the promotional probation including any extension, the employee shall voluntarily demote to their former position if otherwise remains qualified for the position. If not qualified or does not voluntarily demote the employee will be terminated for failing the promotional probationary period. The employee filling the former position will voluntarily demote to his/her former position if otherwise remains qualified for the position or may be terminated if the employee is in his/her initial hire one (1) year probationary period.

E. Base Pay Rate Upon Initial Appointment

10.5.1 Upon initial appointment, the entry rate will be the minimum rate for the class of the position involved. In exceptional cases where an applicant for a position may have qualifications distinctly above and beyond the minimum qualification requirements for the class, or in cases where recruiting efforts have failed to fill a position at the minimum rate, the General Manager or his/her Designee may authorize entrance at a rate above the minimum rate. In cases of inability to recruit at the minimum rate, any current employee in positions of the same class whose rates are below the rate established as entrance rate shall have their pay adjusted to the rate at which the position was finally filled.

F. Compensation for “In Charge” Assignments

10.6.1 A Grade II or higher Water Operator who is assigned in charge of another employee and/or the water system during regular working hours shall be paid a five percent (5%) premium when so assigned in place of the Operations Superintendent starting with the fifth (5th) hour of such assignment unless the Operations Superintendent is on a scheduled leave at which time the premium would begin with the first hour.

A Grade II or higher Water Operator who is assigned in charge of the water system and/or other employees outside of regular work hours shall be paid a ten percent (10%) premium when not on standby and a five percent (5%) premium when on standby. If this employee is in charge over two weeks continuously, this rate will increase to ten percent.

(10%). An employee will return to his/her former rate of pay when the "in charge" assignment terminates.

G. Selection for “In Charge” Assignments

10.7.1 The selection of an employee to be in charge in the absence of the Operations Supervisor shall be made as follows:

a. **Step One** – The Operations Superintendent will post a notice for one (1) week seeking applicants who wish to be considered for in-charge duty in the absence of the Operation’s Superintendent. The posting shall include the duties which could be covered, such as monitoring, and directing other employees in the performance of their duties, and making decisions regarding emergency work to be performed.

b. **Step Two** – Any Grade II or above qualified employee wishing to apply will submit their name for consideration.

c. **Step Three** – The District shall select the employee through a selection process and notify the employee within one (1) week.

10.7.2 The in-charge selection process will take place once every six (6) months, with the selected person(s) to serve as needed during the following six (6) month period.

H. “Lead” Assignments

“Lead” assignments for Street Maintenance Specialist are defined as any employee providing direct oversight of one (1) or more co-workers. Any employee assigned as “lead” shall receive ten percent (10%) compensation above base pay. All “lead” assignments shall be paid for all hours worked in increments of one-half (½) hour when so assigned, with a minimum of one (1) hour “lead” compensation per assignment.

I. Special Skills Pay

10.8.1 Each employee will receive additional compensation, from presentation of proof to the District, for the duration of this contract, as long as the employee maintains the special skill, for the following additional skills:

One percent (1%) additional compensation per skill:

- a. Backflow Tester certification only

Two and one-half percent (2.5%) additional compensation per skill:

- a. Commercial Driver’s License, either Class A or B
- b. Cross Connect/Backflow Tester Certification and Specialist Certification
- c. Passing a course in Telemetry systems satisfactory to the District General Manager
- d. Grade III Water Treatment Certificate. Individual 2.5% incentives for Grade III Water Treatment Certificate and Grade III Water Distribution Certificate ceases when required for the Water Treatment/Distribution Operator III job description.
- e. Grade III Water Distribution Certificate. Individual 2.5% incentives for Grade III Water Treatment Certificate and Grade III Water Distribution Certificate ceases when required for the Water Treatment/Distribution Operator III job description.
- f. Building/construction inspection Certificate
- g. GIS Certificate. Successful completion of GIS 109 & 205 from Western Nevada College or equivalent as determined by the District satisfies special skills requirement.
- h. Promotion to Grade III Operator results in increase of 12.5% of base pay.

Grade III treatment and Grade III distribution certification must be achieved before more than four of the above additional compensation skills will be paid.

One percent (1%) additional compensation per skill for employees currently holding the following additional skills:

- a. Nevada Department of Health Grade II Water Treatment Certificate
- b. Nevada Department of Health Grade II Water Distribution Certificate

J. Longevity Pay

10.9.1 Each eligible employee will receive additional compensation for the duration of this contract for the following length of employment, upon completing the consecutive years of service payable in a lump sum on the first pay period following their work anniversary:

Years 5-7:	\$500.00
Years 8-10:	\$750.00
Years 11-15:	\$1,000.00
Years 15+:	\$1,500.00

ARTICLE 11 – ALLOWANCES AND REIMBURSEMENT

A. Uniform Allowance

11.1.1 Any employee who is required by virtue of the duty of employment, or by request of his/her supervisor, to wear a uniform designated by the District, and which is not furnished by the District, shall be paid a uniform allowance in addition to other compensation. The uniform allowance for such employees in the District shall be at the rate of Five Hundred Dollars (\$500.00) per year paid semiannually with the final payroll during the month of December and the month of June each fiscal year. This uniform allowance shall cover the full cost of original purchase, replacement, and upkeep of said uniform during the time of employment with the District.

11.1.2 In lieu of the uniform allowance provided for in this Article, the District may elect to furnish either directly or through contract facilities the required uniform, replacement, and upkeep services.

11.1.3 Upon termination from District employment, the supervisor, at his discretion, may require the employee to return to the District any uniform or parts thereof in his/her possession at the time of termination.

11.1.4 Any employee showing up for work in a dirty, damaged or unserviceable uniform as determined by the General Manager or designee may be immediately relieved from work without pay until the employee returns to work with a clean, undamaged, or serviceable uniform. Employees so relieved shall return to work within one (1) hour unless allowed a greater amount of time. Repeated instances shall be a basis for additional disciplinary action.

B. Tools

11.2.1 The District shall provide the necessary tools and equipment required for the routine performance of job duties.

C. Mileage

11.3.1 Any employee required to use their personal vehicle for official business shall be reimbursed a mileage allowance at the U.S. Internal Revenue Service rate per mile in effect

during the life of this contract. Use of their personal vehicle must be approved in advance by the employee's supervisor.

ARTICLE 12 - HOLIDAYS

A. Observance

12.1.1 Every employee shall be entitled to a day off from work on the following holidays during each year:

- a. **New Year's Day (January 1)**
- b. **Martin Luther King's Day (Third Monday in January)**
- c. **President's Day (Third Monday in February)**
- d. **Memorial Day (Last Monday in May)**
- e. **Juneteenth (June 19)**
- f. **Independence Day (July 4)**
- g. **Labor Day (First Monday in September)**
- h. **Nevada Day (October 31 or the state declared day)**
- i. **Veteran's Day (November 11)**
- j. **Thanksgiving Day (Forth Thursday in November)**
- k. **Family Day (Day after Thanksgiving)**
- l. **Christmas Day (December 25)**

m. Employees shall be provided one (1) annual floating holiday to be exercised at their discretion and upon receiving prior approval to ensure the needs of the District are met. Approval of the floating holiday shall not be unreasonably withheld.

12.1.2 To be eligible for holiday pay, an employee must be on the active payroll of the District and must have worked his/her full regularly scheduled workday before and after the holiday, unless excused by the District.

12.1.3 For employees regularly scheduled a Monday-Friday workweek, whenever one of these holidays falls on a Saturday, the preceding Friday will be observed as the holiday. Should it fall on a Sunday, the following Monday will be the holiday.

B. Holiday Pay

12.2.1 Pay for a holiday worked will be added to the payroll for the period within which the holiday falls.

C. Holiday Bonus Leave

12.3.1 An employee may choose to receive compensatory time off in lieu of holiday overtime pay for any holiday worked.

12.3.2 The compensatory time off will be accumulated at one and one-half (1.5) times the number of hours worked for each hour or major fraction worked.

12.3.3 All compensatory time off must be used within six (6) months of the date earned.

ARTICLE 13 – VACATIONS

13.1.1 Regular full-time employees shall commence to accrue annual vacation at the start of the first pay period occurring after thirty (30) days of employment. The earned vacation for all regular full-time employees shall be based on years of service as a regular full-time employee with the District, and shall be as follows:

<u>Years of Continuous Service</u>	<u>Vacation Days Earned Monthly</u>
Less than three years	.83- 10 days yearly
Three years, less than ten years	1.25- 15 days yearly
Ten years, less than twenty years	1.66- 20 days yearly
Twenty years or more	2.08- 25 days yearly

13.1.2 Vacation time off shall accrue for each pay period. The accrual shall be prorated based on hours worked divided by hours available within pay period when the employee has any unpaid leave for the pay period.

13.1.3 Vacation shall be reported and charged in one-quarter (1/4) hour increments for vacation taken.

13.1.4 Holidays, as enumerated in this Agreement, occurring within the vacation period will not be counted as vacation days.

13.1.5 Sick leave will not be granted in lieu of vacation time.

13.1.6 When vacations may be taken shall be determined in advance by the employee's supervisor, after considering the needs of the District and the wishes and seniority of the employee.

13.1.7 Regular full-time employees who have completed their initial probationary period who leave the employment of the District for any reason other than dishonesty against the District shall be compensated for earned vacation benefits accrued at the time of such departure from the District's employment.

13.1.8 An employee's "vacation accrual" shall be unused vacation, limited to the maximum vacation he/she can earn in a two (2) year period.

ARTICLE 14 – LEAVE OF ABSENCE

14.1.1 Except as provided in Article 4, paragraphs 4.2.3 and 4.2.4 leave of absence without pay may only be granted if recommended by the supervisor and subsequently approved by the General Manager. If the leave of absence is not approved by the General Manager, there shall be no appeal.

ARTICLE 15 – SICK LEAVE

A. Accrual

15.1.1 All employees shall be entitled to accrue sick leave at the start of the first pay period occurring after thirty (30) days of employment without limitation at the following rates:

15.1.2 Four (4) hours per pay period, twelve (12) days per year.

15.1.3 Sick leave shall accrue for each pay period. The accrual shall be prorated based on hours worked divided by hours available within pay period when the employee has any unpaid leave for the pay period.

B. Buy Back

15.2.1 On the first regular pay day of each calendar year the District will buy back at fifty percent (50%) of the employee's straight time hourly rate of pay for all accrued sick leave in excess of sixty days (480 hours).

15.2.2 **Bonus Sick Leave:** Any employee's sick leave in excess of the maximum accrual of four hundred and eighty (480) hours of regular sick leave shall have an option, which must be stated in writing prior to the first regular payday of each calendar year, the ability to have those additional hours or any portion (in increments of one-quarter (1/4) hour) credited to bonus sick leave. Bonus sick leave shall have a maximum accrual of four hundred and eighty (480) hours. Pursuant to Section 15.5.6. bonus sick leave shall be compensated at twenty five percent (25%) of the employee's straight time hourly rate. Paid sick leave of sixteen (16) hours or less shall be charged to the employee's regular sick leave account. Paid sick leave of more than sixteen (16) hours shall be charged to the employee's bonus sick leave account.

C. Definition

15.3.1 Sick leave shall be an absence from work by reason of medical appointments, illness, injury, or death. Sick leave may be granted only for medical appointments, illness or injury of the employee, or illness, injury or death of any relative within the third degree of consanguinity or affinity (consanguinity is defined as kinship to include blood relationship, whereas affinity is the connection existing in consequence of marriage), i.e., spouse, parent, child, grandparent, brother, or sister, or grandchild, adopted child and stepchild.

15.3.2 In the event of a death in the family as defined above, an employee shall be granted consecutive days off with pay to attend the funeral or services. If attending services within 100 miles of employee's home, up to three (3) days may be taken as Bereavement Leave and shall

not be deducted from the employee's sick leave. If attending services out-of-town beyond 100 miles, up to five (5) days may be taken with the understanding that the additional two (2) days will be charged to sick leave. Vacation leave or compensatory leave shall be used for time off in excess of five (5) days.

D. How Charged

15.4.1 Sick leave shall be reported and charged in one-quarter (1/4) hour increments or sick leave taken. Holidays occurring during sick leave periods shall not be counted as sick leave. Sick leave taken during a weekly pay period shall be charged after sick leave earned during that pay period is credited.

15.4.2 If an employee does not have adequate accrued sick leave time, the employee may utilize either accrued vacation time or accrued compensatory time off in lieu thereof. The choice is the employee's in each case of such use.

15.4.3 Whenever possible, an employee shall notify the District in writing of their intention of being absent due to illness, injury or other authorized reason.

15.4.4 The General Manager may require the employee to provide a written doctor's statement when the employee is off work for three (3) or more days, or in the event the District has cause to believe the employee is abusing his leave.

15.4.5 The General Manager will require the employee to provide a written doctor's statement which confirms with any and all HIPAA requirements when the employee is required to be off work due to injury, illness or disability. Such documentation will include a statement that the illness or condition prevents the employee from completing his or her essential job functions (For instance, a statement that the condition and/or illness prevents the employee from returning to work), a prognosis for recovery (i.e., the expected duration of the illness or condition), and any work limitations that result from the employee's illness or condition (i.e., employee should be placed on light / desk duty because he/she is unable to stand for more than five minutes at a time), or a recommendation for any accommodation which would allow the employee to complete the essential functions of his or her job. Prior to the employee returning to work, a doctor's written statement will be required releasing the employee back to work and shall include any required limitations.

15.4.6 Additional documentation may be required of the employee, depending on the seriousness of the disability at the District's expense. Such documentation will include a statement of the general impact of the illness and/or condition, a prognosis for recovery, and any work limitations. The District shall have the authority to seek a second opinion from an independent doctor at the District's expense.

15.4.6 Upon termination of employment, an employee who has completed five (5) years of service to the District shall be compensated for accrued sick leave at the rate of fifty percent (50%) of the employee's straight time hourly rate of pay. Bonus sick leave shall be compensated in accordance with 15.2.2.

E. Worker's Compensation Deduction

15.4.7 When an employee receives either Employer's Insurance Company of Nevada (EICN) or the District's designated administrator, compensation for lost wages, the employee's accrued sick leave will be charged only for that percent of each day's pay which is not compensated by the Employer's Insurance Company of Nevada (EICN) or the District's designated administrator. The District will pay that portion of the employee's salary which together with the Employer's Insurance Company of Nevada (EICN) or the District's designated administrator payment, equals total salary, until accrued sick leave is exhausted.

ARTICLE 16 – SICK LEAVE MATERNITY

16.1.1 An employee is entitled to use accrued sick leave for maternity regardless of the type of delivery or results of pregnancy if the provisions specified in the following paragraphs, inclusive, are fully complied with.

16.1.2 If, after exhausting her accumulated sick leave, an employee requires additional time off from work, accumulated vacation shall be granted. If additional time is required, leave without pay may be granted by the District if it is considered to be justifiable.

16.1.3 Sick leave for maternity may be taken for six (6) weeks or until released by a physician to return to work. The decision as to when such leave begins or ends shall be made by the employee with the approval of the supervisor, accompanied by the approval of the employee's personal physician or physician designated by the supervisor.

16.1.4 Sick leave for maternity shall not be used for infant care or for the conditions of pregnancy which do not incapacitate the employee for duty.

16.1.5 Pregnancy shall not jeopardize an employee's job or seniority except for time spent on leave without pay. She shall be responsible for reporting the pregnancy as soon as it is an established fact so that steps may be taken to protect the employee's health or modify her working conditions and in order that the necessary staffing adjustments may be planned.

16.1.6 The failure to report for assignment at the expiration of a maternity leave shall be considered as a resignation.

16.1.7 In every case, an employee shall submit a written report from her physician to the supervisor as to the anticipated dates of absence and a second report stating that she is physically able to return to work as of a given date.

16.1.8 This Article shall be automatically amended to conform to Federal guidelines to the extent such guidelines now or in the future exceed these benefits, to include but not limited to the Family Medical Leave Act.

ARTICLE 17 – JURY DUTY

17.1.1 Any employee required by legal process to serve on any jury shall receive his/her regular salary for a period of twenty (20) working days as though he/she were actually on the job during this time, provided that he/she remits such jury fees to the District.

17.1.2 Any employee appearing on jury duty during scheduled days off shall retain any juror fees, but will not receive regular salary.

17.1.3 Any employee working other than a day shift appearing for jury service shall have the jury service time counted as time worked on that workday.

17.1.4 Employees receiving summons for jury service shall immediately notify their supervisor to make the necessary scheduling changes.

17.1.5 If the employee is not selected for jury service or is released early, he/she shall report back to his/her department to resume work for the remainder of the day shift.

ARTICLE 18 – MILITARY LEAVE

18.1.1 Any employee who is an active member of the National Guard or any reserve component of the United States Armed Forces shall be relieved from his/her duties, upon request, to serve under orders on training duty without loss of his/her regular compensation for a period not to exceed fifteen (15) working days in any one (1) calendar year.

18.1.2 Any such absence shall not be deducted from the employee's accrued vacation.

ARTICLE 19 – HEALTH AND WELFARE

A. Coverage Provided

19.1.1 During the term of this Agreement the District will provide Health and Welfare Benefits for regular employees and each employee's eligible dependents, at the same level of benefits as are currently provided.

19.1.2 The District shall reimburse each regular employee up to One Hundred Dollars (\$100.00) per fiscal year that this Agreement is in effect, for eye examinations and glasses when such benefits are not provided under the group medical plan.

B. Eligibility

19.2.1 During the term of this Agreement regular employees of the District shall be eligible for Health and Welfare coverage.

19.2.2 Dependents of a regular employee shall be eligible for Health and Welfare coverage provided by the District.

19.2.3 Health and Welfare coverage for regular employees of the District and their dependents shall commence in accordance with the plan chosen by the employee.

C. KGID Health and Welfare Contributions - Local 39 Health & Welfare Fund

19.3.1 The Employer agrees to contribute into the Stationary Engineers Local 39 Health and Welfare Trust Fund, at its respective office in San Francisco, California, or such other designated place of payment as the Trustees of said Trust Fund may determine, the below listed amounts, per month, for each eligible employee as defined by this Agreement, for the purpose of providing such employee and his/her dependents with group life insurance, hospitalization, prescription drug, medical, vision, and dental benefits as are now in effect, or as may hereafter be specified by the Trustees of said Trust Fund. The Employer further agrees to accept, assume and be bound by all of the obligations imposed upon Individual Employers by that certain Trust Agreement referred to for convenience as the "Stationary Engineers Local 39 Health and Welfare Trust Agreement" as said Trust Agreement may now exist or may hereafter be amended (a copy of which has been delivered to the Employer and receipt of which is expressly acknowledged) and further agrees to be bound by any amendments, modifications, changes or mergers with respect to said Trust Agreement made by the parties thereto. Effective January 1, 2019, the monthly contribution shall be the amount of Two Thousand One Hundred Thirty One and No/100 Dollars (\$2,131.00) plus \$25.00 per month.

The above contributions shall be made on or before the tenth (10th) day of each month, for each employee employed for a period of not less than eighty (80) hours during the preceding calendar month.

The undersigned further agrees that he or it does irrevocably designate and appoint the Employers mentioned in said Health and Welfare Trust as his or its attorneys-in-fact for the selection, removal and substitution of trustees, as provided for in said Trust Agreements and as may be hereinafter provided by or pursuant to said Trust Agreements.

In the event that the Trustees of the Stationary Engineers Local 39 Health & Welfare Trust determine that the current contribution amount or the amount referred to in this Agreement is insufficient to provide the benefits then in effect, the Employer herein agrees to pay such further amount as may be necessary in the decision of the Trustees to maintain the then current level of benefits for the life of the Agreement as determined by the Board of Trustees.

In the event the individual Employer herein fails to pay the amounts of Trust Fund contributions due and owing for the period in which they are due and owing, the individual Employer shall pay, in addition to the amounts due as contributions, such additional liquidated damages and/or attorney's fees as are set forth in the Trust Agreement to which the individual Employer is bound.

In the event of accident, illness, or layoff of any employee with ninety (90) days or more of employment, the Employer will continue the monthly payments for the employee and his dependents for a period not to exceed three (3) months.

D. State of Nevada and Local 39 Health and Welfare Fund

19.3.2 For the term of this Agreement the District will contribute one hundred percent (100%) of the premiums required to maintain Health and Welfare benefits in effect for eligible employees and their eligible dependents.

19.3.3 It is specified during the term of this Agreement that the employee has the choice of health and welfare coverage through the Local 39 I.U.O.E. H&W plan or the State of Nevada H&W P.P.O. or HMO plans.

ARTICLE 20 – RETIREMENT PLAN

A. All employees covered by this agreement shall participate in the Public Employees Retirement System (“PERS”) of the State of Nevada in accordance with the rules of that system as set forth in NRS Chapter 286.

B. The District agrees that it will contribute, for each employee covered by this agreement, to the PERS for the term of this agreement the PERS contribution rate paid as of July 1, 2018. Increases in the contribution rate, above the rate in effect on July 1, 2018, which are mandated by the Nevada Legislature shall be paid for by the party or parties designated in such action.

C. If the Nevada Legislature fails to designate whether the District or the employee is to pay for the increase in the PERS contribution rate, increases above the rate in effect on July 1, 2018, the District and the employee shall each pay one half (1/2) of the increased contribution. Payment of the employee’s portion of the PERS contribution increase shall be made in lieu of equivalent basic salary increase or cost of living increases, or both, in accordance with NRS Chapter 286.

D. If the Nevada Legislature reduces the PERS contribution rate and fails to designate the distribution of the decreased rates, if any, decreases in the contribution rate shall be equally shared and shall be credited by increasing the pay schedule by an amount equal to one half (1/2) the prescribed reduction, up to a reduction that renders the PERS contribution rate equivalent to the July 1, 2018 PERS contribution rate. Any decrease below the July 1, 2018 contribution rate will be credited to the District.

E. The PERS contribution rate as of July 1, 2018, is twenty-eight percent (28%).

F. The following benefit is grandfathered and applicable to all employees employed by the District prior to January 1, 2019:

Effective July 1, 1995, at the end of each calendar month for the duration of this agreement, the District will contribute a total of fifteen and two tenths percent (15.2%) of regular pay to the combination of a SEP-IRA account and the Nevada PERS system for each bargaining unit employee who has completed the SEP-IRA qualification period.

ARTICLE 21 – PROTECTIVE GEAR, EQUIPMENT, AND WINTER MATERIALS/CLOTHING

21.1.1 When it is determined by the District that specific protective devices, wearing apparel, and other equipment necessary to protect an employee from injury or exposure are reasonable and prudent, the District shall furnish such devices, apparel and/or equipment, which may include, but shall not be limited to, coveralls, safety boots, safety glasses and rain gear.

21.1.2 In addition to furnishing the specified items above, the District may elect to reimburse covered employees up to Six Hundred Fifty Dollars (\$650.00) per year for purchase of safety rated boots, safety glasses, winter clothing, and/or other clothing not covered by Section 21.1.1m as governed by the replacement provisions below. In order to be eligible for reimbursements as provided in this paragraph, the employee must submit proof of purchase with his/her claim.

21.1.3 When replacement of any item provided pursuant to this Section is required due to normal wear, such replacement shall be at the District's expense. When replacement of any item is required as a result of an employee's negligence or misconduct, such replacement shall be at the employee's expense.

ARTICLE 22 – CAREER DEVELOPMENT

22.1.1 An employee will be reimbursed for educational training courses pursuant to the following conditions:

a. The training must be directly related to the required skill or education for the employee's current position, not reimbursement merely for promotion preparation, and must be approved in advance by the General Manager.

b. Only a regular full-time employee who has been so employed for at least one (1) year will be eligible for reimbursement.

c. Reimbursement will not occur for any portion of the cost assumed by any other source.

d. Reimbursement expenses shall be restricted to tuition, course fees, and required textbooks.

e. A course must be taken from a recognized and accredited school.

f. Presentation of evidence of a passing grade.

22.1.2 While courses should normally be taken on the employee's own time, exception may be granted by his/her supervisor, in which case hours away from work must be deducted from earned vacation, compensatory time, or be recorded as an unpaid leave of absence.

ARTICLE 23 – LAYOFF AND RECALL

A. Layoff

23.1.1 Layoff of employee(s) covered by this contract shall be by seniority and qualifications. All regular part-time and probationary employees must be laid off before any regular full-time employee is laid off. The District will provide the Union with a list of employees to be laid off at least thirty (30) working days prior to the effective date of any layoff.

23.1.2 The District and the Union agree to meet to discuss alternatives to any layoff. Such alternatives include reduced workweek, leave of absence, voluntary layoff, and/or other issues, which may minimize mandatory layoffs.

B. Recall

23.2.1 The District shall maintain a list of all employees affected by layoffs. An employee who has been placed in layoff status shall be given priority based on seniority and ability to perform the job when a vacancy occurs. If the employee refuses an offer of re-employment, the employee shall be removed from the list.

ARTICLE 24 – SAVINGS CLAUSE

24.1.1 In the event that any provision of this Agreement is or shall be rendered invalid by applicable legislation or be declared invalid by any court or regulatory agency of competent jurisdiction, such action shall only invalidate that provision of the Agreement.

24.1.2 It is the express intention of the District and the Union that all other provisions not rendered invalid shall remain in full force and effect, and that the parties shall enter into negotiations to bring the invalid section or sections into compliance.

ARTICLE 25 – SCOPE, EFFECTIVE DATE AND DURATION

A. Scope

25.1.1 This Agreement sets forth the full and entire understanding of the parties regarding rates of pay, hours of work, and other conditions of employment.

B. Effective Date and Duration

25.2.1 This Agreement shall be in full force and effect July 1, 2026, and shall continue in force until June 30, 2029.

IN WITNESS WHEREOF, the District and the Union have caused these presents to be duly executed by their authorized representatives, this _____ day of _____ 2026.

Timothy Eggen, Business Manager
I.U.O.E. Local 39, AFL-CIO

Ed Johns, Chairman
Board of Trustees, Kingsbury GID

Jeff Gladioux, President
I.U.O.E. Local 39, AFL-CIO

Derek Dornbrook, General Manager
Kingsbury GID

Brandy Johnson, Director of Public Employees
I.U.O.E. Local 39, AFL-CIO

Scott Lupo, Business Representative
I.U.O.E. Local 39, AFL-CIO

Joe Esenarro, Steward
Member/Negotiator

APPENDIX A

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
PAYROLL DEDUCTION AUTHORIZATION**

I, the undersigned, being a member of the International Union of Operating Engineers, Stationary Local 39, and required by the Constitution and Bylaws of that organization to contribute dues, per capita and assessments in a specified amount, hereby authorize the compensation, in conformity with the agreement between the Parties, and effective the first pay period following the date hereof. It is further directed that the Kingsbury General Improvement District will then remit said monies to the above organization in the manner prescribed.

NAME (PRINT) _____

HOME TELEPHONE _____

STREET ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

SOCIAL SECURITY NUMBER _____

WORK PHONE _____

CLASSIFICATION _____

WORKSITE _____

SIGNATURE _____

DATE SIGNED _____

APPENDIX B

APPENDIX C

Rates of Pay

4904-4131-2946, v. 1

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #9**

**TITLE: REVIEW AND APPROVE THE NEVADA PUBLIC AGENCY INSURANCE
POOL MEMBER 2026 PROPOSAL**

MEETING DATE: June 11, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION: Review and accept the Nevada Public Agency Insurance POOL 2026/27 Proposal of \$122,621.71 and authorize General Manager to execute the appropriate documents.

BACKGROUND INFORMATION:

Kingsbury General Improvement District is a member of POOL for Risk Management Service for Property and Liability insurance. Each year, the value of assets is updated, and POOL provides revisions to the various coverage based upon emergent needs and loss history.

POOL provides the District's traditional coverage areas of property and liability in addition to the emerging Environmental and Cyber Risk coverage. Effective risk management and risk transfer is a paramount consideration given functions of the District, the level of exposure, and the perceived deep pockets for public agencies. The current proposal is for \$122,621.71 annually (previous premium was \$125,376.10).

INCLUDED:

- A. FY2025/26 Proposal for Workers' Compensation and Employers Liability Insurance from EMPLOYERS Preferred Insurance Company
- B. Invoice for POOL coverage

Fund(s) impacted by above action:

- | | |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund | <input type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |



NEVADA PUBLIC AGENCY INSURANCE POOL MEMBER COVERAGE SUMMARY

Prepared For:
Kingsbury General Improvement District

Presented By:
Warren Reed Insurance

**THANK YOU FOR
YOUR
MEMBERSHIP!**



Dear POOL Member:

Thank you for your continuing leadership commitment to serving your communities by fulfilling your public service mission. The POOL continues to offer programs, services and support for Members' financial security and collaborating with you in support of your mission.

This Member Coverage Summary reflects the successful negotiations with multiple markets to obtain cost-effective terms, conditions and pricing for approval by the POOL Board on behalf of all Members.

As owners of the POOL, you approved the extensive risk management services, such as POOL/PACT HR services including its training courses and ELearning modules on important HR topics. Enrollment in POOL's ELearning programs include Target Solutions Fire/EMS training, KnowBe4 email security training and more. ELearning continues to reach an increasing number of employees for convenient and cost-effective learning. POOL also maintains an ongoing focus on law enforcement policies and practices targeted jail and road operations with onsite and virtual assessments and sample policies.

We encourage you to discuss the POOL's services with staff and your agent. We regularly update our website and encourage you to visit www.poolpact.com to utilize a growing base of HR and risk management information in the resource libraries. While there, look for the POOL Coverage documents, board and committee agendas and minutes.

Thanks to all Member volunteers who serve on our boards and committees. These volunteers do a superb job of representing the interests of the Members of your POOL.

Sincerely,

Wayne Carlson
Executive Director
Nevada Public Agency Insurance Pool



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

RENEWAL PROPOSAL	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2026 – 07/01/2027 Standard Time	Kingsbury General Improvement District	\$5,000

Property Coverage

Coverage	Limit per Loss	
Property	\$500,000,000	Per Schedule of Locations

The following sub-limits apply to Section V. C. Extensions of Property Coverage:

Accounts Receivable	\$5,000,000 per loss
Arson Reward	10% up to \$25,000 per loss
Debris Removal - Mold/ Asbestos	\$100,000
Earthquake	\$150,000,000 aggregate
Flood	\$150,000,000 aggregate \$25,000,000 aggregate - Flood Zone A
Equipment Breakdown	\$150,000,000 per loss
<ul style="list-style-type: none"> Loss of Income & Extra Expense 	included
<ul style="list-style-type: none"> Hazardous Substance Coverage 	\$250,000 per loss
<ul style="list-style-type: none"> Spoilage Coverage 	\$250,000 per loss
<ul style="list-style-type: none"> Data Restoration 	\$100,000 per loss
<ul style="list-style-type: none"> Electrical Risk Improvements 	\$10,000
Expediting Expenses	\$25,000 per loss
Unintentional Errors and Omissions	\$5,000,000 per loss
Money and Securities	\$500,000 per loss
Ordinance or Law – LEED Building	\$500,000
Agreed Value Vehicles	Per Attachment D, if applicable



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Liability Coverage

The Limits of Liability are as follows:

Coverage	Limit per Named Assured	Annual Aggregate Limit per Named Assured
Per Event	\$10,000,000	\$10,000,000
<i>All Sublimits are a part of and not in addition to the Limits of Liability.</i>		
<i>Liability Sublimits:</i>		
<ul style="list-style-type: none"> • Additional Assured (Lessors) (Section I, item 2) 	\$2,000,000	
<ul style="list-style-type: none"> • Weed Spray Property Damage (Section IV, item 3 (B) (2) (ix)) 	\$250,000	\$250,000
<ul style="list-style-type: none"> • Emergency Response to Pollution (Section IV, item 3 (B) (2) (v)) 	\$1,000,000	\$1,000,000
<ul style="list-style-type: none"> • Criminal Defense Fees and Costs (Section VI, part C, item 4) 	\$50,000	\$50,000
<ul style="list-style-type: none"> • Defense for Regulatory Agency Actions (Section VI, part C, item 16) 	\$50,000	
Sexual Abuse Sublimit (Section VI, part C, item 21)	\$2,500,000	\$2,500,000
Retroactive Date	<i>May 1, 1987 except as shown in Attachment C</i>	



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Cyber Risk Coverage:

	COVERAGE PERIOD	NAMED ASSURED	MAINTENANCE DEDUCTIBLE
	07/01/2025 – 07/01/2026 12:01 A.M., Standard Time	Per Attachment A	10%, up to \$25,000 *

CYBER SECURITY RISK COVERAGE		
CYBER SECURITY RISK COVERAGE LIMITS	Limit per Named Assured Per PRIVACY OR SECURITY EVENT	Annual Aggregate Limit Per All Named Assureds
Coverage Limits – First and Third Party	\$1,000,000	\$1,000,000 up to \$15,000,000 aggregate all POOL Members combined
<i>The following sublimits are a part of and not in addition to the Limits of Liability:</i>		
Cyber Crime Coverage	\$500,000	
Retroactive Date	July 1, 2013	

* Applies for failure to timely implement and comply with vulnerability assessment recommendations.



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Environmental Liability Coverage

The Limits of Liability are as follows:

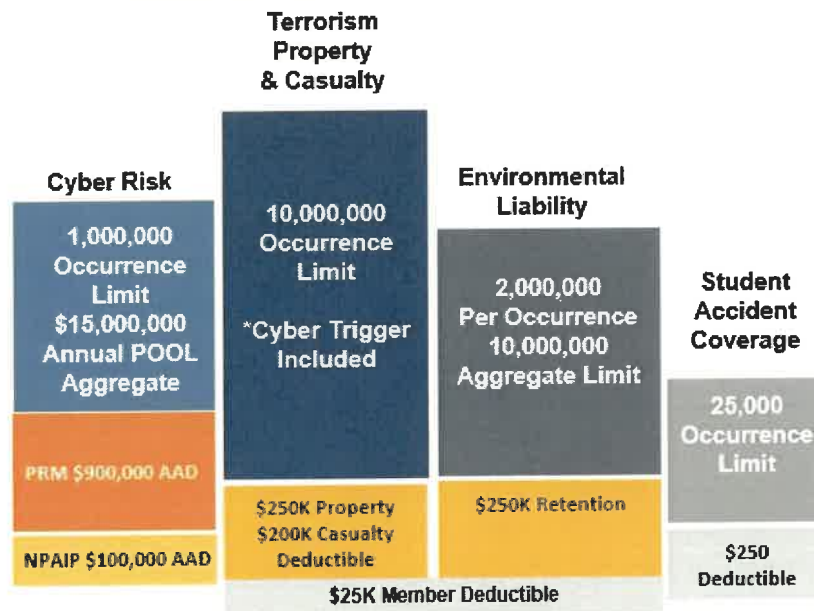
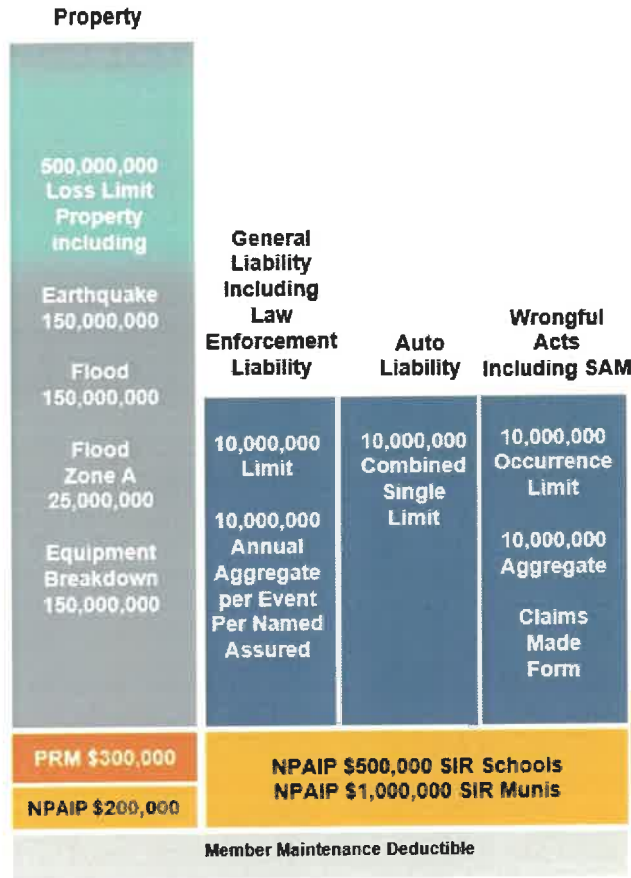
Coverage A	Third Party Claims for Bodily Injury, Property Damage or Remediation Expense
Coverage B	First Party Remediation Expense
Coverage C	Emergency Response Expense
Coverage D	Business Interruption

COVERAGE	DEDUCTIBLE	EACH INCIDENT LIMIT	AGGREGATE LIMIT
A,B,C	\$25,000	\$2,000,000	\$10,000,000

COVERAGE	DEDUCTIBLE	BUSINESS INTERRUPTION LIMIT (Days)	BUSINESS INTERRUPTION LIMIT (\$)
D	3 Days	365	\$2,000,000



NPAIP 2026 - 2027 Program Structure





NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Member Contribution:

Total Cost:	\$114,602.61
Agent Compensation:	\$8,019.09
Total Program Cost Including All POOL Services:	\$122,621.71



NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

Changes within the 2026-2027 Coverage:

1. Property Per Loss Limit Increased to \$500,000,000
2. Equipment Breakdown Limit Increased to \$150,000,000
3. Cyber Liability Changes
 - a. \$1,000,000 Limit/Aggregate Per Member for First- and Third-Party Liability
 - b. \$ 500,000 Sub-Limit for Cyber Crime Coverage
4. Exclusion that is specific to PFAS has been added
5. Definition for Agreed Value has been updated for Clarification
6. Added Requirements for retaining "Salvage" after a loss

Change to the Interlocal Cooperation Agreement:

1. Amended Article 22 to state that a Member giving 120-day Notice of Withdrawal Waives the two-thirds Board vote requirement under Article 23.A

Coverage:

Maintenance Deductible:	\$5,000
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	2025	2026	Percent (%) Change
Program Cost Comparison	\$125,376.10	\$122,621.71	-2.20%

Key Exposures:

	2025	2026	Percent (%) Change
Payroll	\$1,089,331	\$1,460,973	34.12%
Total Insured Property Values	\$39,241,849	\$43,225,761	10.15%
Auto Count	15	15	0.00%
Law Enforcement	0	0	0.00%
Employees	15	10	-33.33%
Student ADA	0	0	0.00%
Teachers	0	0	0.00%



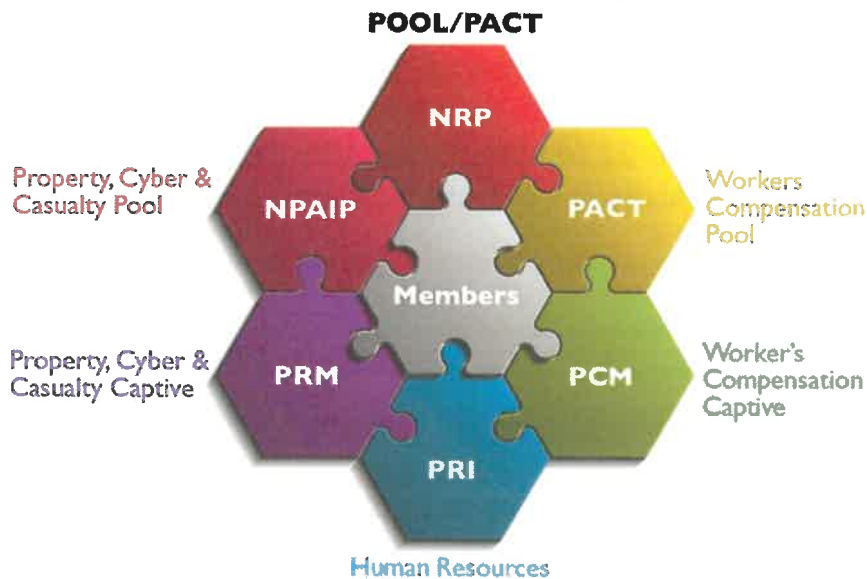
POOL/PACT – HERE FOR YOU

Members Helping Members

In 1987, four Nevada counties formed their own risk sharing pool. Now over thirty years later, the majority of Nevada's public entities remain committed to each other and the mission of their risk pool organization. POOL/PACT continues to excel in providing an unparalleled level of service to our members. Our mission seeks to help members manage their risks so they can serve the public effectively.

The POOL Board is comprised of dedicated, hardworking, and ethical Member leaders focused on public risk management. They continue to do an excellent job of representing the interests of the Member-owners of POOL/PACT.

Our members continue to see great value in being part of POOL/PACT because of extensive services, which keeps membership retention strong. POOL/PACT encourages you to discuss the services we offer with your insurance agent – its valued partner in the POOL program.



POOL Executive Committee

Josh Foli - Chair (Lyon County)
Kim Todd – Director (Eureka County)
Amanda Osborne - Director (Elko County)
Dan Murphy – Vice Chair (Pershing Co.SD)
Weston Noyes – Fiscal Officer (Humboldt Co)
Ann Cyr - Director (Carson City SD)
Curtis Trujillo – Director (Incline Village GID)
Bryce Cranch - Director (Tahoe Douglas FPD)

PACT Executive Committee

Paul Sikora - Chair (Boulder City)
Russell Klein – Vice Chair (Lander CSD)
Amanda Osborne - Trustee (Elko County)
Josh Foli – Fiscal Officer (Lyon County)
Jackie Dunklee – Trustee (North Lale Tahoe FPD)
Alicia Heiser - Trustee (City of Winnemucca)
Joe Westerlund – Trustee (Town of Tonopah)



RISK MANAGEMENT BENEFITS AND SERVICES

POOL/PACT ENTERPRISE RISK MANAGEMENT COMMITTEE

Develops, administers, and supervises Risk Management policy, procedure, and planning • Supports innovative risk reduction and/or mitigation programs • Develops and administers risk control techniques to reduce the frequency and severity of losses

ENTERPRISE RISK MANAGEMENT EXCELLENCE PROGRAM

A voluntary program developed to assist POOL/PACT members achieve operational excellence in the delivery of public service through effective risk management • Develops understanding of Enterprise Risk Management – that risk management efforts of one department have a direct impact, either positive or negative, on the enterprise as a whole

RISK MANAGEMENT GRANT PROGRAM

Educational Grants supporting risk management education and training opportunities • Risk Management Grants for risk management/mitigation projects or acquisitions • Visit www.poolpact.com/risk-grant.asp for more information

ONLINE SAFETY TRAINING

Active Shooter Response • Asbestos Awareness Training • Aversive Interventions • Back Safety in the Workplace • Bloodborne Pathogens Awareness • The Complex Quadriplex of Lifeguard Blindness • Cybersecurity Awareness • Ransomware Awareness • Defensive Driving • FERPA • GHS - Hazard Communication • Heat-Related Illness • HIPAA Privacy Rule • Lock-Out, Tag-Out • Mandatory Child Abuse Reporting Laws • MRSA Awareness for Correctional Employees • MRSA Awareness in Hospitals • Nevada Ethics in Government Law • Office Ergonomics • Open Meeting Law • OSHA – Rights and Responsibilities • Pool Chemical Safety • Slips, Trips, and Falls • Strip Search Training • Students in Transition • Sub-Administrator Training • Surviving an Active Shooter • Teaching Science Safely • Transporting Students with Special Needs • MSDOnline (SDS management)

LAW ENFORCEMENT AND FIRE PROTECTION

Partnership with leading law enforcement experts to provide Best-practice Road and Detention Operation Policies and Procedures • Detention Facility Assessments and Reports • Team Approach to Address Individual Needs Through Network of Subject Matter Experts in Law Enforcement, Jails/Corrections, Public Safety, and Criminal Justice • TargetSolutions Fire and EMS Training Platform • Mental Health – Fit for Retirement Wellness

SWIMMING POOL SAFETY POLICIES, INSPECTIONS, AND TRAINING

Aquatic Facility Assessment and Report • Annual Aquatic Risk Management Seminar • Best-practice Aquatic Facility Policy and Lifeguard Manual Templates

CYBERSECURITY TRAINING AND POLICIES

Onsite Passive Network Assessments (PNA) • Best-practice Data Security Policy Templates • Quarterly Cybersecurity Hot-Topic Webinars • Annual Cybersecurity Summit • KnowB4 Phishing Awareness Campaigns and Training • KnowB4 Cybersecurity Newsletter • Cyber Incident Response Plan Templates • Individualized Data- and Cybersecurity Advice and Support

SCHOOL DISTRICT EMERGENCY OPERATIONS PLANS, TRAINING, AND POLICIES

NRS-required Emergency Operation Plans (EOP) • Annual EOP updates • Emergency Management and Response Training • School Safety Training based on FEMA Guide for High Quality School Emergency Operations Plans • Hazard and Vulnerability Assessments and Reports

SITE SAFETY INSPECTIONS AND TRAINING

Playground & Parks Safety Surveys • Workstation Ergonomic Evaluations • Confined Space Risk Assessments • Facility Surveys • Fire Extinguisher Education • Respirator Fit Testing and Education • CPR/First Aid/AED • Accident Investigation Training • Back Safety and Lifting • Defensive and Distracted Driver Education • Workplace Violence • Personal Protective Equipment • Emergency Preparedness • OSHA Compliance Training • Written Workplace Safety Plan Training • Safety Committee Formation and Operation • Wellness/Health Education and Training

For More Information, Contact:

Marshall Smith, Risk Manager (marshallsmith@poolpact.com) or Jarrod Hickman, Risk Management Specialist (jarrodhickman@poolpact.com); (775) 885-7475; or visit www.poolpact.com.



PROGRAMS AND SERVICES AVAILABLE TO POOL/PACT MEMBERS



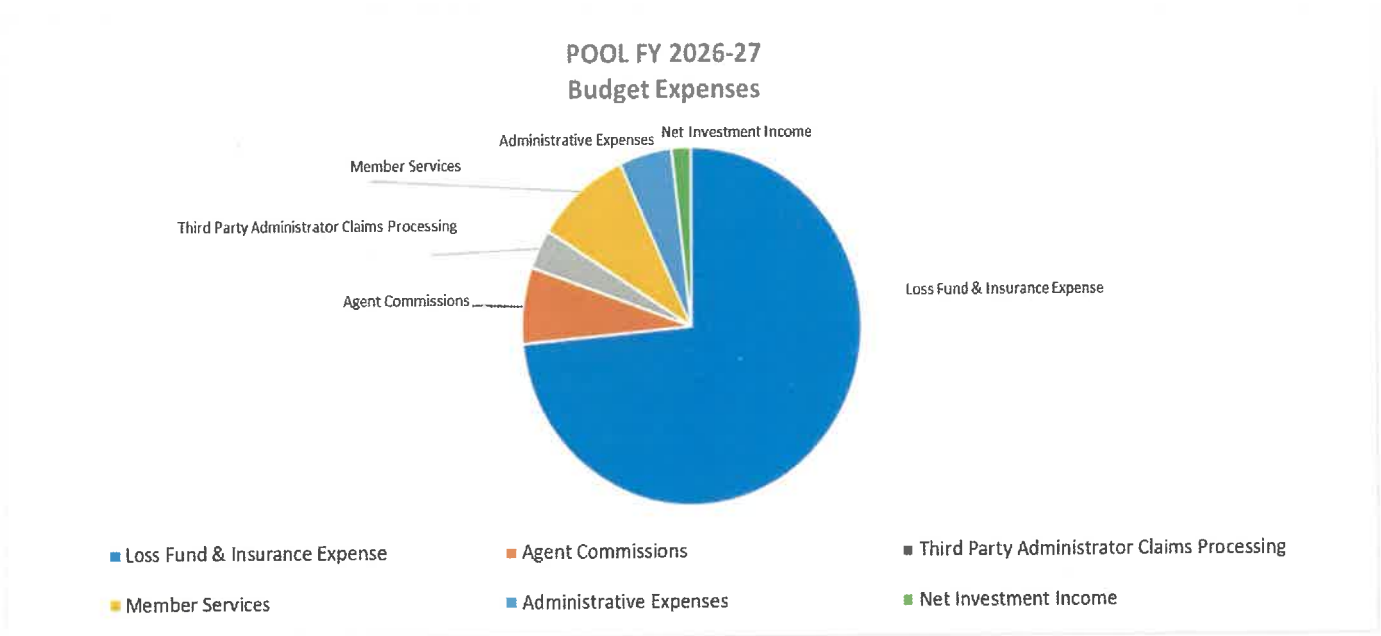
POOL/PACT HUMAN RESOURCES MEMBER SERVICES

A variety of services are offered through POOL/PACT HR. We work with each member individually to address their specific HR-related needs and reduce liability. The basic services include:

- Consultation with members to manage and resolve critical employment-related issues to include identifying options, providing step-by-step guidance, monitoring progress, and answering questions.
- In-person and virtual instructor-led training courses, workshops, and certificate programs.
- eLearning courses available 24/7.
- Webinars on HR-related topics.
- On-site assessments of members' HR practices with recommendations.
- Communication issued as "Alerts" to inform members of significant HR-related law or practice changes.
- On-site HR Briefings tailored to specific needs/requests of members.
- Sample personnel policies which may be adopted for use by members.
- Sample job description templates and numerous HR forms that can be tailored for use by members.
- Salary schedule database available on our website for member reference.
- Summary of HR-related legislation produced each legislative session.
- HR scholarships to assist member HR representatives in attaining nationally recognized HR certifications.
- Annual HR Conference providing HR representatives and CEOs valuable information on communication, leadership, and legal compliance.



POOL 2026-2027 APPROVED BUDGET AND EXPENSES



POOL Budget FY 26-27	Recommended Budget	FY 2026-27	% Allocation
Loss Fund & Insurance Expense	\$ 22,148,029		75.5%
Agent Commissions	\$ 1,974,942		6.7%
Third Party Administrator Claims Processing	\$ 835,280		2.8%
Member Services	\$ 2,668,393		9.1%
Administrative Expenses	\$ 1,524,152		5.2%
Building Cost	\$ 201,753		0.7%
Total Budget	\$ 29,352,549		100.0%



POOL/PACT CONTACTS

Nevada Risk Pooling (NRP) (775) 885-7475

Wayne Carlson, Executive Director, ext 132
waynecarlson@poolpact.com

Alan Kalt, Chief Financial Officer, ext 128
akalt@poolpact.com

Marshall Smith, Risk Manager, ext 104
marshallsmith@poolpact.com

Jarrold Hickman, Risk Manager, ext 133
jarroldhickman@poolpact.com

Mike Van Houten, eLearning Administrator, ext 101
eLearning@poolpact.com

Stephen Romero, Member Relations Manager, ext 110
stephenromero@poolpact.com

Jennifer Turner, Admin Data Analyst, ext 129
jenniferturner@poolpact.com

Beck Freeman, Admin Assistant, ext 125
beckfreeman@poolpact.com

Pooling Resources, Inc. (POOL/PACT HR) (775) 887-2240

Stacy Norbeck, General Manager, ext 107
stacynorbeck@poolpact.com

Ashley Creel, Sr. HR Business Partner, ext 105
ashleycreel@poolpact.com

Lessly Monroy, Sr. HR Business Partner, ext 108
Lesslymonroy@poolpact.com

Sean Moyle, Sr. HR Business Partner, ext 103
seanmoyle@poolpact.com

Andrea Laughlin, HR Analyst, ext 113
andrealaughlin@poolpact.com

Robin Womack, HR Learning & Development, ext 106
robinwomack@poolpact.com

Davies Claims Solutions

Donna Squires, Claims Manager
(775) 329-1181

Donna.squires@us.davies-group.com

Margaret Malzahn, WC Claims Supervisor
(775) 329-1181

Margaret.malzahn@us.davies-group.com



NPAIP MEMBERSHIP

Counties:

Carson City
Churchill County
Elko County
Esmeralda County
Eureka County
Humboldt County
Lander County
Lincoln County
Lyon County
Mineral County
Pershing County
Storey County
White Pine County

Cities:

Boulder City
City of Caliente
City of Carlin
City of Elko
City of Ely
City of Fernley
City of Lovelock
City of Sparks
City of Wells
City of West Wendover
City of Winnemucca
City of Yerington

Towns:

Town of Gardnerville
Town of Genoa
Town of Minden
Town of Round Mountain
Town of Tonopah

School Districts:

Carson City School District
Churchill County School District
Douglas County School District
Elko County School District
Esmeralda County School District
Eureka County School District
Humboldt County School District
Lander County School District
Lincoln County School District
Lyon County School District
Mineral County School District
Nye County School District
Pershing County School District
Storey County School District
White Pine County School District

Fire Districts:

East Fork Fire Protection District
Moapa Valley Fire Protection District
Mt. Charleston Fire Protection District
North Lake Tahoe Fire Protection District
North Lyon County Fire Protection District
Pahranagat Valley Fire District
Tahoe Douglas Fire Protection District
Washoe County Fire Suppression
White Pine Fire District

Others:

Central Nevada Health District
Central Nevada Historical Society
Central Nevada Regional Water Authority
Community Chest, Inc
Consolidated Agencies of Human Services
County Fiscal Officers Association of Nevada
Douglas County Redevelopment Agency
Elko Central Dispatch
Elko Convention & Visitors Authority
Humboldt River Basin Water Authority
Lincoln County Regional Development
Mineral County Housing Authority
Nevada Association of Counties
Nevada Commission for the Reconstruction of the V & T Railway
Nevada League of Cities
Nevada Risk Pooling, Inc.
Nevada Rural Housing Authority
Nevada Volunteers
NevadaWorks
Pooling Resources, Inc.
Regional Transportation Commission of Washoe County
Truckee Meadows Regional Planning Agency
U.S. Board of Water Commissioners
Virginia City Tourism Convention
Western Nevada Regional Youth Center
White Pine County Tourism

Special Districts:

Alamo Water & Sewer District
Amargosa Library District
Baker Water and Sewer
Battle Mountain Hospital
Beatty Library District
Beatty Water & Sanitation District
Beatty GID
Canyon General Improvement District
Carson-Truckee Water Conservancy District
Carson Water Subconservancy District
Cave Rock Estates GID
Churchill County Mosquito, Vector

Special Districts (continue):

Douglas County Mosquito District
Douglas County Sewer
East Fork Swimming Pool District
Elko County Agricultural Association
Elko TV District
Fernley Swimming Pool District
Gardnerville Ranchos General Improvement District
Gerlach General Improvement District
Humboldt General Hospital
Incline Village General Improvement District
Indian Hills General Improvement District
Kingsbury General Improvement District
Lakeridge General Improvement District
Lincoln County Water District
Logan Creek Estates General Improvement District
Lovelock Meadows Water District
Marla Bay General Improvement District
Mason Valley Swimming Pool District
McGill Ruth Sewer and Water
Minden Gardnerville Sanitation District
Moapa Valley Water District
MT Grant General Hospital
Nevada Association of Conservation Districts
Nevada Association of School Boards
Nevada Association of School Superintendents
Nevada Tahoe Conservation District
Northern Nye County Hospital District
Pahrump Library District
Palomino Valley General Improvement District
Pershing County Water Conservation District
Sierra Estates General Improvement District
Silver Springs General Improvement District
Silver Springs Stagecoach Hospital
Skyland General Improvement District
Smoky Valley Library District
Southern Nevada Area Communication Council
Stagecoach General Improvement District
Sun Valley General Improvement District
Tahoe Douglas District
Topaz Ranch General Improvement District
Tahoe Reno Industrial General Improvement District
Tahoe Transportation District
Tonopah Library District
Truckee Meadows Water Reclamation Facility
Walker Basin Conservancy
Walker River Irrigation District
Washoe County Water Conservation District
West Wendover Recreation District
Western Nevada Development District
White Pine Television District #1
Zephyr Cove General Improvement District
Zephyr Heights General Improvement District

**THANK YOU
FOR YOUR
MEMBERSHIP!**



1521 Hwy 395 N
 Gardnerville, NV 89410
 Phone: (775) 782-2277
 Fax: (775) 782-8923

Kingsbury GID
Judy Brewer
P.O. Box 2220
Stateline, NV 89449

Invoice # 3467	Page 1 of 1
Account Number	Date
KINGGID-01	5/18/2026
Balance Due On	
7/1/2026	
Amount Paid	Amount Due
	\$122,621.71

PLEASE TEAR OFF TOP PORTION AND RETURN WITH YOUR REMITTANCE!

Commercial Package	Policy Number: NPAIP20262027	Effective: 7/1/2026 to 7/1/2027
--------------------	------------------------------	---------------------------------

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
117385	7/1/2026	7/1/2026	RENB	Renewal of 26/27 POOL policy	\$122,621.71
Total Invoice Balance:					\$122,621.71

Payment due upon receipt of invoice. Please make payable to Warren Reed Insurance

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #10**

TITLE: APROVAL OF THE FY 2026/27 WORKERS COMPENSATION INSURANCE POLICY

MEETING DATE: June 11, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION: Accept renewal proposal from EMPLOYERS Preferred Insurance Company and authorize General Manager to execute appropriate documents.

BACKGROUND INFORMATION:

The District has used Warren Reed Insurance as a broker for the District's workers compensation and employers' liability insurance policy for several years. The current proposal reflects updates to current standards. The current proposal is for \$12,122.00 annually (previous premium was \$11,180.00).

Insurance trends have tended to rise in recent years, and consistency and proactive work with our business partners does yield savings. Some agencies in Northern Nevada are using internal resources to shop for less costly plans or to avoid broker fees. Currently, this is not within the capacity of the District, and the broker continues to provide good service and useful assistance in holding down costs. It should be noted that each year upon conclusion of the audit, the district experiences an adjustment to these costs which generally results in a small reduction of costs.

INCLUDED:

- A. FY2026/27 Proposal for Workers' Compensation and Employers Liability Insurance from EMPLOYERS Preferred Insurance Company

Fund(s) impacted by above action:

- | | |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund | <input type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |



EMPLOYERS ASSURANCE CO.
 A Stock Company
 P.O. BOX 539003
 HENDERSON, NV 89053-9003

7-1-26/27

WORKERS' COMPENSATION AND EMPLOYERS
 LIABILITY INSURANCE POLICY

Policy Number: NWC 0061915 36
Named Insured: KINGSBURY GENERAL IMPROVEMENT
Agent: WARREN W REED INSURANCE INC 1433000

EXTENSION OF INFORMATION PAGE

CLASSIFICATION OF OPERATIONS

Code No.	Classification Description	Premium Basis Total Est. Annual Remuneration	Rate Per \$100 of Remuneration	Estimated Annual Premium
Nevada				
Rating Period: 07/01/2026 through 07/01/2027				
Site 00001				
7520	WATERWORKS OPERATION & DRIVERS.	399,859	3.582000	14,323.00
8810	CLERICAL OFFICE EMPLOYEES NOC	519,178	0.285000	1,480.00
Site 00001 Total				\$ 15,803.00
Total of Sites for Rating Period				\$ 15,803.00
Rating Period Total				\$ 15,803.00
Rating Period: 07/01/2026 through 07/01/2027				
9812	INCREASED COVERAGE II	15,803	0.011000	174.00
9898	EXPERIENCE MODIFICATION	15,977	0.870000 .90	-2,077.00
9887	SCHEDULE CREDIT	13,900	0.180000 .08	-2,502.00
0063	PREMIUM DISCOUNT	11,398	0.011000	-125.00
0900	EXPENSE CONSTANT			160.00
9740	TERRORISM PREMIUM	919,037	0.060000	551.00
9741	CATASTROPHE PREMIUM	919,037	0.015000	138.00
Rating Period Total				\$ 3,681.00-
State Total				\$ 12,122.00
Policy Total				\$ 12,122.00

11,180



EMPLOYERS ASSURANCE CO.
 A Stock Company
 P.O. BOX 539003
 HENDERSON, NV 89053-9003

7-1-25/26

WORKERS' COMPENSATION AND EMPLOYERS
 LIABILITY INSURANCE POLICY

Policy Number: NWC 0061915 35
Named Insured: KINGSBURY GENERAL IMPROVEMENT
Agent: WARREN W REED INSURANCE INC 1433000

EXTENSION OF INFORMATION PAGE

CLASSIFICATION OF OPERATIONS

Code No.	Classification Description	Premium Basis Total Est. Annual Remuneration	Rate Per \$100 of Remuneration	Estimated Annual Premium
Nevada				
Rating Period: 07/01/2025 through 07/01/2026				
Site 00001				
7520	WATERWORKS OPERATION & DRIVERS.	399,859	2.840000	11,356.00
8810	CLERICAL, OFFICE EMPLOYEES NOC	519,178	0.210000	1,090.00
Site 00001 Total			\$	12,446.00
Total of Sites for Rating Period			\$	12,446.00
Rating Period Total			\$	12,446.00
Rating Period: 07/01/2025 through 07/01/2026				
9812	INCREASED COVERAGE II	12,446	0.011000	137.00
9898	EXPERIENCE MODIFICATION	12,583	0.900000	-1,258.00
9887	SCHEDULE CREDIT	11,325	0.080000	-906.00
0063	PREMIUM DISCOUNT	10,419	0.004000	-42.00
0900	EXPENSE CONSTANT			160.00
9740	TERRORISM PREMIUM	919,037	0.060000	551.00
9741	CATASTROPHE PREMIUM	919,037	0.010000	92.00
Rating Period Total			\$	1,266.00-
State Total			\$	11,180.00
Policy Total			\$	11,180.00

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #11**

TITLE: Review and approval of Fiscal Year 2026/2027 professional services agreements with DOWL for Water Rights Consulting Services, General Services Consulting, and Geographic Information Systems (GIS) Services

MEETING DATE: June 11, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Staff recommends the Board of Trustees review and approve the Fiscal Year 2026/2027 professional services agreements with DOWL for Water Rights Consulting Services, General Services Consulting, and Geographic Information Systems (GIS) Services, and authorize the General Manager to execute the agreements on behalf of the District.

BACKGROUND INFORMATION:

DOWL currently provides professional consulting services to the District in the areas of water rights administration, engineering support, utility consulting, and Geographic Information Systems (GIS) services. The proposed Fiscal Year 2026/2027 task orders will continue these services on an as-needed basis and provide support for ongoing operations, regulatory compliance, infrastructure planning, GIS management, and water rights administration.

The proposed agreements are:

- Task Order #77 – General Services Consulting (not to exceed \$50,000)
- Task Order #78 – GIS Services (not to exceed \$30,000)
- Task Order #79 – Water Rights Consulting Services (not to exceed \$5,000)

INCLUDED:

- A. Professional Services Agreement – Task Order #79: Water Rights Consulting Services
- B. Professional Services Agreement – Task Order #78: Geographic Information Systems (GIS) Services
- C. Professional Services Agreement – Task Order #77: General Services Consulting

Fund(s) impacted by above action:

- | | |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund | <input type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |

This is **EXHIBIT A**, consisting of 4 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated **August 19, 2025**.

Task Order

Task Order Number: 79

Date: June 02, 2026

Title: Water Rights Support FY2027

Project Description: The Kingsbury General Improvement District (District) has requested DOWL to support them in water rights permitting efforts with the Nevada Division of Water Resources (NDWR). Currently the District holds sixteen (16) water right permits, three (3) in “permit” status and thirteen that have been certificated. This permit effort for Fiscal Year (FY) 2027 includes submitting extension of time (EOT) applications on those three (3) permits. The Appendix provides a list of all water rights managed by the District.

The Master Services Agreement is amended and supplemented to include the following agreement of the parties.

PART 1 – SERVICES

Task 1 – Water Rights

Objective

File three extension of time (EOT) applications for the permits in Table 1.

Table 1: Kingsbury GID Water Right Permits Renewal Due Dates FY 2027

Permit No. ID	Permittee	POC Status	POC Date	PBU Status	PBU Date
30756	KGID	FLD	17-Jun-68	OPN	17-Nov-2026
23017	KGID	FLD	17-Jun-68	OPN	17-Nov-2026
66195	KGID	FLD	17-Jun-68	FLD	29-Jan-2027*

*Pending approval of the extension application filed on 1/22/26

Approach

The following approach will be used for this task:

- Collect data on water usage, water system work done, and associated financial data.
- Conduct pumpage analysis and compare to certificated and permitted water rights volumes.
- Draft three extension of time applications and attachment information.
- File District-approved applications and associated application fees with NDWR
- Track NDWR approval process and monitor updates to permitting due dates.

Deliverables

The following will be delivered under this task:

- A date-stamp copy of each EOT filed with NDWR on the District’s behalf.

Assumptions

The following assumptions apply:

- The District will supply DOWL with meter reads, current financial information, and updated work performed on the water system.
- NDWR Permit fees are to be paid by DOWL. Fees are anticipated to be \$414 for EOT applications.

PART 2 – COMPENSATION

The RHGID shall pay DOWL on a time and materials basis, including travel, not to exceed **Five Thousand Dollars (\$5,000.00)**. Hourly rates and other expenses shall be in accordance with Exhibit C of the Master Services Agreement (Standard Hourly Rates).

PART 3 – SCHEDULE

The following is a *proposed* schedule to be used as a general guideline only.

Notice to Proceed: July 1, 2026

End of Contract Term: June 30, 2027

IN WITNESS WHEREOF, the parties hereto have executed this Task Order.

Owner: Kingsbury General Improvement District

Engineer: DOWL, LLC

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date Signed: _____

Date Signed: _____

This is **EXHIBIT A**, consisting of 4 pages, referred to in and part of the **A and Engineer for Professional Services** dated **August 19, 2025**.

APPENDIX

Region Name	Permit No.	Certificate No.	Permit Status	Source	Type of Use	Due Date	Priority Date	Diversion (CFS)	Diversion (acre-feet annually)	Supplement
TRUCKEE RIVER BASIN	23017		PER	LAK	QM	11/17/2025	6/7/1963	7.604	1682.8006	
TRUCKEE RIVER BASIN	30756		PER	LAK	COM	11/17/2025	6/7/1963	0.005	3.92	
TRUCKEE RIVER BASIN	66195		PER	UG	QM	1/29/2026	29388	0.5	43.701136	
TRUCKEE RIVER BASIN	16833	5464	CER	UG	QM		1/13/1956	0.025	18.1	
TRUCKEE RIVER BASIN	16834	5465	CER	UG	QM		1/13/1956	0.05	36.18	
TRUCKEE RIVER BASIN	17778	6265	CER	UG	QM		12/31/1958	0.1	6.1378	
TRUCKEE RIVER BASIN	17782	5798	CER	UG	QM		1/2/1959	0.1	44.80594	
TRUCKEE RIVER BASIN	17783	6380	CER	UG	QM		1/5/1959	1.2	132.7913	
TRUCKEE RIVER BASIN	18652	5723	CER	UG	COM		3/15/1960	0.019	4.265771	Y
TRUCKEE RIVER BASIN	18757	7033	CER	UG	QM		4/26/1960	0.446	151.22	

Region Name	Permit No.	Certificate No.	Permit Status	Source	Type of Use	Due Date	Priority Date	Diversion (CFS)	Diversion (acre-feet annually)	Supplemental
TRUCKEE RIVER BASIN	19911	7108	CER	LAK	MUN		6/8/1961	1	172.8	
TRUCKEE RIVER BASIN	20196	7109	CER	UG	QM		12/11/1961	0.401	290.31794	Y
TRUCKEE RIVER BASIN	20198	7110	CER	UG	QM		12/11/1961	0.089	64.4469	Y
TRUCKEE RIVER BASIN	20228	7277	CER	UG	QM		1/8/1962	0.5	179.22376	
TRUCKEE RIVER BASIN	20630	7034	CER	UG	QM		8/10/1962	0.089	13.441782	
TRUCKEE RIVER BASIN	24840	8845	CER	UG	COM		1/10/1969	0.1	12.613179	Y

This is **EXHIBIT A**, consisting of 4 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated **August 19, 2025**.

Task Order

Task Order Number: 78

Date: June 02, 2026

Title: FY 27 On-Call GIS Services

Project Description: This project will improve the Kingsbury General Improvement District (KGID) Geographic Information System (GIS) database and support a WebGIS viewer that enables KGID to view utility information throughout fiscal year 2026-2027 (FY 27).

KGID has budgeted \$30,000 for the fiscal year 2026/2027 due to the previous GIS contract Task order (TO 75) executed in April 2026. The budget for the FY26 Task Order has not been exhausted and KGID budgeted more for FY27 due to the timeframe of the change in GIS System management back to DOWL. This Task Order will continue efforts to bring the system back up to date with past projects and provide more support and features identified by KGID staff. DOWL will develop sub-tasks that can be aligned with either Water or Sewer Enterprise funds as the requested and approved GIS related items come from KGID Management.

The Master Services Agreement is amended and supplemented to include the following agreement of the parties.

PART 1 – SERVICES

Task 1 – FY27 On-Call GIS

Objective

This task includes the further development of the water system GIS database for KGID.

Approach

This task will include the following activities:

- Project administration including scheduling maintenance, cost control, monthly invoicing, filing, resource allocation and routine communications.
- Team coordination, including conference calls and internal meetings.
- Monitoring changes to the scope, budget, or schedule and developing change management strategies with KGID.
- Perform additional GIS services based on client's request
- Water System:
 - Water system GIS updates per field data collection.
 - Scan and tie records to water system assets.
 - Update and customize WebGIS app based on KGID requests.
 - Update water assets based on record information.
 - Geocode work orders/service records to water system assets as requested.
 - Perform additional GIS services based on client's request

- Sewer System:
 - Sewer system GIS updates per field data collection.
 - Scan and tie records to sewer system assets.
 - Update and customize WebGIS app based on KGID request.
 - Update sewer assets based on record information.
 - Geocode work orders/service records to sewer system assets as requested.
- ArcGIS Online (AGOL):
 - Monthly backup of the AGOL feature layers.
 - All maintenance, updates from ESRI, and any administration performed on the client's portal.
 - Public and/or private web maps and apps will be developed and customized on KGID's direction or preference.

Deliverables

- Web based application updates of the water system GIS information.
- 11"x17" utility map book(s) as requested by client.
- AGOL portal containing KGID's GIS feature layers, web maps and apps.
- Support/Administration of KGID's AGOL web maps, apps, and user accounts

Assumptions

- Monthly reports will be provided with timely invoices.
- Project-related issues will be identified, communicated, and resolved.
- Water system GIS includes may roads as requested from previous contract with Farr West.
- Any fees related to obtaining updated data for all layers not under control of DOWL will also be provided as part of this task. For example, Douglas County parcel information or aerial photography is owned and controlled by the Douglas County GIS Department. Any fees assessed by Douglas County will be passed on as part of this task.
- KGID staff will provide any new record information, and any redline information to DOWL as needed.
- Sewer system GIS includes storm drain assets.
- KGID staff will provide any new record information, and any redline information to DOWL as needed.
- AGOL will be purchased by KGID which will include one (1) Creator account to be used by DOWL to administer the client's portal.
- Internet access, not provided under this scope of work, will be required to access the web viewer.

PART 2 – COMPENSATION

KGID shall pay DOWL on a time and materials basis, including travel, not to exceed **Thirty Thousand Dollars (\$30,000)**. Hourly rates and other expenses shall be in accordance with Exhibit C of the Master Services Agreement (Standard Hourly Rates).

PART 3 – SCHEDULE

The following is a *proposed* schedule to be used as a general guideline only.

Notice to Proceed: July 1, 2026

End of Contract Term: June 30, 2027

IN WITNESS WHEREOF, the parties hereto have executed this Task Order.

Owner: Kingsbury General Improvement District

Engineer: DOWL, LLC

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date _____

Date _____

Signed: _____

Signed: _____

This is **EXHIBIT A**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated August 19, 2025.

Task Order

Task Order Number: 77

Date: June 02, 2026

Title: Fiscal Year 2027 General Services

Project Description: The Kingsbury General Improvement District (District) holds a master services agreement (MSA) with DOWL to provide services as the District's engineer. For specific projects, a single task order will be prepared and presented to the Board of Directors for approval. However, the District requires miscellaneous support on smaller matters throughout the year that require additional support from DOWL. The intent of this task order is to give the District the ability to utilize DOWL to support general services through formal request and approvals by the General Manager.

The Master Services Agreement is amended and supplemented to include the following agreement of the parties.

PART 1 – SERVICES

Task 1 – General Services

Objective

To perform miscellaneous support tasks, as directed, to support the District with engineering matters.

Approach

Provide on-call engineering advice and assistance to the District, as directed. It is anticipated that the services requested will vary significantly but will mostly fall into, but not limited to, the following areas:

- Phone consultations with District including, but not limited to, maintenance repairs, such as size of thrust blocks, confirmation on repair approaches, etc.
- Field assistance to meet with District personnel to review utility questions and approaches to maintenance issues and repairs.
- Design assistance on larger repair items.
- Construction management assistance when situations arise that need engineering input.
- Monthly Board meeting support.

Deliverables

The following deliverables will be submitted under this task:

- Monthly invoices.
- Monthly Board Report summarizing all projects and general service work.

Assumptions

The following assumptions apply:

- The District has identified a **\$50,000** budget for this fiscal year.
- DOWL will only perform work in response to the District's request and direction via email correspondence.

- DOWL to perform monthly reporting outside of specific District direction as it is identified as a monthly requirement.
- Specific requests that will consist of a small scope and fee, but not warrant a task order, will be identified as a subtask to track effort spent.
- All tasks and subtasks will work against the overall budget. If budget is exhausted, DOWL will work and explore other routes with the District through an amendment or new task order.
- Project-related issues will be identified, communicated, and resolved.
- Submittals will be made from DOWL to the District electronically.
- Each fiscal year will prepare a new approved budget and general services task order.

PART 2 – COMPENSATION

The District shall pay DOWL on a time and material basis, including travel, not to exceed **Fifty Thousand Dollars (\$50,000.00)**. Hourly rates and other expenses shall be in accordance with Exhibit C of the Master Services Agreement (Standard Hourly Rates).

PART 3 – SCHEDULE

The 2026 fiscal year is July 1, 2026, through June 30, 2027.

IN WITNESS WHEREOF, the parties hereto have executed this Task Order.

Owner: Kingsbury General Improvement District

Engineer: DOWL, LLC

By: _____

By: _____

Print Name: Derek Dornbrook

Print Name: Matt Van Dyne, PE

Title: General Manager

Title: Senior Project Manager

Date Signed: _____

Date Signed: _____

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #12**

TITLE: CONSIDERATION OF LEGAL COUNSEL RETAINER AGREEMENT

MEETING DATE: June 11, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Staff recommends that the Board of Trustees approve the retainer agreement for legal services and authorize the General Manager to execute the agreement on behalf of the District.

BACKGROUND INFORMATION:

The District currently contracts for legal services under an agreement that expires on June 30, 2026. In evaluating the District's ongoing legal service needs, staff has reviewed options for general counsel representation.

Pursuant to the District's Bylaws, retention of legal counsel requires approval by a majority vote of the Board of Trustees.

The proposed agreement provides for general legal counsel services, including advice on governance matters, Open Meeting Law compliance, legal research, and representation in litigation as needed. Labor-related matters are excluded and would continue to be handled separately.

Approval of this agreement will ensure continuity of legal services following the expiration of the current contract.

INCLUDED:

- A. Proposed Retainer Agreement for Legal Services

Fund(s) impacted by above action:

- | | |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund | <input type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |

Messing Adam Jasmine&Shore

SACRAMENTO
SAN RAFAEL
SAN JOSE

CARSON CITY, NV
LAS VEGAS, NV

Francis C. Flaherty
flaherty@majlabor.com

April 30, 2026

**VIA ELECTRONIC MAIL ONLY
TO DEREK@KGID.ORG**

Derek Dornbrook
General Manager
Kingsbury General Improvement District
160 Pine Ridge Drive
P.O. Box 2220
Stateline, Nevada 89449

Re: Retainer Agreement for Services as Legal Counsel

Dear Mr. Dornbrook:

This letter serves to memorialize our discussion during a Teams meeting today, wherein I stated that I am willing to provide legal services to the Kingsbury General Improvement District (the "District") on the terms of engagement discussed below, effective July 1, 2026. I have briefly reviewed the District's Bylaws, and pursuant to Article VIII of those Bylaws, the "District shall retain an attorney, ***approved by a majority of the Board of Trustees***, to provide legal advice on matters affecting the District." (Emphasis added). Therefore, my recommendation is that you place this letter and my offer to provide services on the agenda for an upcoming meeting of the Board. If the Board finds my proposal acceptable, they may direct you to countersign this letter and return it to me to confirm our engagement.

We appreciate the confidence you have expressed in us by virtue of your willingness to recommend our services to the Board. Subject to the exception of representation of the District in Labor Matters, which is provided to the District by other counsel and not something we can provide, our work will encompass general counsel representation for the GID, including Open Meeting Law compliance, factual investigation, legal research, analysis and litigation. In connection with the services covered by this letter, we will charge \$315 per hour, which is a 10% discount from my current hourly rate of \$350 per hour. We bill in increments of one-tenth of an hour (6 minutes) and round up to the nearest tenth of an hour. Ordinary disbursements, such

MESSING ADAM
JASMINE &
SHORE LLP

1817 N STEWART STREET
SUITE 35
CARSON CITY, NV
89706

775.885.1896 MAIN
775.885.8728 FAX

MAJLABOR.COM

Derek Dornbrook
Re: Retainer Agreement for Services as Legal Counsel
April 30, 2026
Page 2

as court costs, FedEx, postage, photocopies and printing (0.20), mileage reimbursements at the IRS rate, and fees advanced to others are billed separately and in addition to our fees for services.

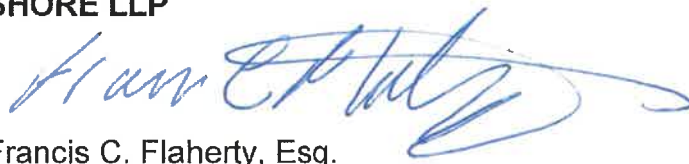
It is our practice to bill fees and costs on a monthly basis with a detailed summary of the costs incurred and services performed for those fees. We expect payment of the balance due within (30) days of the date of billing. Interest at the rate of 10% per annum may be added to those balances that are past due.

If you think that there is a problem with any bill you receive, we do not charge our time for discussing questions about your bill. While we will promptly correct any errors, it is our policy not to discount our bills for any reason. If you have a particular billing requirement, I would be happy to discuss it with you and will accommodate any reasonable request consistent with our general policies and the capability of our billing system. Please indicate the Board's approval and undertaking of the terms of our representation by signing this letter in the space provided below and returning it to our office.

Thank you for your cooperation in this retainer letter; we are looking forward to working with the GID.

Sincerely,

**MESSING ADAM JASMINE &
SHORE LLP**



Francis C. Flaherty, Esq.

ACCEPTED:

Kingsbury General Improvement District

By: _____
Derek Dornbrook
General Manager

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #13**

TITLE: APPROVAL OF LIST OF CLAIMS, MAY 2026

MEETING DATE: June 11, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

It is recommended that the Board of Trustees review and approve the list of claims for May 13, 2026, to June 5, 2026, from check number 66436 to 66500 for a total of \$173,711.58

BACKGROUND INFORMATION:

Each month the District is billed from vendors for a variety of goods and services which are necessary and appropriate for the district operations and administration. In exercising fiduciary duties, these are reviewed and approved monthly by the Board of Trustees.

INCLUDED:

- A. List of Claims for May 13, 2026, to June 5, 2026

Fund(s) impacted by above action:

- | | |
|---|---|
| <input checked="" type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input type="checkbox"/> Water Fund | <input type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |

Bank Reconciliation

Board Audit

User: Bjohns
 Printed: 6/5/2026-12:58pm
 Date Range: 05/13/2026 - 06/05/2026



Check No.	Fund Code	Vendor/Employee	Transaction Description	Date	By Fund Amount	Total Amount
66436-66445	Payroll		Transferred from Abila (see attached detail)	05/15/2026		\$ 22,788.02
66446-66450	Payroll		Transferred from Abila (see attached detail)	05/21/2026		\$ 3,695.60
66451	General Fund	AFLAC	Acct. FA935 Life Insurance	05/21/2026	96.36	
66451	Water Fund	AFLAC	Acct. FA935 Life Insurance	05/21/2026	247.15	
66451	Sewer Fund	AFLAC	Acct. FA935 Life Insurance	05/21/2026	87.10	
66451	Snow Fund	AFLAC	Acct. FA935 Life Insurance	05/21/2026	56.69	
	Total for Check Number 66451:					\$ 487.30
66452	Water Fund	Airgas USA, LLC	Acct. 3255567 Rent Liquid Ind Lg 190-300 Lt Nitro	05/21/2026	1,558.95	
	Total for Check Number 66452:					\$ 1,558.95
66453	General Fund	Judith Brewer	Reimburse Mileage Pool Pact Training Reno 5/7/26	05/21/2026	6.61	
66453	Water Fund	Judith Brewer	Reimburse Mileage Pool Pact Training Reno 5/7/26	05/21/2026	17.63	
66453	Sewer Fund	Judith Brewer	Reimburse Mileage Pool Pact Training Reno 5/7/26	05/21/2026	13.23	
66453	Snow Fund	Judith Brewer	Reimburse Mileage Pool Pact Training Reno 5/7/26	05/21/2026	6.61	
	Total for Check Number 66453:					\$ 44.08
66454	Water Fund	Bureau of Safe Drinking Water	Public Water System ID #NV0000004 Treatment Plant Permit	05/21/2026	4,727.25	
	Total for Check Number 66454:					\$ 4,727.25
66455	General Fund	Dowl, LLC	General Services April 2026	05/21/2026	9,357.45	
66455	Water Fund	Dowl, LLC	General Services Tahoe Beach Club Plan Review April 2026	05/21/2026	3,685.60	
66455	Sewer Fund	Dowl, LLC	Engineering Services TDFPD Operations Yard April 2026	05/21/2026	5,970.05	
66455	Snow Fund	Dowl, LLC	Engineering Services TDFPD Operations Yard April 2026	05/21/2026	149.90	
	Total for Check Number 66455:					\$ 19,163.00
66456	General Fund	Flyers Energy LLC	Fuel Regular 110 Gal Diesel 35 Gal	05/21/2026	88.38	
66456	Water Fund	Flyers Energy LLC	Fuel Regular 110 Gal Diesel 35 Gal	05/21/2026	707.01	
66456	Snow Fund	Flyers Energy LLC	Fuel Regular 110 Gal Diesel 35 Gal	05/21/2026	88.38	
	Total for Check Number 66456:					\$ 883.77
66457	General Fund	Frontier Communications	775-588-1065-022924-5 160 Pineridge	05/21/2026	15.40	
66457	Water Fund	Frontier Communications	775-586-8471-100215-5 Beach Club	05/21/2026	722.86	
66457	Sewer Fund	Frontier Communications	775-588-8311-081082-5 Galaxy	05/21/2026	614.69	
66457	Snow Fund	Frontier Communications	775-588-1065-022924-5 160 Pineridge	05/21/2026	15.40	
	Total for Check Number 66457:					\$ 1,368.35
66458	Water Fund	HD Supply, Inc	Marking Whiskers & Flags Blue for USADigs	05/21/2026	170.14	
	Total for Check Number 66458:					\$ 170.14
66459	General Fund	Kingsbury Automotive & Supply	Truck #0610 Hydraulic Filter	05/21/2026	213.69	
66459	Water Fund	Kingsbury Automotive & Supply	Truck #0610 Hydraulic Filter	05/21/2026	343.28	
	Total for Check Number 66459:					\$ 556.97

Check No.	Fund Code	Vendor/Employee	Transaction Description	Date	By Fund Amount	Total Amount
66460	General Fund	Konica Minolta Premier Finance	Acct. 3691777720 Copier Lease 5/2026	05/21/2026	21.58	
66460	Water Fund	Konica Minolta Premier Finance	Acct. 3691777720 Copier Lease 5/2026	05/21/2026	258.94	
66460	Sewer Fund	Konica Minolta Premier Finance	Acct. 3691777720 Copier Lease 5/2026	05/21/2026	129.47	
66460	Snow Fund	Konica Minolta Premier Finance	Acct. 3691777720 Copier Lease 5/2026	05/21/2026	21.58	
		Total for Check Number 66460:				\$ 431.57
66461	Water Fund	Dimitry Kushelevsky	Refund Acct. 2044 758 Milky Way #H Closed Escrow 11/18/25	05/21/2026	34.22	
66461	Sewer Fund	Dimitry Kushelevsky	Refund Acct. 2044 758 Milky Way #H Closed Escrow 11/18/25	05/21/2026	24.16	
66461	Snow Fund	Dimitry Kushelevsky	Refund Acct. 2044 758 Milky Way #H Closed Escrow 11/18/25	05/21/2026	10.60	
		Total for Check Number 66461:				\$ 68.98
66462	Water Fund	Linde Gas & Equipment Inc.	Acct. 71572887 Industrial Acetylene Ind High Pressure	05/21/2026	236.35	
		Total for Check Number 66462:				\$ 236.35
66463	General Fund	Messing Adam Jasmine & Shore LLI	Legal Fees	05/21/2026	369.36	
66463	Water Fund	Messing Adam Jasmine & Shore LLI	Legal Fees	05/21/2026	984.96	
66463	Sewer Fund	Messing Adam Jasmine & Shore LLI	Legal Fees	05/21/2026	738.72	
66463	Snow Fund	Messing Adam Jasmine & Shore LLI	Legal Fees	05/21/2026	369.36	
		Total for Check Number 66463:				\$ 2,462.40
66464	General Fund	Minden Lawyers, LLC	Legal Fees	05/21/2026	254.75	
66464	Water Fund	Minden Lawyers, LLC	Legal Fees	05/21/2026	1,316.46	
66464	Sewer Fund	Minden Lawyers, LLC	Legal Fees	05/21/2026	674.04	
66464	Snow Fund	Minden Lawyers, LLC	Legal Fees	05/21/2026	254.75	
		Total for Check Number 66464:				\$ 2,500.00
66465	Rental Fund	Pamela Joanne Nance	298 Kingsbury Grade 4 Cleanings April 2026	05/21/2026	800.00	
		Total for Check Number 66465:				\$ 800.00
66466	Water Fund	Nevada Division of State Lands	Contract #4309 Quasi-municipal Water Intake Line 1318-22-002-001	05/21/2026	2,500.00	
		Total for Check Number 66466:				\$ 2,500.00
66467	General Fund	Nevada League of Cities	Check Reissued FY26 Annual Membership Dues	05/21/2026	250.40	
66467	Water Fund	Nevada League of Cities	Check Reissued FY26 Annual Membership Dues	05/21/2026	3,004.80	
66467	Sewer Fund	Nevada League of Cities	Check Reissued FY26 Annual Membership Dues	05/21/2026	1,502.40	
66467	Snow Fund	Nevada League of Cities	Check Reissued FY26 Annual Membership Dues	05/21/2026	250.40	
		Total for Check Number 66467:				\$ 5,008.00
66468	General Fund	Nevada Public Agency Insurance	Claim P243-25-09492-01 Administrative Matter - Panel Counsel Ass	05/21/2026	6.75	
66468	Water Fund	Nevada Public Agency Insurance	Claim P243-25-09492-01 Administrative Matter - Panel Counsel Ass	05/21/2026	18.00	
66468	Sewer Fund	Nevada Public Agency Insurance	Claim P243-25-09492-01 Administrative Matter - Panel Counsel Ass	05/21/2026	13.50	
66468	Snow Fund	Nevada Public Agency Insurance	Claim P243-25-09492-01 Administrative Matter - Panel Counsel Ass	05/21/2026	6.75	
		Total for Check Number 66468:				\$ 45.00
66469	General Fund	Pacific Shredding/Pacific Stor	Shred 46 Boxes	05/21/2026	27.60	
66469	Water Fund	Pacific Shredding/Pacific Stor	Shred 46 Boxes	05/21/2026	331.20	
66469	Sewer Fund	Pacific Shredding/Pacific Stor	Shred 46 Boxes	05/21/2026	165.60	
66469	Snow Fund	Pacific Shredding/Pacific Stor	Shred 46 Boxes	05/21/2026	27.60	
		Total for Check Number 66469:				\$ 552.00
66470	General Fund	Pye-Barker Fire & Safety	3/17/26 Annual Fire Alarm Inspection with Elevator. Replaced pan	05/21/2026	2.19	
66470	Water Fund	Pye-Barker Fire & Safety	3/17/26 Annual Fire Alarm Inspection with Elevator. Replaced pan	05/21/2026	41.68	
		Total for Check Number 66470:				\$ 43.87
66471	Water Fund	Quadient Leasing USA, Inc.	Acct. 00250606 Folding Machine 6/2026 to 8/31/26	05/21/2026	672.21	
66471	Sewer Fund	Quadient Leasing USA, Inc.	Acct. 00250606 Folding Machine 6/2026 to 8/31/26	05/21/2026	448.14	
66471	Snow Fund	Quadient Leasing USA, Inc.	Acct. 00250606 Folding Machine 6/2026 to 8/31/26	05/21/2026	197.70	
		Total for Check Number 66471:				\$ 1,318.05
66472	Water Fund	Timothy Roberts	Reimbursement for Amazon Receipt Insulate Waterproof Winter Boot	05/21/2026	267.75	
		Total for Check Number 66472:				\$ 267.75

Check No.	Fund Code	Vendor/Employee	Transaction Description	Date	By Fund Amount	Total Amount
66473	Water Fund	SGS Silver State Laboratories	Coliforms-P/A & Coliforms-QT	05/21/2026	634.00	
		Total for Check Number 66473:				\$ 634.00
66474	General Fund	Southwest Gas Corporation	910000799713 160 Pine Ridge Dr. 1	05/21/2026	9.12	
66474	Water Fund	Southwest Gas Corporation	910000322763 3 Buchanan Rd Pump	05/21/2026	502.39	
66474	Sewer Fund	Southwest Gas Corporation	910000799713 160 Pine Ridge Dr. 1	05/21/2026	54.70	
66474	Snow Fund	Southwest Gas Corporation	910000799713 160 Pine Ridge Dr. 1	05/21/2026	9.12	
66474	Rental Fund	Southwest Gas Corporation	910000799718 298 Kingsbury Cir Down	05/21/2026	235.67	
		Total for Check Number 66474:				\$ 811.00
66475	General Fund	Tahoe Basin Container	Acct. 50-9256 4 160 Pineridge/298 Kingsbury Bear Proof Rent	05/21/2026	0.81	
66475	Water Fund	Tahoe Basin Container	Acct. 50-9256 4 160 Pineridge/298 Kingsbury Bear Proof Rent	05/21/2026	9.75	
66475	Sewer Fund	Tahoe Basin Container	Acct. 50-9256 4 160 Pineridge/298 Kingsbury Bear Proof Rent	05/21/2026	4.88	
66475	Snow Fund	Tahoe Basin Container	Acct. 50-9256 4 160 Pineridge/298 Kingsbury Bear Proof Rent	05/21/2026	0.81	
66475	Rental Fund	Tahoe Basin Container	Acct. 50-9256 4 160 Pineridge/298 Kingsbury Bear Proof Rent	05/21/2026	16.25	
		Total for Check Number 66475:				\$ 32.50
66476	Water Fund	Tahoe Pool Service	Stations 3 & 5 Liquid Chlorine 3 Cases	05/21/2026	193.50	
		Total for Check Number 66476:				\$ 193.50
66477	Water Fund	Trojan Technologies Corp	Repairs Sensor Recalibration Station 1	05/21/2026	2,215.00	
		Total for Check Number 66477:				\$ 2,215.00
66478	General Fund	Verizon Wireless	Monthly GPS Services	05/21/2026	13.74	
66478	Water Fund	Verizon Wireless	Monthly GPS Services	05/21/2026	96.65	
66478	Sewer Fund	Verizon Wireless	Monthly GPS Services	05/21/2026	11.37	
66478	Snow Fund	Verizon Wireless	Monthly GPS Services MEI Snow Removal Equipment	05/21/2026	105.64	
		Total for Check Number 66478:				\$ 227.40
66479	General Fund	Jeff Wood	Reimburse Home Depot receipt for tools paid w/PCC	05/21/2026	108.00	
66479	Water Fund	Jeff Wood	Reimburse Home Depot receipt for tools paid w/PCC	05/21/2026	20.98	
		Total for Check Number 66479:				\$ 128.98
66480-66491	Payroll		Transferred from Abila (see attached detail)	05/29/2026		\$ 26,818.12
66492	Water Fund	American Water Works Assoc	Member #00108942 Annual Membership Dues 7/2026-6/2026	05/29/2026	539.00	
		Total for Check Number 66492:				\$ 539.00
66493	Water Fund	AT & T Mobility	ACCT. 287301170124 Cell Phones & Tablets	05/29/2026	546.05	
		Total for Check Number 66493:				\$ 546.05
66494	General Fund	Charter Communitations	Acct. 8411100140191184 160 Pineridge	05/29/2026	8.77	
66494	Water Fund	Charter Communitations	Acct. 8411100140191184 160 Pineridge	05/29/2026	105.22	
66494	Sewer Fund	Charter Communitations	Acct. 8411100140191184 160 Pineridge	05/29/2026	52.60	
66494	Snow Fund	Charter Communitations	Acct. 8411100140191184 160 Pineridge	05/29/2026	8.77	
		Total for Check Number 66494:				\$ 175.36
66495	General Fund	Zachry Good	Truck #0610 Replaced Failed Glow Plug Module	05/29/2026	2,662.99	
66495	Water Fund	Zachry Good	Truck #0610 Replaced Failed Glow Plug Module	05/29/2026	370.25	
66495	Snow Fund	Zachry Good	Truck #1930 Sweeper additional repairs RH transition & liner wor	05/29/2026	6,878.26	
		Total for Check Number 66495:				\$ 9,911.50
66496	Water Fund	Homeserve USA	Line Protection Insurance 4-30-26	05/29/2026	1,539.20	
		Total for Check Number 66496:				\$ 1,539.20
66497	General Fund	NV Energy	1000044086803294236 160 Pineridge Dr Unit Lights	05/29/2026	81.25	
66497	Water Fund	NV Energy	1000044086803320247 176 Buchanan Rd Unit PMPHS3	05/29/2026	15,252.78	
66497	Sewer Fund	NV Energy	1000044086803270814 801 Kingbury Grade Unit Lights	05/29/2026	1,213.90	
66497	Snow Fund	NV Energy	1000044086808604306 160 Pineridge Dr	05/29/2026	27.72	
66497	Rental Fund	NV Energy	1000044086803297452 298 Kingsbury Grade Apt ADown	05/29/2026	335.12	
		Total for Check Number 66497:				\$ 16,910.77

Check No.	Fund Code	Vendor/Employee	Transaction Description	Date	By Fund Amount	Total Amount
66498	General Fund	Public Employees	Employee and Employers PERS Contribution	05/29/2026	7,830.58	
66498	Water Fund	Public Employees	Employee and Employers PERS Contribution	05/29/2026	18,722.90	
66498	Sewer Fund	Public Employees	Employee and Employers PERS Contribution	05/29/2026	6,506.83	
66498	Snow Fund	Public Employees	Employee and Employers PERS Contribution	05/29/2026	5,747.13	
Total for Check Number 66498:						\$ 38,807.44
66499	General Fund	Pye-Barker Fire & Safety	160 Pineridge Alarm Monitoring 6/2026 to 8/2026	05/29/2026	5.57	
66499	Water Fund	Pye-Barker Fire & Safety	160 Pineridge Alarm Monitoring 6/2026 to 8/2026	05/29/2026	540.00	
66499	Sewer Fund	Pye-Barker Fire & Safety	160 Pineridge Alarm Monitoring 6/2026 to 8/2026	05/29/2026	33.38	
66499	Snow Fund	Pye-Barker Fire & Safety	160 Pineridge Alarm Monitoring 6/2026 to 8/2026	05/29/2026	5.57	
Total for Check Number 66499:						\$ 584.52
66500	Payroll		Transferred from Abila (see attached detail)	06/02/2026		\$ 1,959.84
Total Springbrook Checks:					\$ 118,450.00	
Grand Total All Checks:						\$ 173,711.58

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
From 5/13/2026 Through 6/5/2026

<u>Check Number</u>	<u>Check Date</u>	<u>Payee</u>	<u>Transaction Description</u>	<u>Check Amount</u>
66436	5/15/2026	JUDITH BREWER	Employee: BREWER; Pay Date: 5/15/2026	2,323.83
66437	5/15/2026	DERREK DORNbrook	Employee: DORNBR; Pay Date: 5/15/2026	3,852.20
66438	5/15/2026	DALLAS E. HUGHES	Employee: HUGH; Pay Date: 5/15/2026	1,540.30
66439	5/15/2026	BRANDY JOHNS	Employee: JOHNS; Pay Date: 5/15/2026	2,099.63
66440	5/15/2026	MICHELLE M. MCCOY	Employee: MCCOY; Pay Date: 5/15/2026	1,664.76
66441	5/15/2026	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 5/15/2026	3,062.54
66442	5/15/2026	BYRAN D. MOSS	Employee: MOSS; Pay Date: 5/15/2026	2,978.33
66443	5/15/2026	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 5/15/2026	1,669.70
66444	5/15/2026	LEIGH C. STANTON	Employee: STANTO; Pay Date: 5/15/2026	1,456.65
66445	5/15/2026	JEFF T. WOOD	Employee: WOOD; Pay Date: 5/15/2026	2,140.08
66446	5/21/2026	JESSICA GRIME	Employee: GRIME; Pay Date: 5/21/2026	739.12
66447	5/21/2026	EDWARD J. JOHNS	Employee: JOHNSE; Pay Date: 5/21/2026	739.12
66448	5/21/2026	JOHN L. SHEARER	Employee: SHEARE; Pay Date: 5/21/2026	739.12
66449	5/21/2026	SARA NELSON	Employee: SNELSO; Pay Date: 5/21/2026	739.12
66450	5/21/2026	CYNTHIA M. TRIGG	Employee: TRIGG; Pay Date: 5/21/2026	739.12
66480	5/29/2026	JUDITH BREWER	Employee: BREWER; Pay Date: 5/29/2026	2,323.83
66481	5/29/2026	AUSTIN CHESNESS	Employee: CHESNE; Pay Date: 5/29/2026	1,670.76
66482	5/29/2026	DERREK DORNbrook	Employee: DORNBR; Pay Date: 5/29/2026	3,852.20
66483	5/29/2026	DANIEL GAUGHAN	Employee: GAUGHA; Pay Date: 5/29/2026	1,620.54
66484	5/29/2026	DALLAS E. HUGHES	Employee: HUGH; Pay Date: 5/29/2026	1,559.18
66485	5/29/2026	BRANDY JOHNS	Employee: JOHNS; Pay Date: 5/29/2026	2,482.44
66486	5/29/2026	MICHELLE M. MCCOY	Employee: MCCOY; Pay Date: 5/29/2026	1,664.76
66487	5/29/2026	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 5/29/2026	3,399.65
66488	5/29/2026	BYRAN D. MOSS	Employee: MOSS; Pay Date: 5/29/2026	2,978.33
66489	5/29/2026	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 5/29/2026	1,669.70
66490	5/29/2026	LEIGH C. STANTON	Employee: STANTO; Pay Date: 5/29/2026	1,456.65
66491	5/29/2026	JEFF T. WOOD	Employee: WOOD; Pay Date: 5/29/2026	2,140.08

KINGSBURY GENERAL IMPROVEMENT DISTRICT
 Check/Voucher Register - LIST OF CLAIMS
 From 5/13/2026 Through 6/5/2026

<u>Check Number</u>	<u>Check Date</u>	<u>Payee</u>	<u>Transaction Description</u>	<u>Check Amount</u>
66500	6/2/2026	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 6/2/2026	1,959.84
Report Total				55,261.58

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #14**

TITLE: PUBLIC HEARING - FISCAL YEAR 2026/2027 WATER AND SEWER RATES

MEETING DATE: June 16, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Conduct the public hearing regarding proposed Fiscal Year 2026/2027 Water and Sewer Utility rate adjustments, receive public comment, review and discuss the Water and Sewer Utility Rate Analysis and Presentation prepared by DOWL, and provide direction to staff.

BACKGROUND INFORMATION:

KGID’s water and sewer utility rates have remained unchanged since July 1, 2019. At its March 17, 2026 meeting, the Board reviewed multiple rate adjustment and capital funding alternatives and directed staff and DOWL to further evaluate specific financing and rate adjustment scenarios for both utilities.

The attached Water and Sewer Utility Rate Analysis evaluates the long-term financial sustainability of both enterprise funds, including operating costs, capital improvement needs, debt obligations, reserve adequacy, and inflationary impacts over a multi-year planning period.

The analysis concludes that, without rate adjustments, both the Water and Sewer Funds are projected to experience significant reserve depletion and declining financial stability within the planning horizon.

The proposed rate adjustments are intended to support utility operations, infrastructure rehabilitation and replacement, reserve adequacy, regulatory compliance, and long-term capital financing needs while minimizing reliance on future special assessments or abrupt rate increases.

A separate agenda item following this public hearing has been scheduled for Board discussion and possible action regarding Resolution No. 2026-03 adopting updated Water and Sewer Utility rate schedules effective July 1, 2026.

INCLUDED:

- A. DOWL Rate Presentation
- B. DOWL Water and Sewer Utility Rate Analysis

Fund(s) impacted by above action:

- | | |
|--|--|
| <input type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input checked="" type="checkbox"/> Water Fund | <input checked="" type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |

KGID Water and Sewer Rate Adjustment Recommendations

June 11, 2026
Board of Trustees Meeting





TONIGHT'S MEETING

01

Water Utility

- I Background Information
- II Rate Adjustment Recommendation
- III Summary and Discussion

02

Sewer Utility

- I Background Information
- II Rate Adjustment Alternatives
- III Summary and Discussion

GOAL: To move to adopt a rate adjustment schedule for the Water and Sewer utilities to become effective July 1, 2026



WATER UTILITY

Background

- Current rates have not been adjusted since 2019
- Current ¾" Meter Residential Rate (Monthly):

Base	\$89.87	
Fire	\$ 8.99	
<u>Consumptive</u>	<u>\$ 2.55</u>	per kgal (1 to 12 kgal)
Monthly	\$101.41	
- Four (4) Alternatives presented at 3.17.26 Board Meeting
- \$4,700 to \$7,264 per customer or account for Special Assessment
- Board directed DOWL to move forward with Alt. 4, plus additional run with perpetual CPI-U increases starting in FY 30

ALTERNATIVES

1 – STATUS QUO

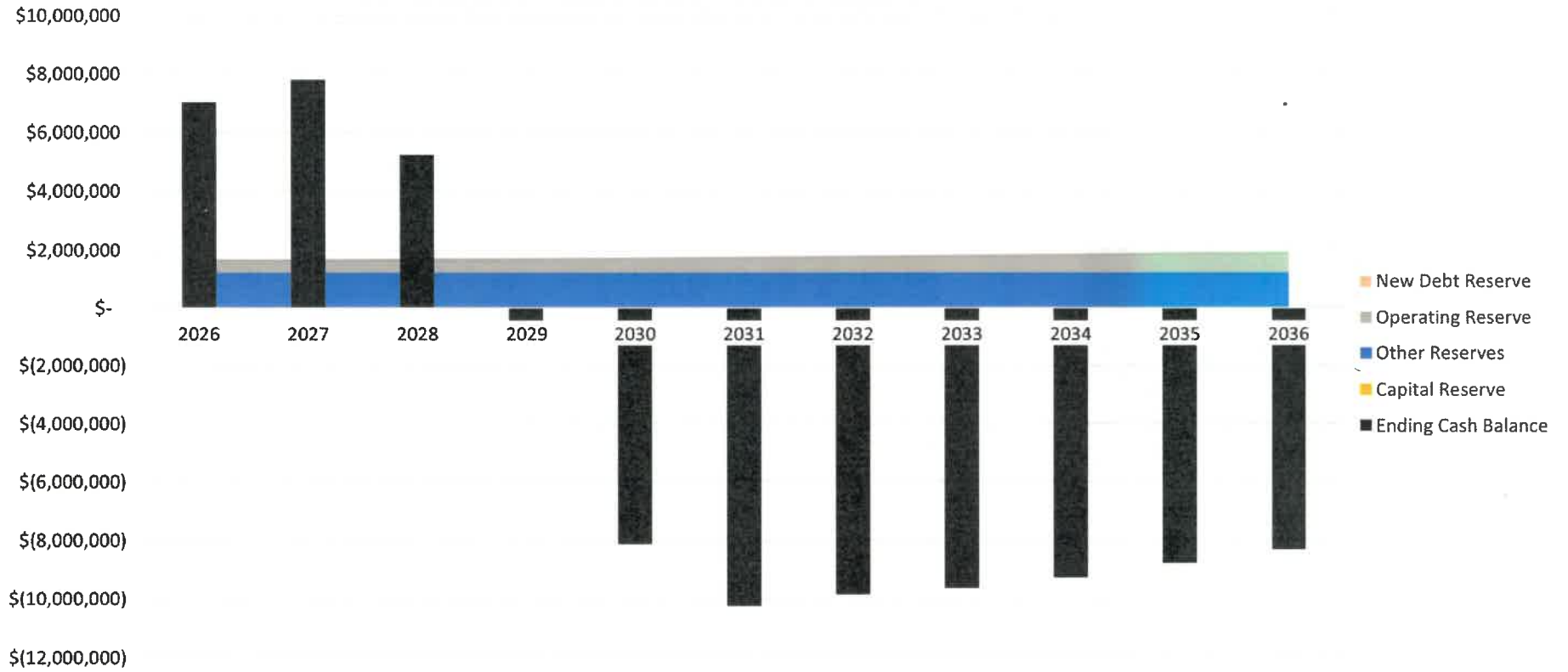
2 – DEBT + ADJUSTMENTS

3 – SPECIAL ASSESSMENT

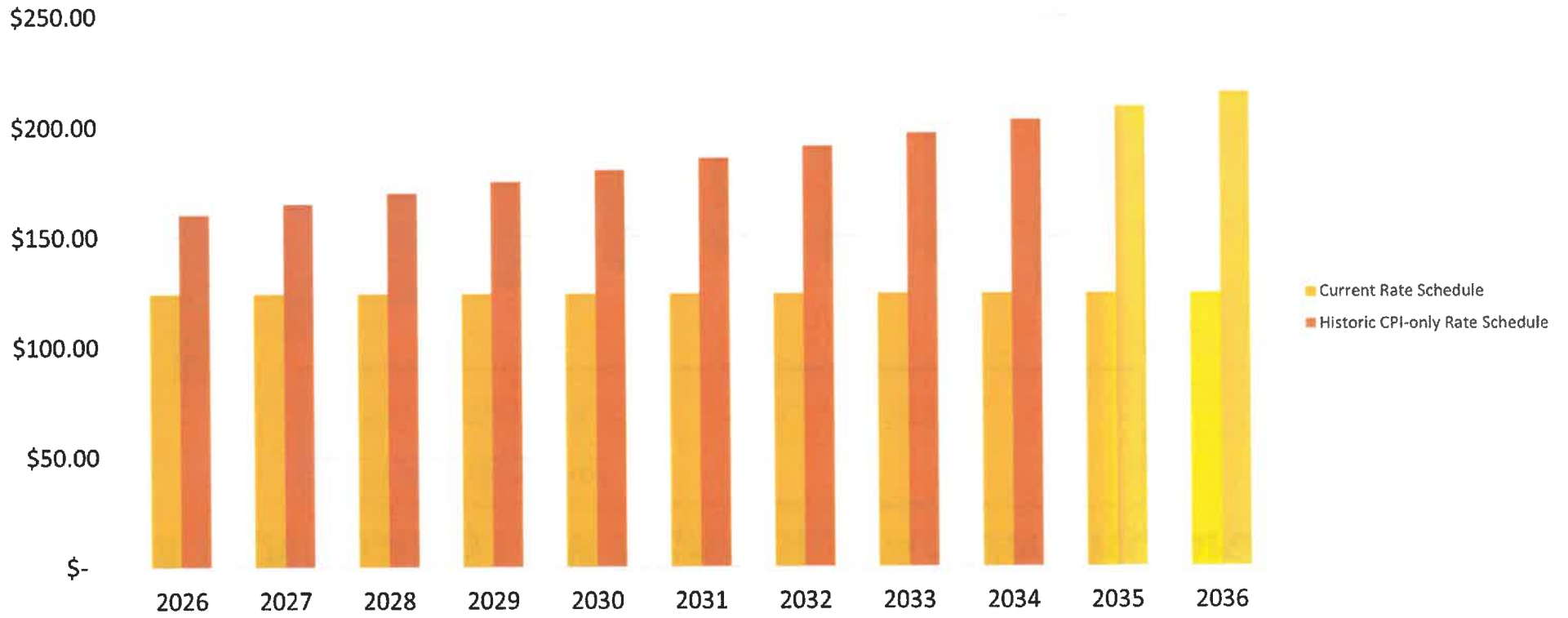
4 – ANNUAL CIP PROGRAM



ALT 1 | STATUS QUO



CURRENT RATES VS. INFLATION

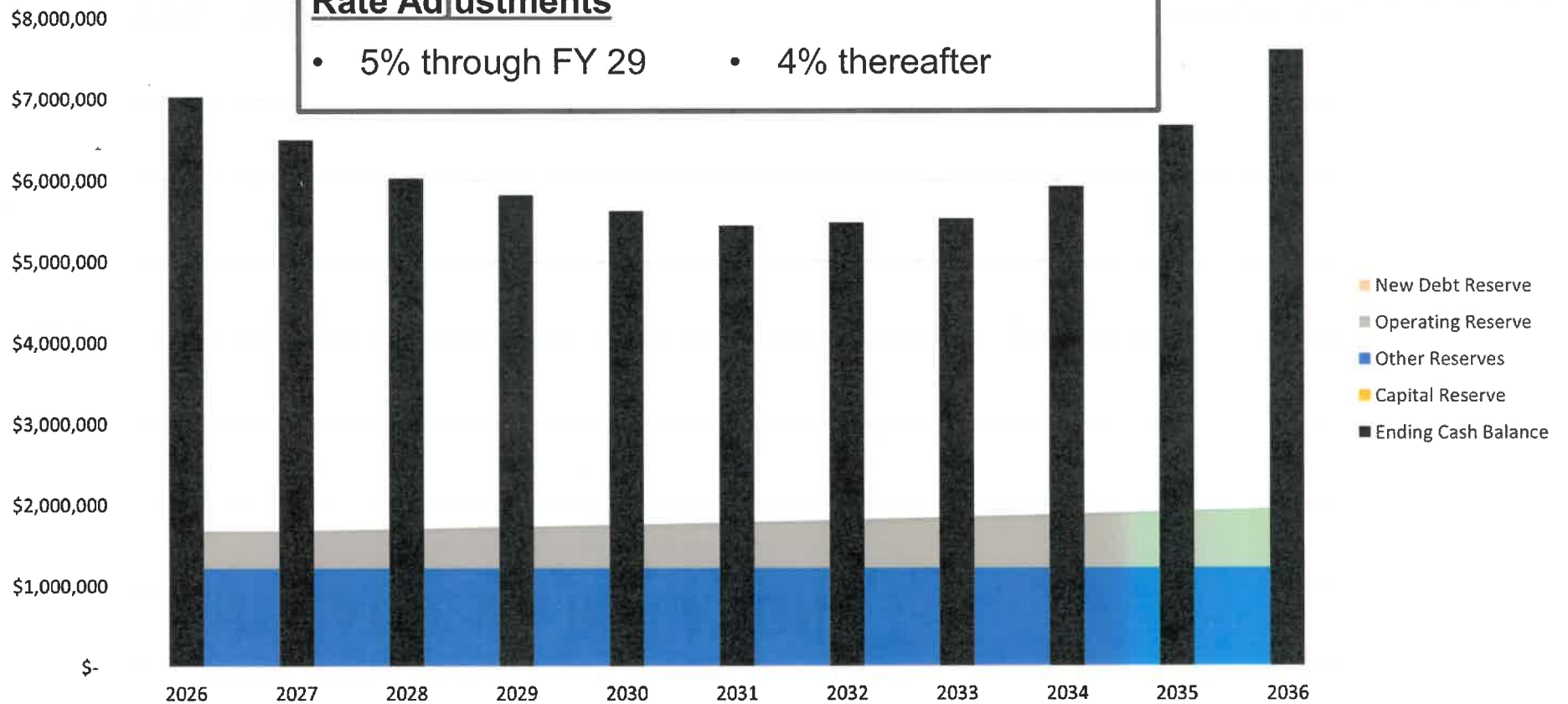


Note: 3/4" Residential (10kgal per month)

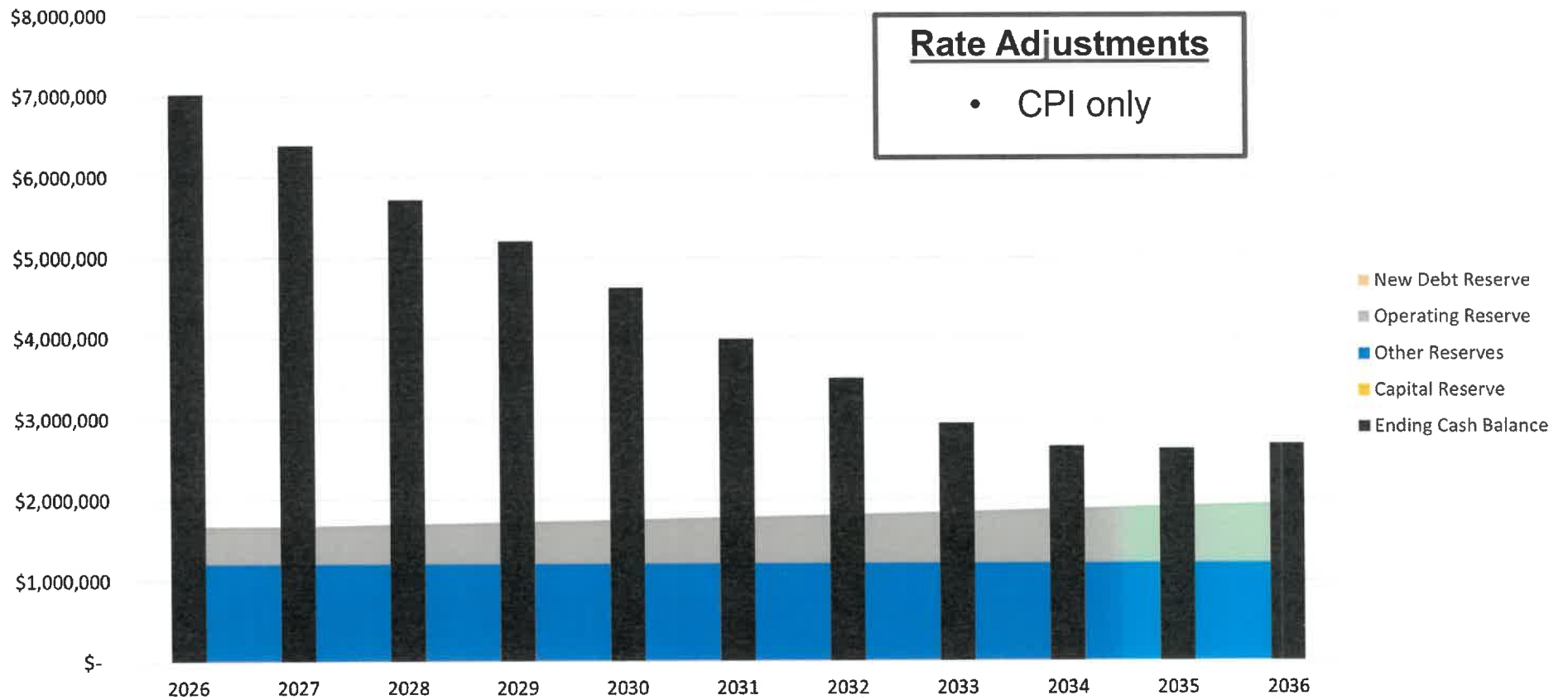
ALT 4 | ANNUAL \$1.5M REHABILITATION PROGRAM

Rate Adjustments

- 5% through FY 29
- 4% thereafter



ALT 3 | ANNUAL \$1.5M REHABILITATION PROGRAM





PROPOSED RATE ADJUSTMENT



Note: 3/4" Residential (10kgal per month)

RATE SUMMARY

Historic CPI

	Today	Year 1	Year 5	Year 10
Base Fee	\$115.72	\$119.19	\$134.15	\$155.52
Fire Protection Fee	\$11.58	\$11.92	\$13.42	\$15.56
Commodity Fee	\$3.28	\$3.38	\$3.81	\$4.41
Total Monthly Rate	\$160.13	\$164.94	\$185.64	\$215.21

Alternative 4 – 5% thru FY 29, 4% thereafter

	Today	Year 1	Year 5	Year 10
Base Fee	\$89.87	\$94.36	\$112.53	\$136.90
Fire Protection Fee	\$8.99	\$9.44	\$11.26	\$13.69
Commodity Fee	\$3.28	\$2.68	\$3.19	\$3.88
Total Monthly Rate	\$124.36	\$130.58	\$155.71	\$189.44

Note: 3/4" Residential (10kgal per month)



PREFERRED RATE SUMMARY

Alternative 3 – CPI only

	Today	Year 1	Year 5	Year 10
Base Fee	\$89.87	\$92.57	\$104.18	\$120.78
Fire Protection Fee	\$8.99	\$9.26	\$10.42	\$12.08
Commodity Fee	\$2.55	\$2.63	\$2.96	\$3.43
Total Monthly Rate	\$124.36	\$128.09	\$144.17	\$167.13

Note: 3/4" Residential (10kgal per month)

SUMMARY

Proposed Action

- Adopt Rate Adjustment Schedule per Board Recommendation
 - All rates adjust every July 1 by amount equal to CPI-U for west urban area increase from previous December
- Adopt policy to create unrestricted Operating Reserve goal equal to 60 days of Operating Expenses

NO NEW DEBT

\$1.5 – 2.0M ANNUAL CIP PROGRAM (\$18M TOTAL BY FY 36)

ALL USER CHARGES ADJUST BY CPI-U

DEC 2024	334.084
DEC 2025	343.789
INCREASE	2.9%

\$7.0M STARTING BALANCE

\$2.6M MINIMUM FUND BALANCE

\$2.7M BALANCE IN FY 36



SEWER UTILITY

Background

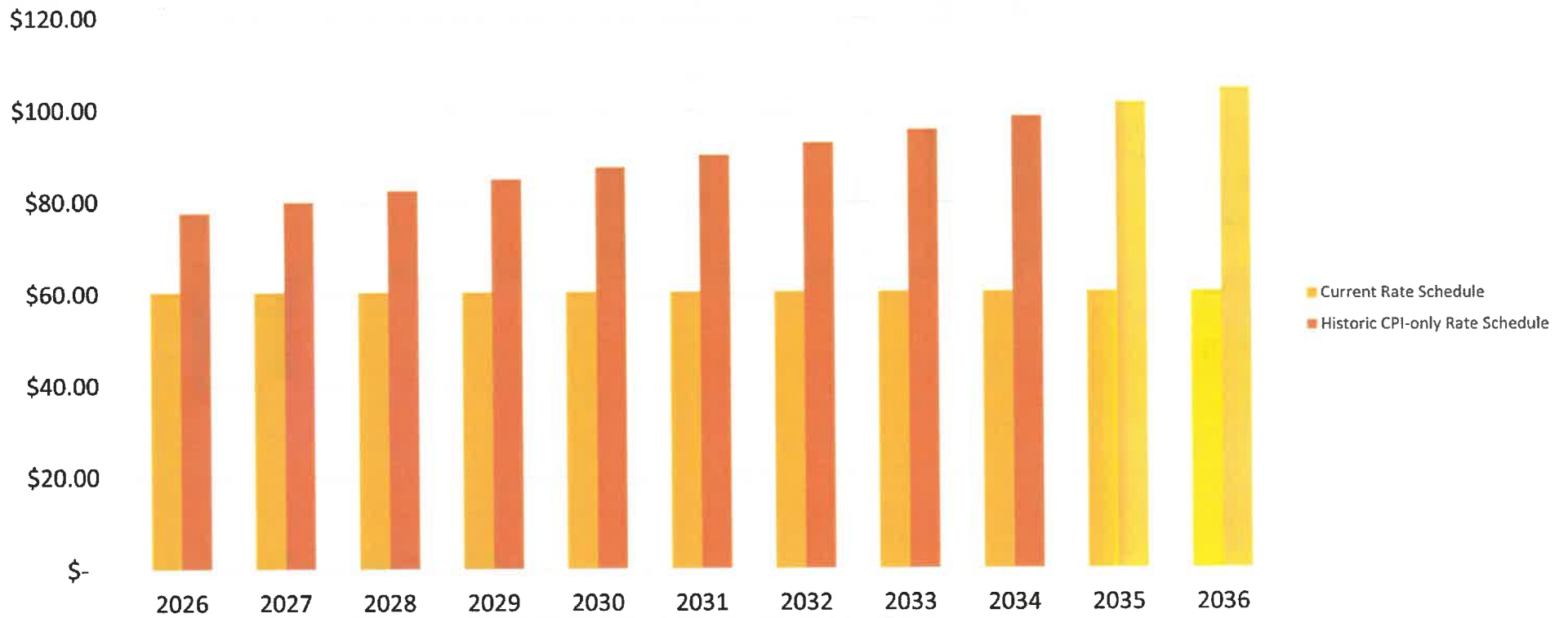
- Current rates have not been adjusted since 2019
- Current Residential Rate (Monthly):

Base	\$60.40
<u>Consumptive</u>	<u>\$17.26</u> per kgal over 4kgal (non-res only)
Monthly	\$60.40
- Four (4) Alternatives presented at 3.17.26 Board Meeting
- \$7,200 to \$9,800 per customer or account for Special Assessment
- Board directed DOWL to return with a 5% increase alternative, down from 10%
- Board also requested what the maximum debt could the 5% alternative handle
- Board also asked to see the difference in funding terms for CWSRF and USDA-RD loans

ALTERNATIVES

- 1 – STATUS QUO
- 2 – DEBT + ADJUSTMENTS
- 3 – SPECIAL ASSESSMENT
- 4 – ANNUAL CIP PROGRAM

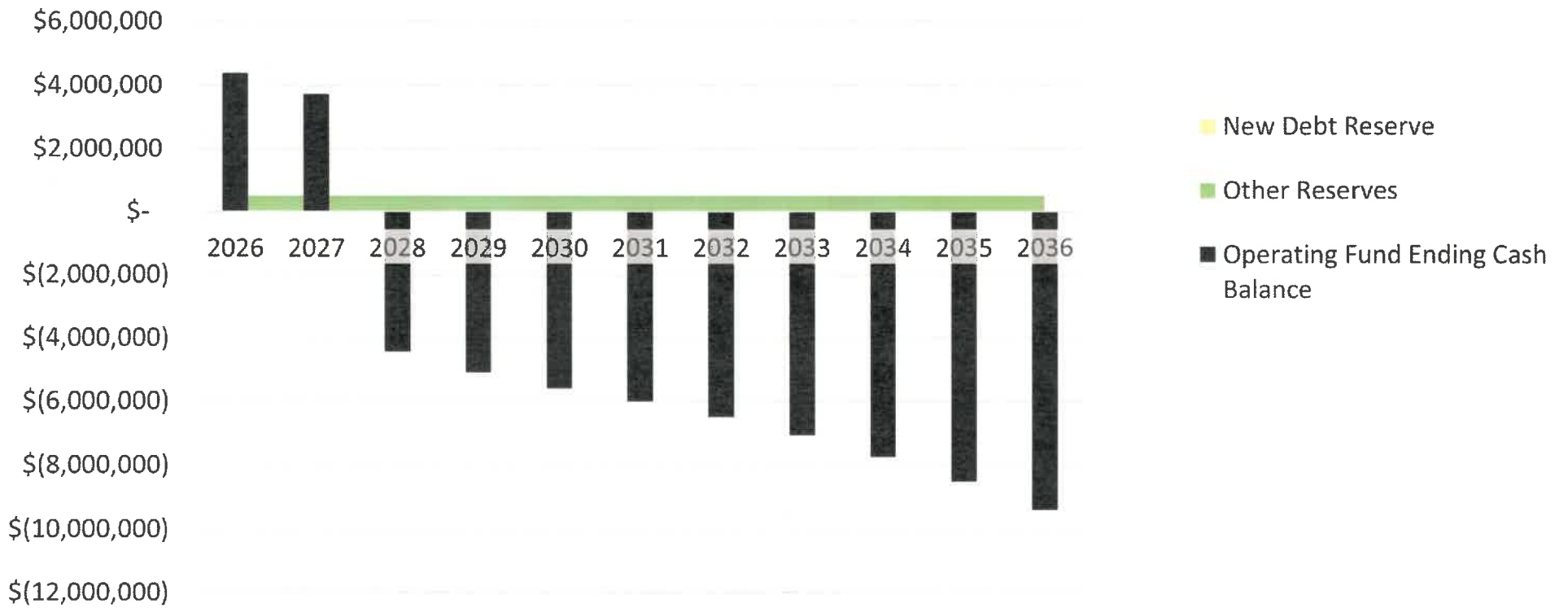
CURRENT RATES VS. INFLATION



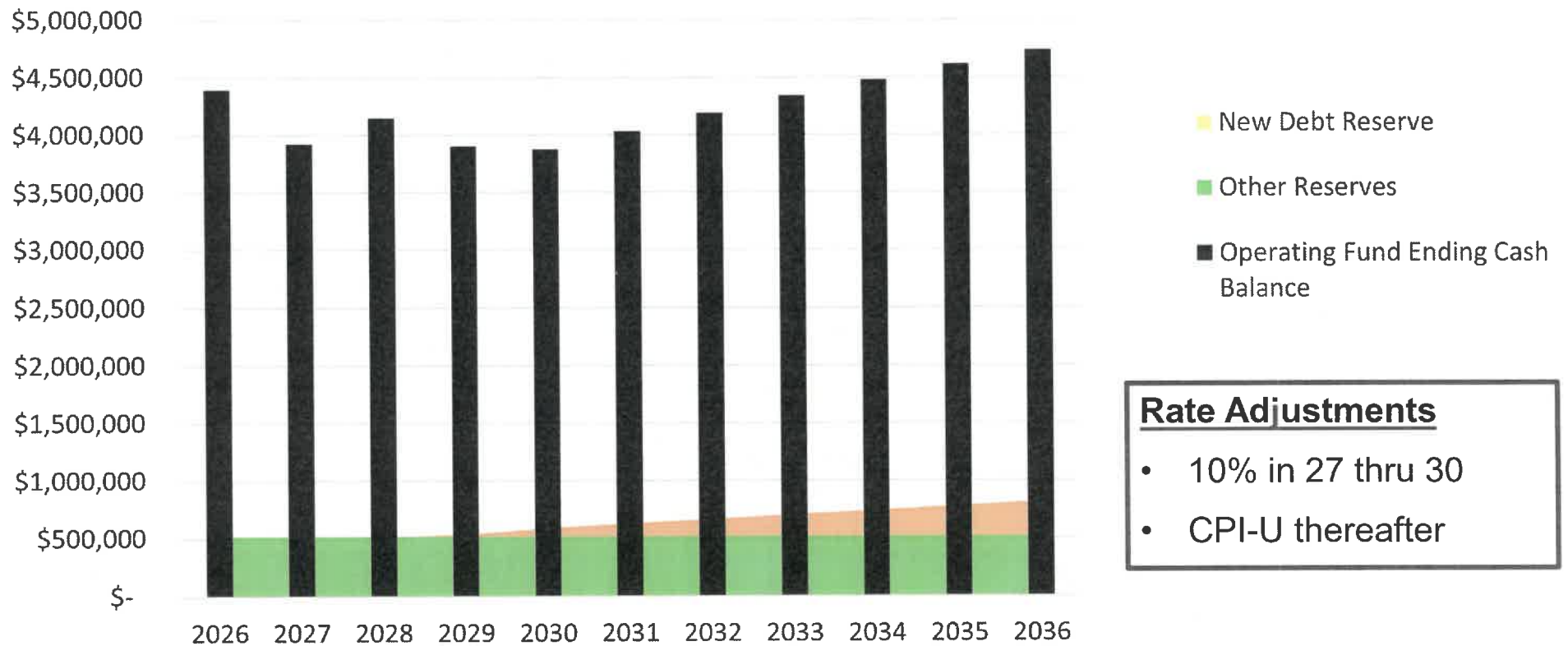
Note: Residential Base Fee shown



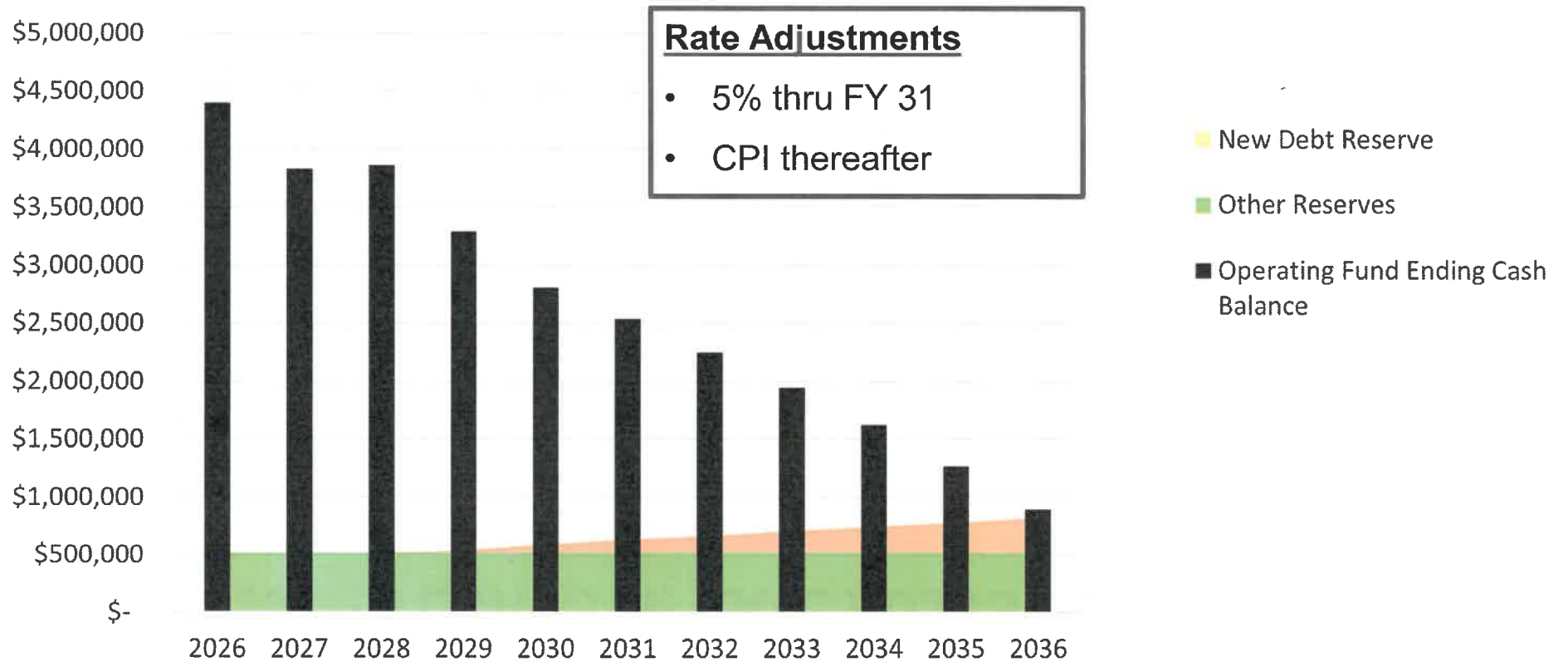
ALT 1 | STATUS QUO



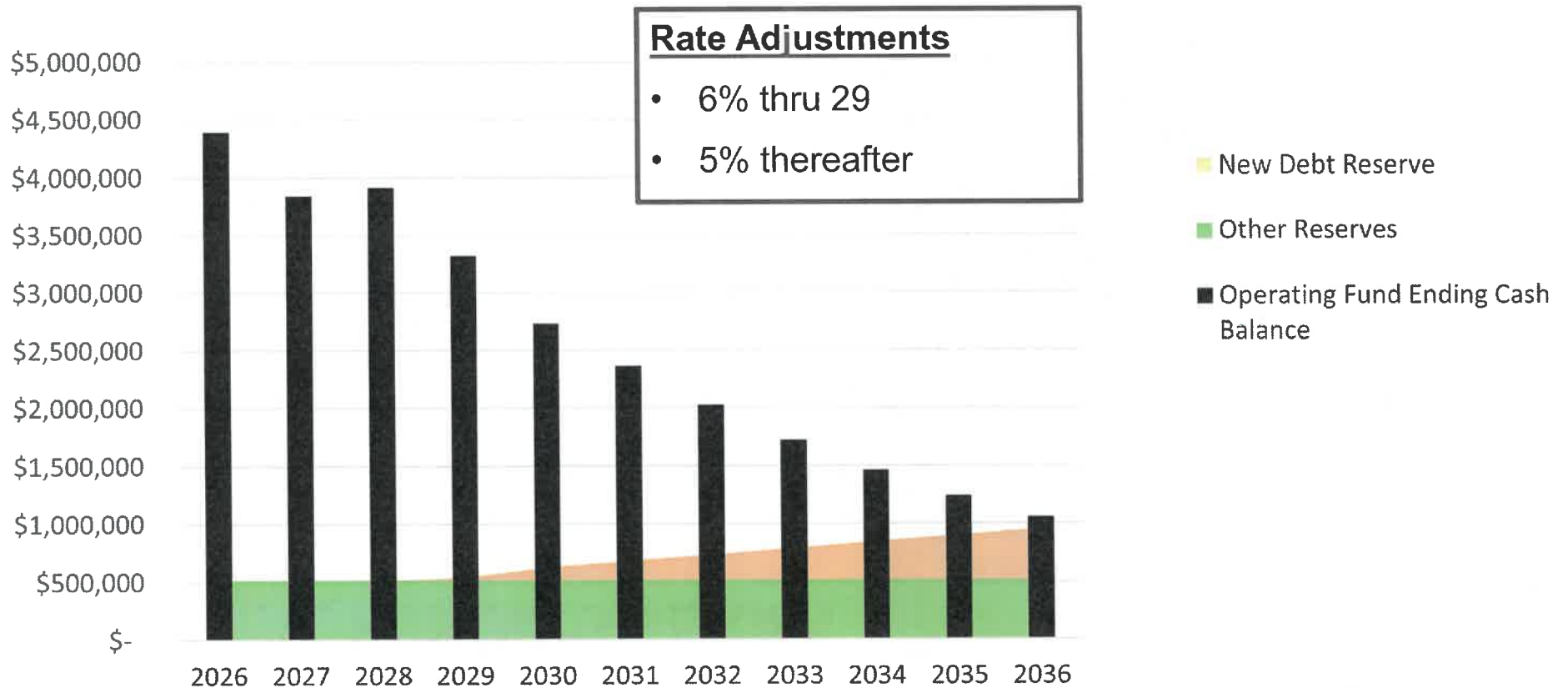
ALT 2 | \$8M IN LOANS W/ RATE ADJUSTMENTS



ALT 3 | \$8M IN LOANS W/ RATE ADJUSTMENTS



ALT 4 | \$11.5M IN LOANS W/ RATE ADJUSTMENTS



POTENTIAL FUNDING TERMS

\$8M Loan	Annual Debt Service	Total Interest Paid
CWSRF	\$381,125	\$3,423,565
USDA	\$418,207	\$8,718,144

\$11.5M Loan	Annual Debt Service	Total Interest Paid
CWSRF	\$550,356	\$4,943,750
USDA	\$603,903	\$12,589,261

Assumptions:

CWSRF	USDA-RD
2.5% rate	4.25% rate
30-year term	40-year term

Illustrative only; final rates and terms subject to agency approval

CWSRF

1-2% INTEREST RATE

20-30 YEAR TERM

100% OF ELIGIBLE
CONSTRUCTION COSTS

OPPORTUNITY FOR PRINCIPAL
FORGIVENESS

USDA-RD

3.5-4.25% INTEREST RATE

40-YEAR TERM

100% OF ELIGIBLE
CONSTRUCTION COSTS

OPPORTUNITY FOR GRANT

DEBT COVERAGE RATIO

How to Calculate:

$$DCR = \frac{\text{Net Operating Income}}{\text{Annual Debt Service}}$$

Net Operating Income = Total Revenues – O&M Expenses

Alternative	Min DCR	Avg DCR	Max DCR
2 (Largest Increase & Fund Balance)	1.32	1.46	1.98
3 (Smallest Increase. \$8M Loan)	0.02	0.19	0.29
4 (Moderate Increase. \$11.5M Loan)	0.27	0.46	0.67

VARIES BY ALTERNATIVE

CURRENT O&M EXPENSES ARE \$100K MORE THAN TOTAL REVENUES

MOST UTILITIES TARGET DCR ≥ 1.20 (BEST PRACTICE)

NO CURRENT KGID POLICY WHICH REQUIRES A MINIMUM DCR

USDA-RD TYPICALLY REQUIRES 1.20

CWSRF EVALUATES FINANCIAL SUFFICIENCY CASE-BY-CASE

RATE SUMMARY

Alternative 2 – 10% thru FY 30, CPI thereafter

	Today	Year 1	Year 5	Year 10
Base Fee	\$60.40	\$66.44	\$91.08	\$105.59
Commodity Fee	\$17.26	\$18.19	\$26.03	\$30.17

Alternative 3 – 5% thru FY 31, CPI thereafter

	Today	Year 1	Year 5	Year 10
Base Fee	\$60.40	\$63.42	\$77.09	\$89.37
Commodity Fee	\$17.26	\$18.12	\$22.03	\$25.54

Alternative 4 – 6% thru FY 29, 5% thereafter

	Today	Year 1	Year 5	Year 10
Base Fee	\$60.40	\$64.02	\$79.31	\$101.22
Commodity Fee	\$17.26	\$18.30	\$22.66	\$28.93

Note: Residential Base Fee shown. Commodity Fee only applies to Timeshare and Commercial Properties.

SUMMARY

Proposed Action

- Adopt 10-year Rate Adjustment Schedule per Board Recommendation
- No Operating Reserve

**ALTERNATIVE 4 LOOKS
PROMISING**

FUNDING AGENCY MATTERS

**REVIEW DEBT COVERAGE RATIO
PREFERENCE BEFORE FINANCING
MARKET ST LIFT STATION**

\$4.4M STARTING BALANCE

**\$1.06M MINIMUM FUND
BALANCE**

\$1.06M BALANCE IN FY 36

RATE COMPARISON: SURROUNDING AREAS

Utility	Water Rates	Sewer Rates	Monthly Cost
South Tahoe PUD	\$65.83	\$65.25	\$131.08
North Tahoe PUD	\$68.99	\$63.89	\$132.88
Incline Village GID	\$53.44	\$89.51	\$142.95
Kingsbury GID (Current)	\$89.87	\$60.40	\$150.27
Kingsbury GID (FY 27 Proposed)	\$92.57	\$64.02	\$156.59
Round Hill GID	\$74.90	\$103.30	\$178.20
Tahoe City PUD	\$116.69	\$66.94	\$183.63

KEY ASSUMPTIONS:

SINGLE FAMILY RESIDENTIAL RATES

3/4- INCH METER RATES

BASE RATES – NO CONSUMPTION

THANK YOU



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Market Sector Lead – Water & Wastewater

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WATER AND SEWER UTILITY RATE ANALYSIS

Kingsbury General Improvement District

Prepared for:



255 Kingsbury Grade Rd.
Stateline, NV 89449

Prepared by:



5510 Longley Lane
Reno, NV 89511

May 2026

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- Appendix 1: Rate Model Worksheets Current Rate Schedule(s)
- Appendix 2: Rate Model Worksheets Preferred Alternative(s)
- Appendix 3: Water Rates
- Appendix 4: Sewer Rates

EXECUTIVE SUMMARY

The Water and Sewer Utility Rate Analysis was commissioned by the Kingsbury General Improvement District (KGID) to assess whether current water and sewer user charges are adequate to sustain long-term utility operations and financial health.

This analysis populated DOWL's standard digital rate model¹, incorporating:

- Fiscal Year 2027 (FY 27) Tentative Budget Revenues & Expenses
- 5-year Capital Improvement Program (CIP)
- FY 25 Customer Statistics
- Water and Sewer Fund Balance Information
- Growth Trends, Inflation Escalators, Staffing and Equipment Needs, and other Programs or Factors that influence utility finances

Water User Rates

The Board of Trustees approved water rate adjustments for four consecutive years at the August 25, 2015 Board Meeting. As a result of these approved adjustments, the rates have remain fixed since July 1, 2019. This study finds that revenues under the current rate structure will be insufficient to fully fund operating expenses, the 5-year CIP, existing debt service payments, and fund minimum reserve policies. Figure 1 provides a projection of the Water Fund under the current rate schedule.



Figure 1: Water Fund Cashflow Projections w/o Adjustment

¹ All data presented in this report is from water and sewer model v4.0

To address the insufficient fund balances at the end of the study period, multiple rate adjustment alternatives were developed and workshopped with District staff, presented at public meetings, or were created in response to Trustee requests.

Ultimately, the preferred rate adjustment alternative balances rate stability, affordability, and financial sustainability by providing annual increases in an amount equal to the increase of the Consumer Price Index-All Urban Consumers (CPI-U) for the west urban area, as published by the Bureau of Labor Statistics.

The proposed monthly user rate schedule for a residential 3/4" metered connection² is shown below in Table 1 with the projected Water Fund balances shown in Figure 2.

Table 1: Proposed 5-Year Rate Schedule (Monthly)³

Customer	Current Rate	FY 27	FY 28	FY 29	FY 30	FY 31
Base Rate	\$89.87	\$92.57	\$95.34	\$98.20	\$101.15	\$104.18
Fire Protection	\$8.99	\$9.26	\$9.54	\$9.82	\$10.12	\$10.42
Tier 1 Rate (1-12 kgal)	\$2.55	\$2.63	\$2.71	\$2.79	\$2.87	\$2.96
Tier 2 Rate (12-25 kgal)	\$3.05	\$3.14	\$3.24	\$3.33	\$3.43	\$3.54
Tier 3 Rate (>25 kgal)	\$3.55	\$3.66	\$3.77	\$3.88	\$4.00	\$4.12

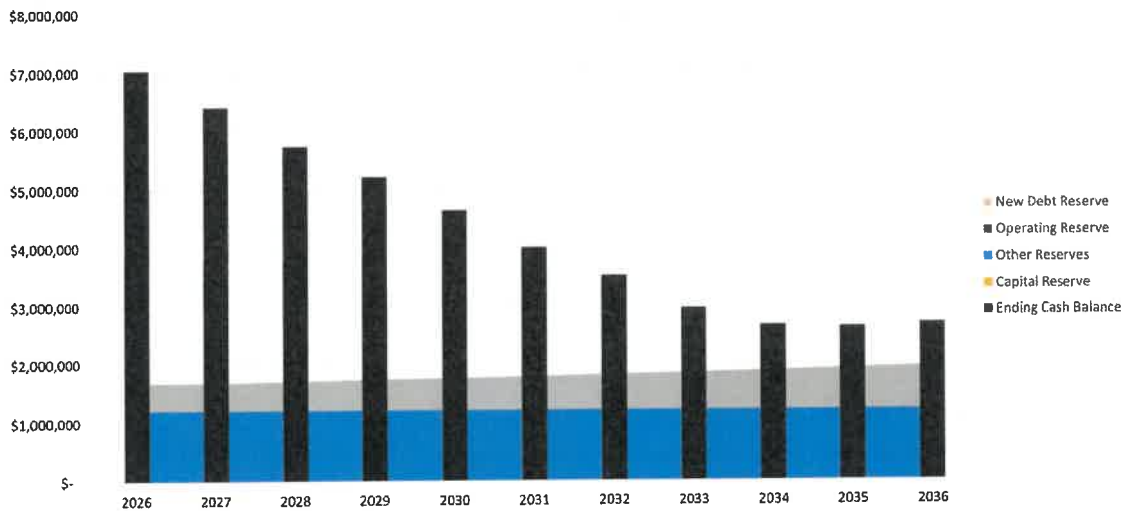


Figure 2: Water Fund Cashflow Projections Under Recommended Alternative

² The complete rate schedule for FY 27 can be found in Appendix 2

³ Actual rates in FY 28 and beyond will adjust according to the December CPI-U index value for the preceding year and are expected to vary from the estimates shown in Table 1.

Sewer User Rates

Similar to the water utility, sewer rates have remained fixed since July 1, 2019. Revenues under the current rate structure are insufficient to fully fund operating expenses, the 5-year CIP, future debt service payments, and fund minimum reserve policies. Figure 3 provides a projection of the Sewer Fund under the current rate schedule.

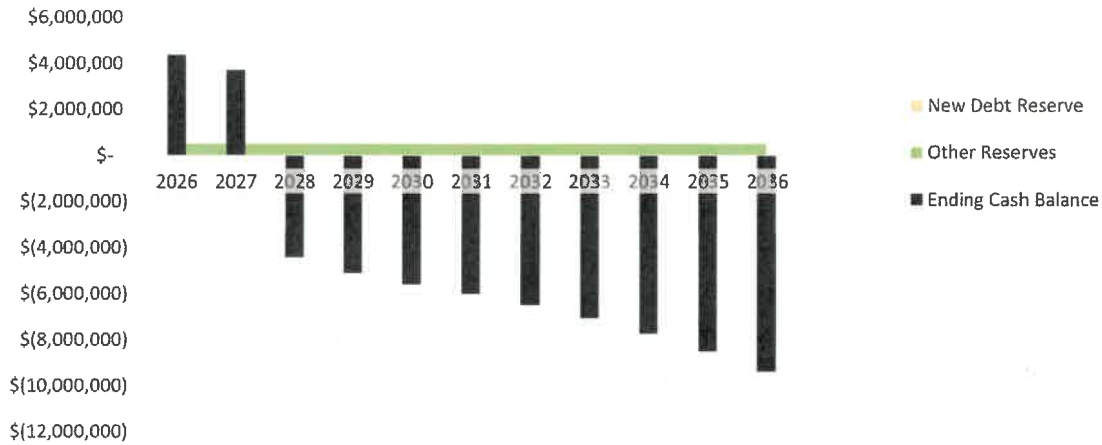


Figure 3: Sewer Fund Cashflow Projections w/o Adjustment

To address the insufficient fund balances at the end of the study period, multiple rate adjustment alternatives were developed and workshopped with District staff, presented at public meetings, or were created in response to Trustee requests.

Ultimately, the preferred rate adjustment alternative balances affordability with financial sustainability by increasing rates at fixed rates (6% and then 5%) for a set number of years. More specifically, the adjustment alternative proposes the following:

- Adjust rates by 6 percent annually in FY 27, 28, and 29
- Move to a 5 percent annual adjustment in FY 30 and 31
- Revisit the rate analysis within 4 years to confirm revenue and expense projections for FY 32 and beyond

The proposed monthly user rate schedule is shown below in Table 2 with the projected Sewer Fund balances shown in Figure 4.

Without rate adjustments, both the water and sewer utilities are projected to experience reserve depletion and potential insolvency within the planning period. The recommended rate adjustments restore financial stability, maintain reserve targets, and position the District to fund ongoing capital needs while minimizing customer impacts.

Table 2: Proposed 5-Year Rate Schedule (Monthly)

Customer	Current Rate	FY 27	FY 28	FY 29	FY 30	FY 31
Residential Base Rate	\$60.40	\$64.02	\$67.87	\$71.94	\$75.53	\$79.31
Timeshares	\$60.40	\$64.02	\$67.87	\$71.94	\$75.53	\$79.31
Commercial (Base)	\$60.40	\$64.02	\$67.87	\$71.94	\$75.53	\$79.31
Consumptive (per kgal)	\$17.26	\$18.30	\$19.39	\$20.56	\$21.58	\$22.66

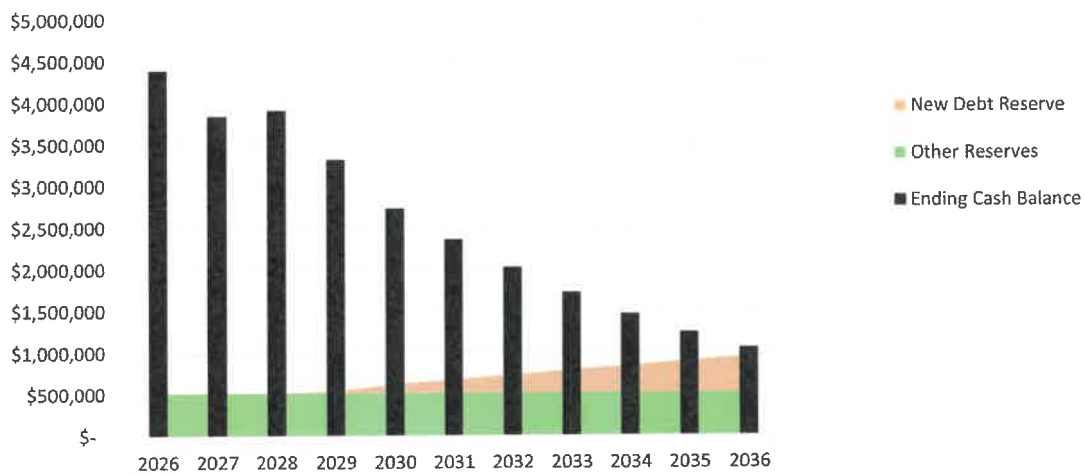


Figure 4: Sewer Fund Cashflow Projections Under Recommended Alternative

1.0 WATER RATE ANALYSIS

1.1 Introduction

DOWL conducted an analysis to evaluate the sufficiency of revenue generated from the KGID water utility user rates. The study covers a five-year period through FY 31, with all rate model calculations based on a fiscal year that begins July 1 and ends June 30 of the following calendar year.

The primary goal of this analysis is to establish a financial plan that:

- Funds annual operating expenses
- Supports capital outlay for repair and replacement projects
- Maintains adequate cash reserves
- Minimizes the need for future user rate adjustments

To guide the development of the user rate analysis, the following guiding principles were applied:

- Recurring expenses should be paid by recurring revenues.
- The Fund shall maintain a minimum Reserve⁴ equal to historic averages plus an Operating Reserve equal to 60 days of utility operating expenses.

These goals and objectives are referenced and expanded upon throughout each section of this report.

1.2 User Rate Data and Assumptions

KGID provided fund statements, historical financial reports, budgets, and other financial information regarding the water utility for FY 23 thru FY 26. This information was used to develop long-term financial projections and evaluate the utility's financial condition. This report presents a 5-year financial plan, including proposed rate adjustments through FY 2031. However, the analysis extends over a ten-year study period (through FY 2036) to evaluate the long-term impacts and trends associated with the recommended five-year rate program.

Key assumptions—such as inflation rates, customer growth, and beginning reserve balances—were developed in coordination with KGID staff and are summarized in this section.

1.2.1 Inflation Rates

To prepare the 5-year financial plan, inflation factors are applied to future revenue and expense projections over the study period. The inflation factors used, shown in Table 3, were developed collaboratively with KGID staff. These factors are considered conservative estimates of future

⁴ Historic Reserve includes the Vehicle + Asset Replacement Restricted Reserve, the Water Investment Reserve, the KGID/TRPA Restricted Reserve, and the Distribution + Treatment Debt Reserve.

economic conditions, based on historical data. The CPI-U is assumed to escalate by 3 percent⁵ annually. Based on KGID financial records, labor cost and benefits cost inflation was assumed to escalate by 5 and 10 percent annually. Customer growth is not anticipated to increase throughout the study period.

Table 3: Inflation Factor Assumptions

Key Factors	Inflation Rate per Year
General Cost Inflation (CPI-U)	3.0%
Construction Cost Inflation (ENR-CCI)	3.8%
Labor Cost Inflation	5.0%
Benefits Cost Inflation	10.0%
Customer Growth	0.0%

1.2.2 Water Fund Balance and Reserves

KGID maintains reserve funds under the Water Fund, sourced from user rates. Based on the KGID’s FY tentative budget, the Water Fund’s beginning cash balance in FY 26 was \$6.6 million (M) and is projected to finish the year at \$7.0M. Maintaining a cash balance that allows for variability in revenues and expenses, on an annual basis, can be accomplished through adequate funding and using reserves to compensate for annual shortfalls. KGID maintains the reserves shown in Table 4.

Table 4: Water Fund Reserves

Reserve	Projected Balance
Vehicle + Asset Replacement	\$664,206
Water Investment Reserve	\$500,000
KGID/TRPA Restricted Reserve	\$45,300
Distribution + Treatment Debt Reserve	\$820,871 ⁶
Total	\$2,030,377

It is recommended for KGID to also adopt a policy requiring the fund to maintain at least 60 days of operating expenses as its Operating Reserve. This value increases from \$477k in FY 27 to \$579k in FY 31. Per rate model projections, the total minimum reserves balance remains steady at \$2.5M in FY 27 through FY 31.

1.3 Water Revenue Requirement

The revenue requirement presents the relationship between revenue collected from user fees and the costs incurred to serve those customers. This study performs an analysis over the 5-

⁵ The CPI-U increase was 2.5% for 2024 and 2.9% for 2025. The running 5-year annual average for the west region from 2021 thru 2025 is 4.4%.

⁶ The Distribution + Treatment Debt Reserve balance reduces from \$820,871 in FY 27 to \$709,805 in FY 31. The balance is equal to one year of debt service payments and will reduce as loans retire.

year study period and is used to determine the approximate rate adjustments needed to support projected expenses and capital improvement projects.

1.3.1 Projected Revenues

KGID's historic actuals for FY 23 through FY 26 were reviewed for this study. FY 27 was selected to be the starting point for revenue projections for nearly all revenue and expense items. Approximately \$4.8M is projected to be collected in rate revenue and an additional \$304,000 collected from non-rate revenue sources in FY 27. Table 5 shows the projected revenues from FY 27 through FY 31. Since KGID has not adjusted rates to consider the inflationary factors described in Section 1.2.1, total projected revenues will maintain approximately \$4.8M by FY 31 without any additional rate adjustments.

Table 5: Projected System Revenues (\$M)

Revenues	FY 27	FY 28	FY 29	FY 30	FY 31
Rate Revenues	\$ 4.8	\$ 4.8	\$ 4.8	\$ 4.8	\$ 4.8
Miscellaneous Revenues	\$ 0.3	\$ 0.3	\$ 0.3	\$ 0.3	\$ 0.3
Total Revenues	\$ 5.1	\$ 5.1	\$ 5.1	\$ 5.1	\$ 5.1

1.3.2 Projected Costs

Water Fund expenses consist of water operation and maintenance (O&M), depreciation, capital outlay, and debt service expenses. Similar to the revenue forecast, FY 27 was selected to be the starting point or basis for the projection of system costs. Table 6 below shows the projected expenses from FY 27 through FY 31.

Table 6: Projected System Expenses (\$M)

Expenses	FY 27	FY 28	FY 29	FY 30	FY 31
O & M	\$ 2.9	\$ 3.0	\$ 3.2	\$ 3.3	\$ 3.5
Depreciation	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5	\$ 1.5
Capital Outlay	-	\$ 3.2	\$ 6.9	\$ 7.7	\$ 2.5
Existing Debt Service	\$ 1.4	\$ 1.4	\$ 1.2	\$ 1.2	\$ 1.2
Future Debt Service	-	-	-	-	-
Total Expenses	\$ 5.8	\$ 9.2	\$ 12.8	\$ 13.8	\$ 8.8

O&M Expenses and Forecast

KGID’s O&M expenses consist of ongoing annual costs which can generally be classified as treatment, distribution, labor, and administrative. Over the 5-year study period, the total water O&M expenses are projected to increase from \$2.9M in FY 27 to approximately \$3.5M by FY 31.

Capital Projects

KGID developed a 5-year CIP to address the needs of the system. Repair and Replacement projects maintain the system infrastructure and the capacity that is currently in place for existing connections. As the system ages, the District makes regular investments to maintain the integrity of its facilities through user rate revenues. The 5-year Capital Outlay totals for Repair and Replacement projects are detailed in Table 7 and the project specific 5-year CIP is shown in Table 8.

Table 7: Repair and Replacement Capital Outlay Summary(\$M)

Expenses	FY 27	FY 28	FY 29	FY 30	FY 31
CIP funded by Rates	-	\$ 3.2	\$ 6.9	\$ 7.7	\$ 2.5
Loans	-	-	-	-	-
Grants	-	-	-	-	-
Total Capital Outlay⁷	-	\$ 3.2	\$ 6.9	\$ 7.7	\$ 2.5

⁷ Total Capital Outlay = CIP – (Loans + Grants)

Table 8: 5-year Capital Improvement Plan (\$M)

Project	FY 27	FY 28	FY 29	FY 30	FY 31
Maryanne, Barrett, and Drew, Panorama/Vista Main Replacement	-	\$ 2.90	\$ 5.35	\$ 3.82	-
Granite Springs, Delissa & Desni	-	\$ 0.31	\$ 1.03	\$ 2.13	-
Water Treatment Plant Filtration & Optimization	-	-	\$ 0.25	\$ 0.63	-
Summit and Terrace View Main Replacement and Looping			\$ 0.28	\$ 1.12	\$ 2.32
Orion Main Replacement and Looping					\$ 0.05
Squaw, Spooner, and Snowbird Main Replacement					\$ 0.13
Total Capital Projects	-	\$ 3.21	\$ 6.91	\$ 7.70	\$ 2.50

Due to the impacts the costs associated with the 5-year CIP outlined in Table 8 would have on the existing rates, DOWL recommends implementing an Annual Rehabilitation Program as an alternative approach to funding specific projects on a set schedule. The recommended program would provide \$1.5M to \$2M of funds annually for Repair and Replacement projects throughout the study period. This approach allows for continued system improvements while reducing increases to user rates.

Table 9: Annual Repair and Replacement Program (\$M)

Project	FY 27	FY 28	FY 29	FY 30	FY 31
Annual Program	\$ 1.56	\$ 1.61	\$ 1.67	\$ 1.73	\$ 1.79

Existing Debt Service

The District has four outstanding debt obligations that are specific to user rates detailed in Table 10.

Table 10: Debt Summary

Loan	Outstanding Principal	Year to Retire	Annual Debt Service
2007 DWSRF	\$ 385,301	2029	\$ 199,831
2010 DWSRF	\$ 1,009,449	2032	\$218,049
2012 DWSRF	\$ 4,746,883	2035	\$ 695,101
2015 DWSRF	\$ 3,189,047	2037	\$375,258
Totals	\$ 9,330,681	-	\$ 1,488,239

New Debt Service

DOWL prepared a rate adjustment alternative for the March 17 Board meeting which proposed the District take on an additional \$12.5M in additional debt to fund the CIP as presented in Table 8. This rate adjustment alternative resulted in the highest rate adjustments of the four alternatives considered and was therefore discarded as a non-viable option. For this reason, this study does not recommend that the water utility take on additional debt within the study period.

Grant Funding

There has not been any grant award opportunities identified as probable within the study period of this analysis.

1.3.3 Projected Revenue Requirement

As seen in Figure 5, revenues under the existing rate structure are not able to fully fund annual operating expenses, capital outlay, and debt service payments without adjustments.

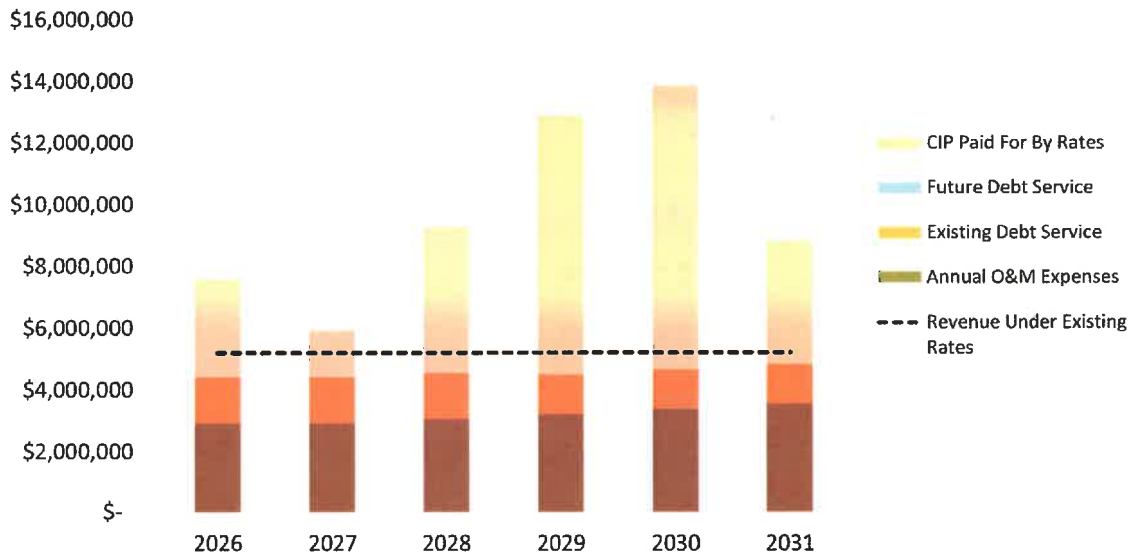


Figure 5: Water Fund Cashflow Projections Under Current Rates

1.3.4 Projected Cash Reserves

As shown in Figure 6, without revenue adjustments the water utility will deplete cash reserves and become insolvent in FY 29.

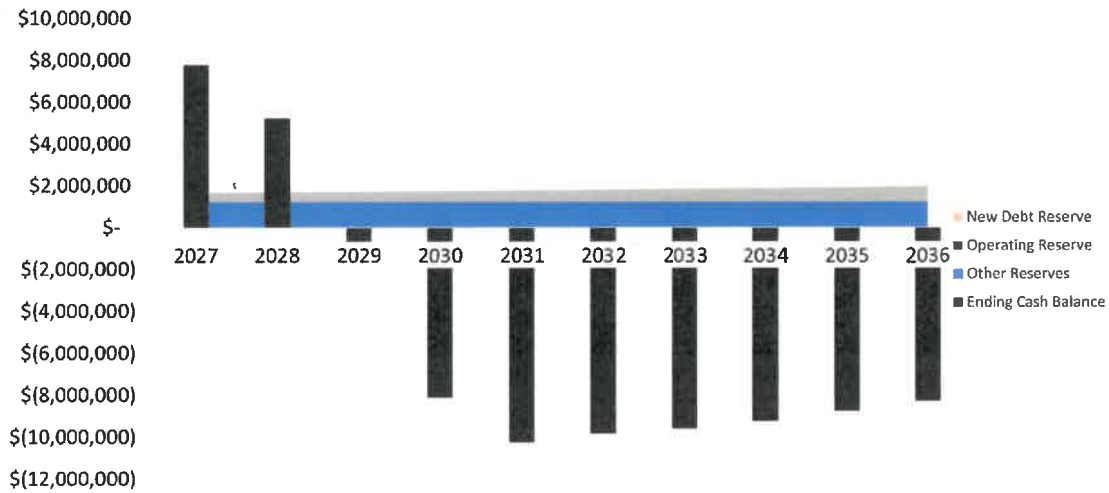


Figure 6: Water Fund Reserve Account Projections Under Current Rates

1.4 Rate Alternatives

DOWL developed four rate alternatives for the Board of Trustees for consideration at the March 17, 2026 meeting:

Alternative 1 – Status Quo

Alternative 2 – Debt + Adjustments

Alternative 3 – Special Assessment

Alternative 4 – Annual CIP Program

During the meeting, it was determined that alternatives relying on full implementation of the CIP presented in Table 8 were not financially viable. As a result, all subsequent financial projections in this study are based on the recommended annual rehabilitation program rather than the full CIP.

Following discussion, the Board directed DOWL to proceed with Alternative 4 and to evaluate a modification that incorporates annual adjustments based on the Consumer Price Index for All Urban Consumers (CPI-U) in place of fixed 4 percent annual increases. This modified approach replaces the original Alternative 3 in the rate model and is referred to as Alternative 3 for the remainder of this report.

1.4.1 Alternative 4

Alternative 4 proposes three years (FY 27, 28, and 29) of 5 percent increases, followed by 4 percent increases beginning in FY 30. As you can see in Figure 7, the utility will need to draw on reserves to cover revenue shortfalls in FY 26 thru FY 31. However, revenues are projected to exceed system expenses by FY 32, signaling a return to financial stability by the end of the study period.

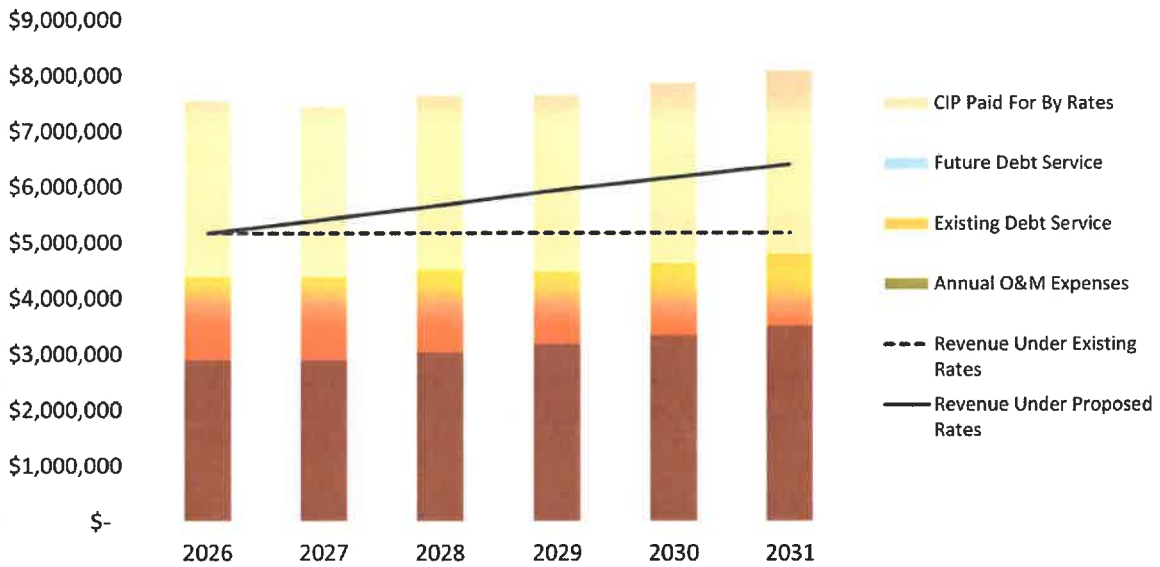


Figure 7: Water Fund Cashflow Projections Under Alternative 4

As outlined in Section 1.2.2, the Water Fund is expected to begin FY 27 with a cash balance of \$7.0M. Under the rate adjustments proposed in this alternative, Figure 8 illustrates ending fund balance forecasts that maintain current reserve goals plus a 60-day minimum operating reserve throughout the study period, with a projected low point of \$5.4M in FY 31.

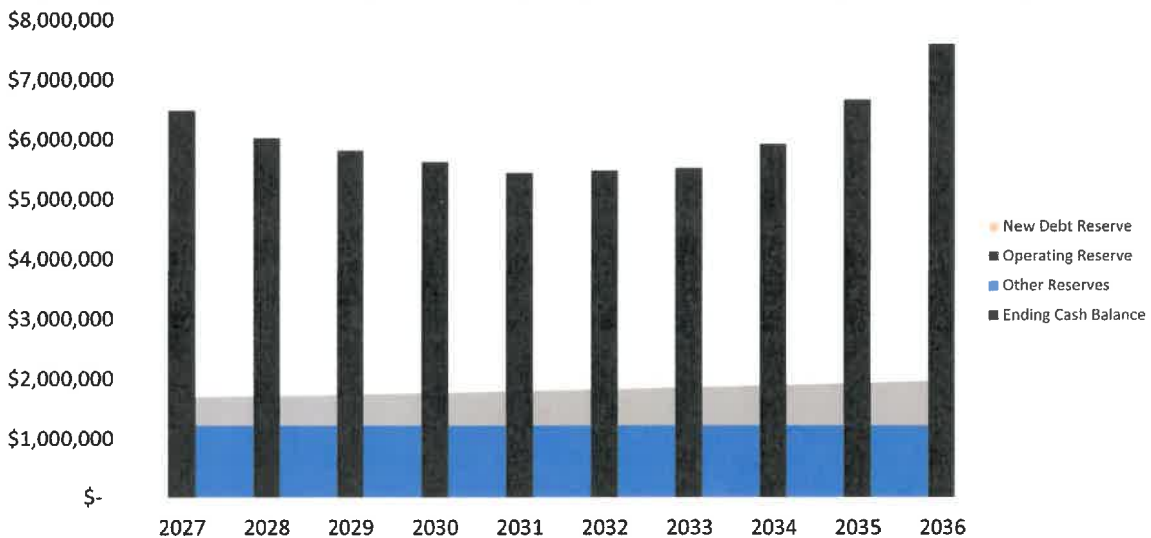


Figure 8: Water Fund Reserve Projections Under Alternative 4

Impacts to user rates under this alternative are detailed in Table 11.

Table 11: Recommended Residential Rate Adjustments (Monthly)

	FY 27	FY 28	FY 29	FY 30	FY 31
Annual Increase	5%	5%	5%	4%	4%
	\$4.49	\$4.72	\$4.95	\$4.16	\$4.33
Cumulative Increase ⁸	\$4.49	\$9.21	\$14.17	\$18.33	\$22.66

1.4.2 Alternative 3

Alternative 3 proposes annual rate adjustments by an amount equal to the increase of the Consumer Price Index-All Urban Consumers (CPI-U) for the west urban area, as published by the Bureau of Labor Statistics. The measurement period shall end with the published index for December of each year and the resulting increases shall be implemented with the July 1 billings. As you can see in Figure 9, the utility will need to draw on reserves to cover revenue shortfalls in FY 26 thru FY 31. However, revenues are projected to meet system expenses by FY 36, signaling a return to financial stability.

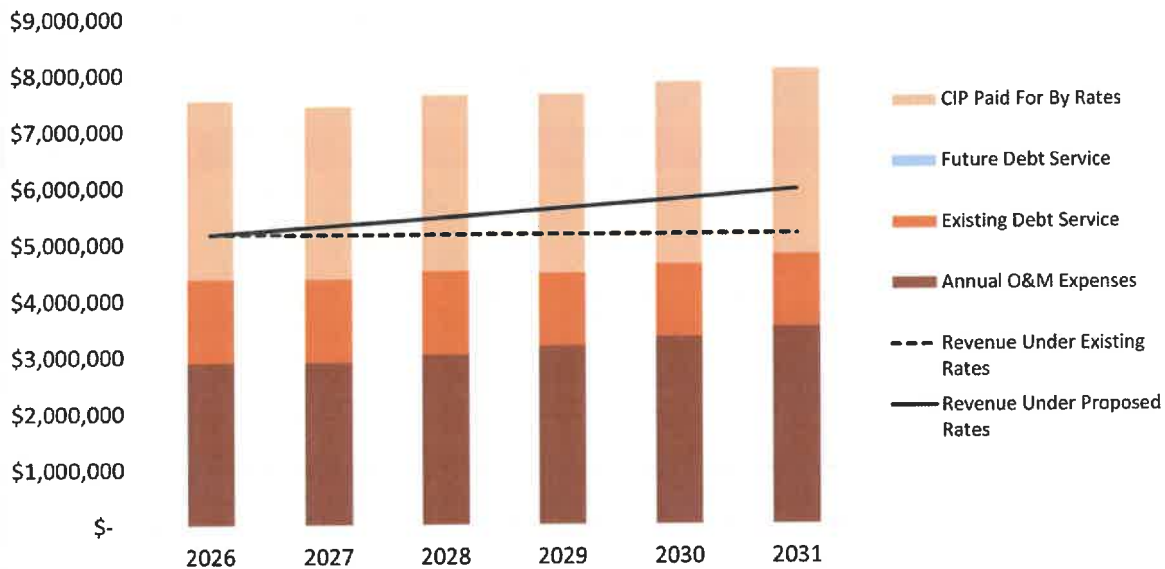


Figure 9: Water Fund Cashflow Projections Under Alternative 3

As outlined in Section 1.2.2, the Water Fund is expected to begin FY 27 with a cash balance of \$7.0M. Under the rate adjustments proposed in this alternative, Figure 10 illustrates ending fund

⁸ Amount shown is for residential ¾" Meter base rate only

balance forecasts that maintain current reserve goals plus a 60-day minimum operating reserve throughout the study period, with a projected low point of \$2.6M in FY 35.

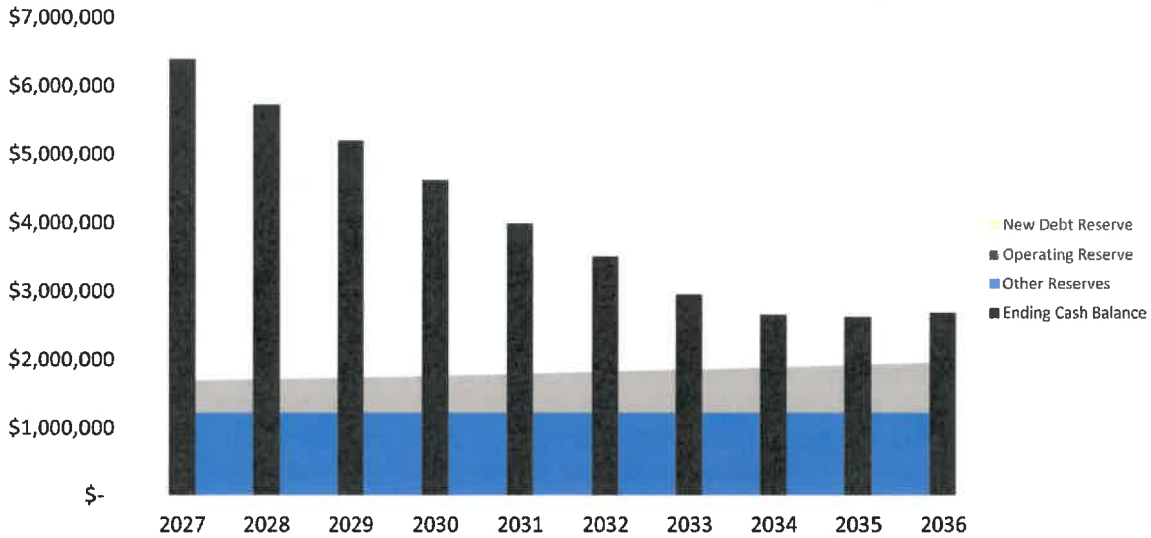


Figure 10: Water Fund Reserve Projections Under Alternative 3

Impacts to user rates under this alternative are detailed in Table 12.

Table 12: Recommended Residential Base Rate Adjustments (Monthly)

	FY 27	FY 28	FY 29	FY 30	FY 31
Annual Increase ⁹	3%	3%	3%	3%	3%
	\$2.70	\$2.78	\$2.86	\$2.95	\$3.03
Cumulative Increase ¹⁰	\$2.70	\$5.47	\$8.33	\$11.28	\$14.31

1.5 Recommendation

DOWL recommends that KGID adopt annual rate adjustments to the base, fire protection, and consumptive rate by an amount equal to the increase of the CPI-U for the west urban area. The adjustment shall become effective every July 1 and apply to all customer classes. A complete rate schedule for FY 27 can be found in Appendix 3.

DOWL also recommends that KGID adopt a formal financial policy requiring the Water Fund to maintain a minimum operating reserve equal to 60 days of operating expenses. Establishing this

⁹ CPI-U projections are estimated at 3 percent. CPI-U west region was 2.9% in 2025.

¹⁰ Amount shown is for residential ¾" Meter base rate only

reserve target will enhance the District's financial stability and provide a buffer against revenue variability and unanticipated expenses.

2.0 SEWER RATE ANALYSIS

2.1 Introduction

DOWL conducted an analysis to evaluate the sufficiency of revenue generated from KGID's sewer utility user rates. The study recommends rate adjustments for a five-year period through FY 31, with all rate model calculations based on a fiscal year that begins July 1 and ends June 30 of the following calendar year.

The primary goal of this analysis is to establish a financial plan that:

- Funds annual operating expenses
- Supports capital outlay for repair and replacement projects
- Maintains adequate cash reserves
- Minimizes the need for future user rate adjustments

To guide the development of the user rate analysis, the following guiding principles were applied:

- Recurring expenses should be paid by recurring revenues.

These goals and objectives are referenced and expanded upon throughout each section of this report.

2.2 User Rate Data and Assumptions

KGID provided fund statements, historical financial reports, budgets, and other financial information regarding the sewer utility for FY 23 thru FY 27. This information was used to develop long-term financial projections for the sewer utility. This report presents a 5-year financial plan, including proposed rate adjustments through FY 31. However, the analysis extends over a ten-year study period (through FY 36) to evaluate the long-term impacts and trends associated with the recommended five-year rate program.

Key assumptions—such as inflation rates, customer growth, and beginning reserve balances—were developed in coordination with KGID staff and are summarized in this section.

2.2.1 Inflation Rates

To prepare the 5-year financial plan, inflation factors are applied to future revenue and expense projections over the study period. The inflation factors used, shown in Table 13, were developed collaboratively with KGID staff. These factors are considered conservative estimates of future economic conditions, based on historical data. The CPI-U is assumed to escalate by 3 percent annually. Based on KGID financial records, labor cost and benefits cost inflation was assumed to escalate by 5 percent and 10 percent annually. Customer growth is not expected to increase throughout the study period.

Table 13: Inflation Factor Assumptions

Key Factors	Inflation Rate per Year
General Cost Inflation (CPI-U)	3.0%
Construction Cost Inflation (ENR-CCI)	3.8%
Labor Cost Inflation	5.0%
Benefits Cost Inflation	10.0%
Customer Growth	0.0%

2.2.2 Sewer Fund Balance and Reserves

KGID maintains reserve funds sourced from user rates. Based on the KGID’s FY tentative budget, the Sewer Fund’s beginning cash balance in FY 26 was \$4.4M and is projected to finish the year at \$4.4M. Maintaining a cash balance that allows for variability in revenues and expenses, on an annual basis, can be accomplished through adequate funding and using reserves to compensate for annual shortfalls. KGID maintains the reserves shown in Table 4.

Table 14: Sewer Fund Reserves

Reserve	Projected Balance
Vehicle + Asset Replacement	\$16,471
Sewer Investment Reserve	\$500,000
Total	\$516,471

Current KGID policy does not require the fund to maintain at least 60 days of operating expenses. Given the level of rate adjustments required, this study does not recommend implementing an additional operating reserve requirement at this time.

Per rate model projections, the minimum reserves the Sewer Fund maintains is \$516,471 throughout the study period.

2.3 Sewer Revenue Requirement

The revenue requirement presents the relationship between revenue collected from user fees and the costs incurred to serve those customers. This study performs an analysis over the 5-year study period and is used to determine the approximate rate adjustments needed to support projected expenses and capital improvement projects.

2.3.1 Projected Revenues

KGID’s historic actuals for FY 23 through FY 26 were reviewed for this study. FY 27 was selected to be the starting point for revenue projections for nearly all revenue and expense items. Approximately \$1.8M is projected to be collected in rate revenue and an additional \$152,000 collected from non-rate revenue sources in FY 27. Table 15 shows the projected revenues from FY 27 through FY 31. Since KGID has not historically adjusted rates to consider the inflationary factors described in Section 1.2.1, total projected revenues will remain at \$1.9M through FY 31 without any additional rate adjustments.

Table 15: Projected System Revenues (\$M)

Revenues	FY 27	FY 28	FY 29	FY 30	FY 31
Rate Revenues	\$ 1.8	\$ 1.8	\$ 1.8	\$ 1.8	\$ 1.8
Miscellaneous Revenues	\$ 0.1	\$ 0.1	\$ 0.1	\$ 0.1	\$ 0.1
Total Revenues	\$ 1.9	\$ 1.9	\$ 1.9	\$ 1.9	\$ 1.9

2.3.2 Projected Costs

Currently, Sewer Fund expenses consist of sewer operation and maintenance (O&M), capital outlay, depreciation, and debt service expenses. Similar to the revenue forecast, FY 27 was selected to be the starting point or basis for the projection of system costs. Table 16 below shows the projected expenses from FY 27 through FY 31.

Table 16: Projected System Expenses (\$M)

Expenses	FY 27	FY 28	FY 29	FY 30	FY 31
O & M	\$ 2.0	\$ 2.1	\$ 2.2	\$ 2.3	\$ 2.4
Depreciation	\$ 0.1	\$ 0.1	\$ 0.1	\$ 0.1	\$ 0.1
Capital Outlay	\$ 0.6	-	\$ 0.4	\$ 0.2	-
Existing Debt Service	-	-	-	-	-
Future Debt Service ¹¹	-	-	\$ 0.3	\$ 0.6	\$ 0.6
Total Expenses	\$ 2.7	\$ 2.2	\$ 3.0	\$ 3.2	\$ 3.0

O&M Expenses and Forecast

KGID's O&M expenses consist of ongoing annual costs which can generally be classified as treatment¹², collection, labor, and administrative. Over the 5-year study period, the total sewer O&M expenses are projected to increase from \$2.0M in FY 27 to approximately \$2.4M by FY 31.

¹¹ Annual debt service payments are assumed to be made in two equal payments in July and January every fiscal year. Since the first payment for each loan is assumed to be made on January 1 the first year's debt service is half of the values listed on page 22.

¹² Treatment expenses are charged to the District by the Douglas County Lake Tahoe Sewer Authority through assessments and rates based on total gallons treated.

Capital Projects

KGID developed a 5-year CIP to address the needs of the system. Repair and Replacement projects maintain the system infrastructure and the capacity that is currently in place for existing connections. As the system ages, the District makes regular investments to maintain the integrity of its facilities through user rate revenues. The 5-year Capital Outlay totals for Repair and Replacement projects is detailed in Table 17.

Table 17: Repair and Replacement Capital Outlay (\$M)

Expenses	FY 27	FY 28	FY 29	FY 30	FY 31
CIP funded by Rates	\$ 0.57	\$ 8.01-	\$ 0.43	\$ 0.19	-
Loans	-	\$ 8.01-	-	-	-
Grants	-	-	-	-	-
Total Capital Outlay	\$ 0.57	-	\$ 0.43	\$ 0.19	-

Table 18: 5-year Capital Improvement Plan (\$M)

Project	FY 27	FY 28	FY 29	FY 30	FY 31
Market St Lift Station Improvements ¹³	\$ 0.57	\$ 8.01	-	-	-
Sewer Condition Assessment	-	-	\$ 0.43	-	-
Sewer Flow Study & Calibration	-	-	-	\$ 0.19	-
Total Capital Projects	\$ 0.57	\$ 8.01	\$ 0.43	\$ 0.19	-

Existing Debt Service

KGID has no outstanding debt obligation that is specific to sewer user rates.

New Debt Service

In order to provide a viable rate adjustment alternative, the Market Street Lift Station project will require external funding, through loans and/or grants. DOWL reviewed potential loan terms from both the Clean Water State Revolving Fund (CWSRF) and the United States Department of Agriculture – Rural Development (USDA-RD) and determined that the CWSRF provides the District with the best terms at the lowest annual debt service payment.

¹³ The current project cost for the Market Street Lift Station project is \$8,010,222. However, Alternative 4 proposes a project cost of \$11,567,000 to model a maximum debt scenario.

Table 19: Debt Summary

Loan	Outstanding Principal	Year to Retire	Annual Debt Service
2029 CWSRF ¹⁴	\$8,010,222-	2059	\$381,125
2029 CWSRF ¹⁵	\$11,567,000-	2059	\$550,356

Annual debt service payments of \$381,125 or \$550,356 are expected to commence in FY 29.

Grant Funding

There has not been any grant award opportunities identified as probable within the study period of this analysis. The CWSRF program does not directly provide grant funds to borrowers, however they do have a program which forgives a portion of the loan principal which functions like grant funding. Since KGID’s eligibility for this program is currently unknown no principal was assumed to be forgiven in the rate model.

2.3.3 Projected Revenue Requirement

As seen in Figure 11, revenues under the existing rate structure are not able to fully fund annual operating expenses, and capital outlay expenses without adjustments.

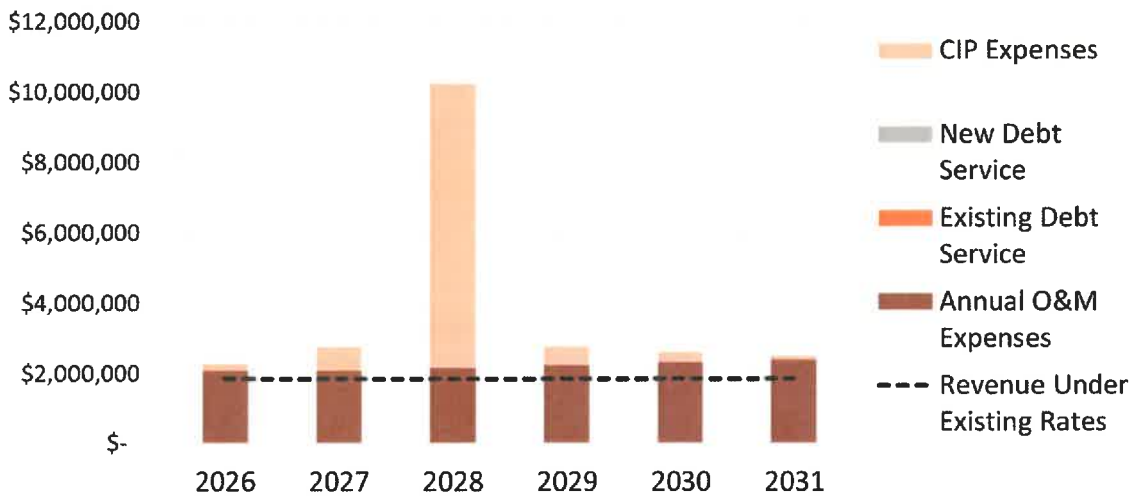


Figure 11: Sewer Fund Cashflow Projections Under Current Rates

¹⁴ Loan terms modeled were \$8,010,222 in principal financed at 2.5% for 30 years for Alternative’s 2 and 3

¹⁵ Loan terms modeled were \$11,567,000 in principal financed at 2.5% for 30 years for Alternative 4

2.3.4 Projected Cash Reserves

As shown in Figure 12, without revenue adjustments the sewer utility will deplete cash reserves and become insolvent in FY 28.

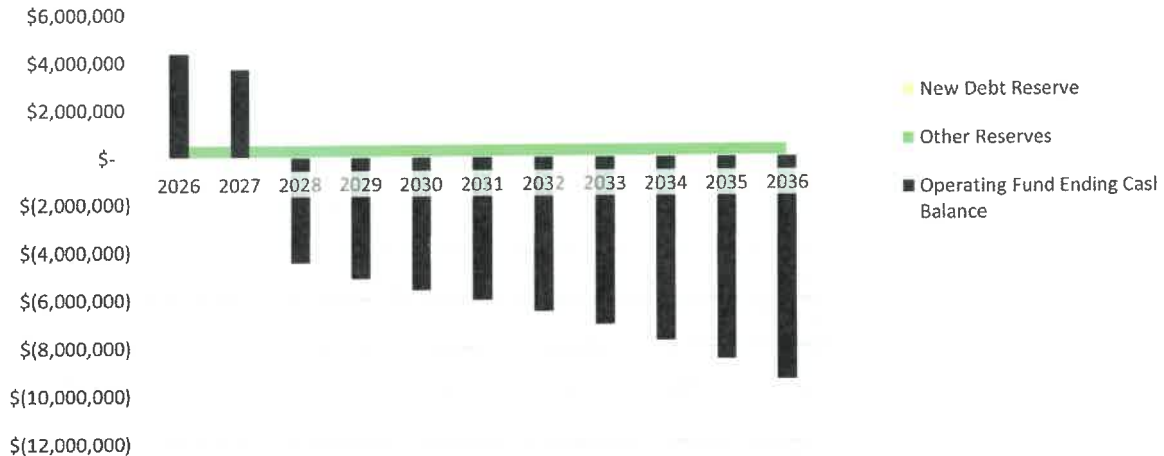


Figure 12: Sewer Fund Reserve Projections Under Current Rates

2.4 Rate Alternatives

Similar to the water utility, DOWL developed four rate alternatives for the Board of Trustees for consideration at the March 17, 2026 meeting:

- Alternative 1 – Status Quo
- Alternative 2 – Debt + Adjustments
- Alternative 3 – Special Assessment
- Alternative 4 – Annual CIP Program

The discussion resulted in the Board directing DOWL to refine Alternative 2 to calculate the debt necessary to facilitate 5 percent rates increases instead of 10. The Board also asked DOWL to develop another alternative which estimated the maximum amount of debt which the District could incur while still keeping rate adjustments reasonable (i.e., under 10 percent).

This section presents the model results for the following three adjustment alternatives:

- Alternative 2 – Original Alternative 2 with 10% adjustments for 4 years followed by CPI-U
- Alternative 3 – Original Alternative 2 with 5% adjustments for 5 years followed by CPI-U
- Alternative 4 – Maximum Loan (\$11.5M) with 6% adjustments for 3 years followed by 5% increases

2.4.1 Alternative 2

Alternative 2 proposes four years (FY 27, 28, 29, and 30) of 10 percent increases, followed by CPI-U increases beginning in FY 31. This alternative also proposes that the District fund 100 percent of the \$8M Market Street Lift Station project with a loan in FY 28. As you can see in Figure 13, the utility will need to draw on reserves to cover revenue shortfalls in FY 27 through FY 31. However, revenues are projected to exceed system expenses by FY 31, signaling a return to financial stability.

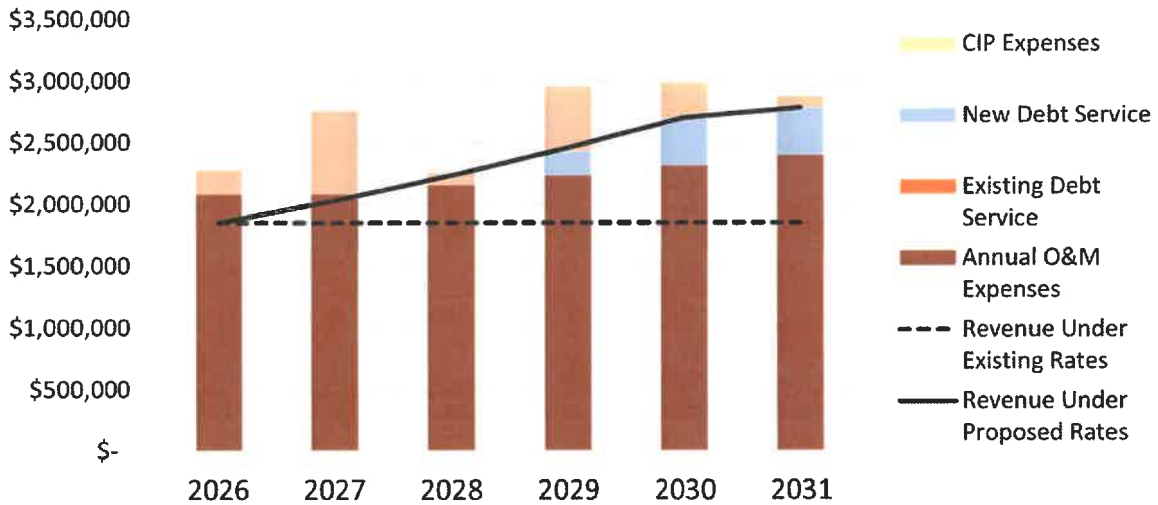


Figure 13: Sewer Fund Cashflow Projections Under Alternative 2

As outlined in Section 2.2.2, the Sewer Fund is expected to begin FY 27 with a cash balance of \$4.4M and is projected to close the year with \$3.9M. Under the rate adjustments proposed in this alternative, Figure 14 illustrates ending fund balance forecasts that maintain current reserve goals throughout the study period, with a projected low point of \$3.8M in FY 30.

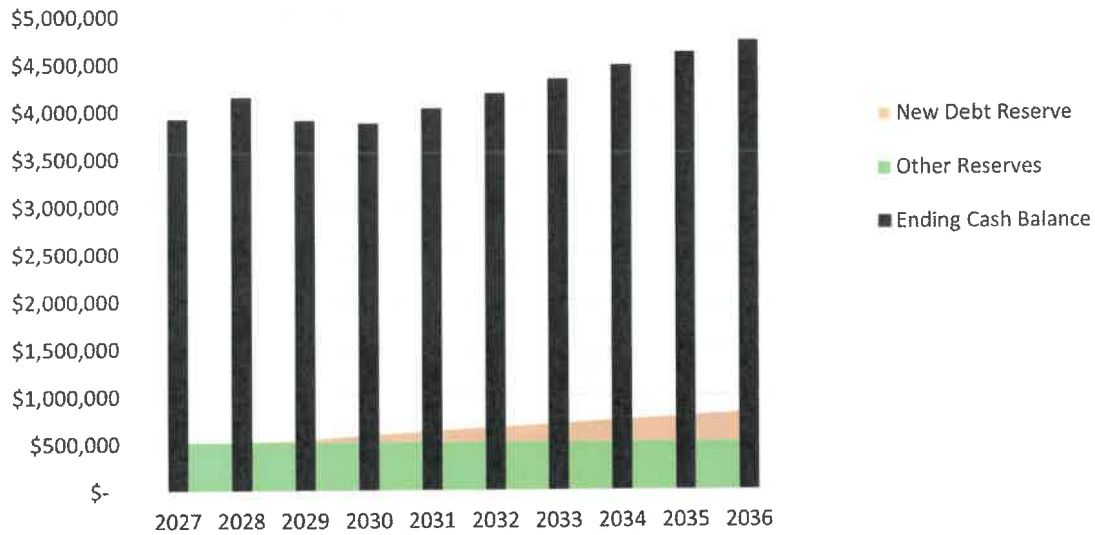


Figure 14: Sewer Fund Reserve Projections Under Alternative 2

Impacts to user rates under this alternative are detailed in Table 20.

Table 20: Recommended Residential Rate Adjustments (Monthly)

	FY 27	FY 28	FY 29	FY 30	FY 31
Annual Increase	10%	10%	10%	10%	5%
	\$6.04	\$6.64	\$7.31	\$8.04	\$2.65
Cumulative Increase ¹⁶	\$6.04	\$12.68	\$19.99	\$28.03	\$30.68

2.4.2 Alternative 3

Alternative 3 proposes five years (FY 27 through FY 31) of 5 percent increases, followed by CPI-U increases thereafter. Similar to Alternative 2 this alternative also proposes KGID pursue a \$8M loan in FY 28 for the Market Street Lift Station project. As you can see in Figure 15, the utility will need to draw on reserves to cover revenue shortfalls in all years in the study period.

¹⁶ Amount shown is for residential base rate only

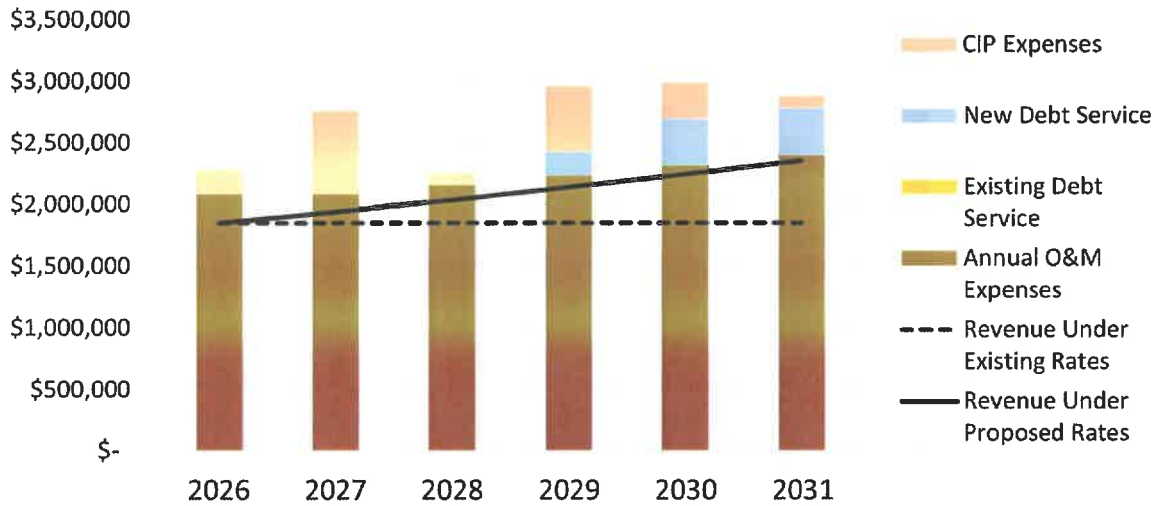


Figure 15: Sewer Fund Cashflow Projections Under Alternative 3

As outlined in Section 2.2.2, the Sewer Fund is expected to begin FY 27 with a cash balance of \$4.4M and is projected to close the year with \$3.9M. Under the rate adjustments proposed in this alternative, Figure 16 illustrates ending fund balance forecasts that maintain current reserve goals throughout the study period, with a projected low point of \$894,446 in FY 36.

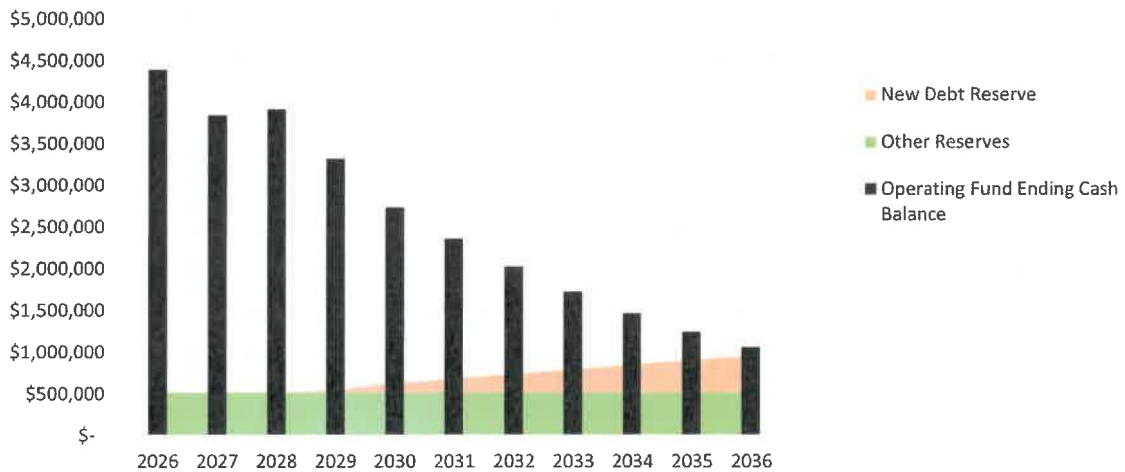


Figure 16: Sewer Fund Reserve Projections Under Alternative 3

Impacts to user rates under this alternative are detailed in Table 21.

Table 21: Recommended Residential Rate Adjustments (Monthly)

	FY 27	FY 28	FY 29	FY 30	FY 31
Annual Increase ¹⁷	5%	5%	5%	5%	5%
	\$3.02	\$3.17	\$3.33	\$3.50	\$3.67
Cumulative Increase ¹⁸	\$3.02	\$6.19	\$9.52	\$13.02	\$16.69

2.4.3 Alternative 4

Alternative 4 attempts to preserve the reduced rate adjustments that Alternative 3 presents over Alternative 2, while providing a more financial stability in the later years of the Study Period. Another goal for this alternative was to evaluate the maximum debt the utility can assume for the Market Street project.

To meet these objectives Alternative 4 proposes an 11.5M loan for the Market Street project which results in three years (FY 27 through FY 29) of 6 percent increases, followed by 5 percent increases beginning in FY30. As you can see in Figure 17, the utility will need to draw on reserves to cover revenue shortfalls in FY 26 through FY 31. However, revenues are projected to come within system expenses by \$280,000 by FY 36, signaling a trend towards financial stability. Lastly, if the rate adjustments proposed by Alternative 4 are implemented and Market Street Lift Station project costs are below \$11.5M revenues will closely cover or exceed system expenses.

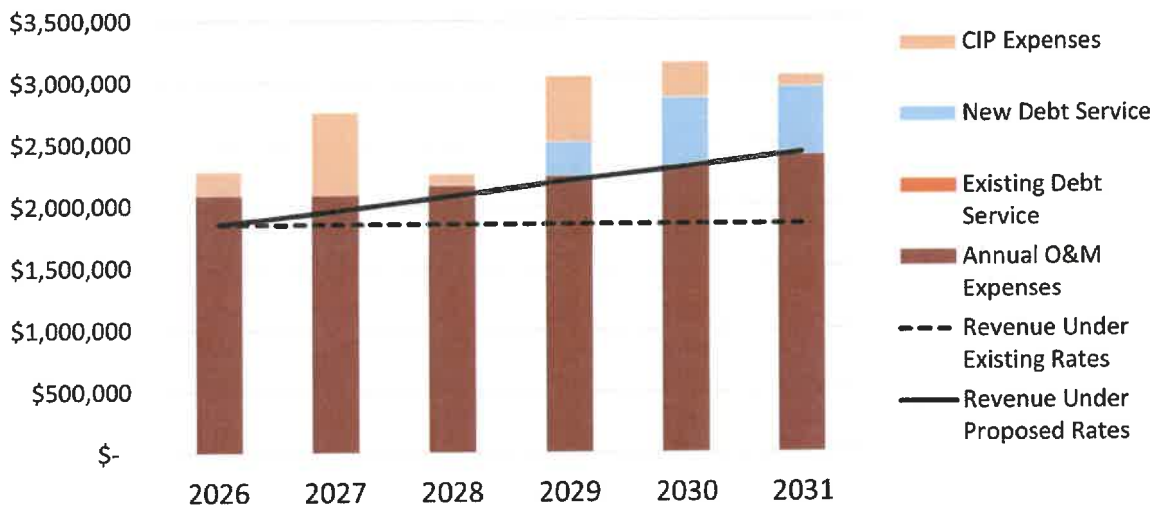


Figure 17: Sewer Fund Cashflow Projections Under Alternative 4

¹⁷ CPI-U projections are estimated at 3 percent. CPI-U west region was 2.9% in 2025.

¹⁸ Amount shown is for residential 3/4" Meter base rate only

As outlined in Section 1.2.2, the Sewer Fund began FY 27 with a cash balance of \$4.3M and is projected to close the year with \$1.0M. Under the rate adjustments proposed in this alternative, Figure 18 illustrates ending fund balance forecasts that maintain current reserve goals throughout the study period, with a projected low point of \$1,057,829 in FY 36.

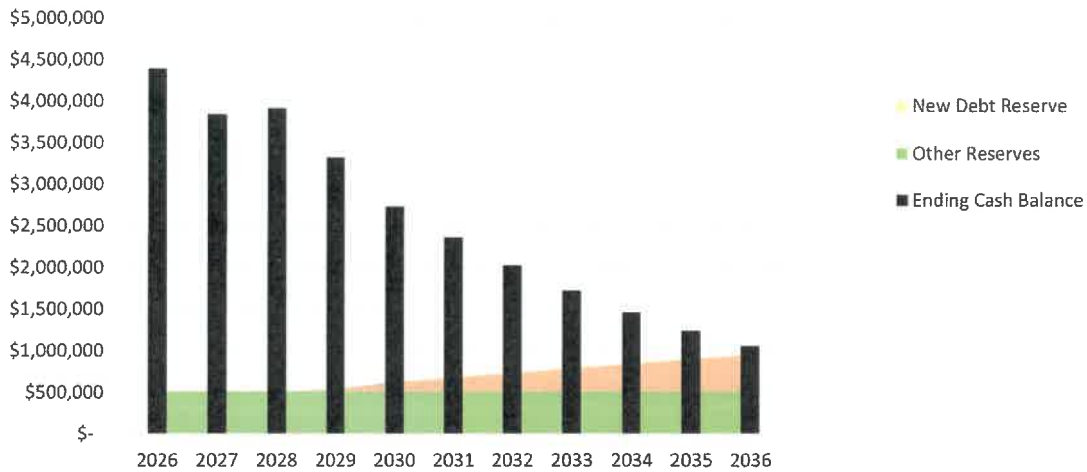


Figure 18: Sewer Fund Reserve Projections Under Alternative 4

Impacts to user rates under this alternative are detailed in Table 22.

Table 22: Recommended Residential Rate Adjustments (Monthly)

	FY 27	FY 28	FY 29	FY 30	FY 31
Annual Increase ¹⁹	6.0%	6.0%	6.0%	5.0%	5.0%
	\$3.62	\$3.84	\$4.07	\$3.60	\$3.78
Cumulative Increase ²⁰	\$3.62	\$7.47	\$11.54	\$15.13	\$18.91

2.5 Debt Coverage Ratio

Currently, the District does not maintain a formal policy requiring the utility to achieve a minimum annual Debt Coverage Ratio (DCR). The DCR is defined as net revenues available for debt service divided by total annual debt service obligations.

While not presently required, it is common practice for public utilities to adopt a minimum DCR policy. Such policies are intended to promote long-term financial sustainability, ensure the utility can consistently meet its debt obligations, and meet or exceed typical bond covenant requirements. Maintaining adequate debt coverage also supports the District’s ability to access

¹⁹ CPI-U projections are estimated at 3 percent. CPI-U west region was 2.9% in 2025.

²⁰ Amount shown is for residential ¾" Meter base rate only

capital markets at favorable borrowing terms and provides a financial buffer against revenue variability, unexpected costs, or economic downturns.

Industry standards typically establish minimum DCR thresholds in the range of 1.20 to 1.25, with many utilities targeting higher levels (e.g., 1.35 to 1.50) for financial planning purposes.

Based on the analysis conducted for this study, Alternative 2 is the only rate adjustment scenario projected to achieve a DCR of 1.20 or greater over the planning period. As such, Alternative 2 more closely aligns with industry practices and provides a higher level of revenue sufficiency to support ongoing operations, capital investment, and financial resilience compared to Alternatives 3 and 4. However, because a minimum DCR threshold was not established as a primary objective of this study, relative performance in this metric was not a controlling factor in the selection of the recommended alternative.

Given these considerations, adoption of a formal DCR policy should be considered in conjunction with implementation of the recommended rate adjustments to ensure the District maintains adequate financial performance over time.

2.6 Recommendation

DOWL recommends that KGID adopt annual rate adjustments of 6 percent to both the base and consumptive rate in FY 27, 28, and 29. Beginning in FY 30, the annual adjustment should be reduced to 5 percent through FY 31. The adjustment shall become effective every July 1 and apply to all customer classes and all tiers. A complete rate schedule for FY 27 can be found in Appendix 4.

DOWL also recommends that the District conduct a comprehensive rate sufficiency analysis every four years, or at a minimum one year prior to the conclusion of scheduled rate adjustments, to ensure that user rate revenues continue to meet the utility's financial goals and policy requirements on an ongoing basis.

APPENDIX 1:
RATE MODEL WORKSHEETS
CURRENT RATE SCHEDULE(S)

**KGID
Water Rate Model
Assumptions
Alternative 1-1**



General Assumptions

Study Details	
Enter Current Fiscal Year	2026
Duration of Study Period (Years)	5

Financial Policies

		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Operating Reserve											
Minimum Operating Account Balance	60 days; 2 months	\$ 476,678	\$ 499,883	\$ 524,523	\$ 550,708	\$ 578,557	\$ 608,198	\$ 639,773	\$ 673,435	\$ 709,351	\$ 747,702

Debt Covenant/Bond Reserve

Select Debt Covenant Balance Goal	1
-----------------------------------	---

- 1 10% of Debt Service (Principal + Interest)
- 2 2 - Amount at Right
- 3 3 - No Debt or Reserve Not Funded

		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369	\$ 168,020,369

Economic Factors that Govern Cost Projections

	Notes	FYE:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	General Cost Inflation	Last 5-year average	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
2	Construction Cost Inflation	ENR-CC 5-year moving average	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
3	Labor Cost Inflation	ask KGID	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
4	Benefits Cost Inflation	ask KGID	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
5	Customer Growth		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Cumulative Growth		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7	General Inflation Plus Growth		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
8	No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
9	Investment Rate of Return	ask KGID	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
10	Cumulative Construction Cost Inflation		3.80%	7.60%	11.40%	15.20%	19.00%	22.80%	26.60%	30.40%	34.20%	38.00%
11	[Not used]											

KGID
 Water Rate Model
 Operating Fund Revenue & Expenditure Projections
 Alternative 1-1



Revenues	Projection Method	FYE	Budget			Select Projection Starting Value	User Override Input	Projection Value	Projection									
			2024	2025	2026				2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Service Charges																		
RESIDENTIAL USER RATES	No Escalation		\$ 3,990,423	\$ 4,053,576	\$ 4,262,932	User Defined >>	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	
COMMERCIAL USER RATES	No Escalation		\$ 453,571	\$ 474,056	\$ 474,056	User Defined >>	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	
FIRE PROTECTION- RESIDENTIAL	No Escalation		\$ 83,277	\$ 88,344	\$ 104,494	User Defined >>	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	
FIRE PROTECTION-COMMERCIAL	No Escalation		\$ 94,137	\$ 94,137	\$ 94,137	User Defined >>	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	
CONNECTION FEES	No Escalation		\$ 25,000	\$ 96,550	\$ 14,712	User Defined >>	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	
	General Cost Inflation					Budget 2026 Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	General Cost Inflation					Budget 2026 Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Service Charge			\$ 4,646,408	\$ 4,806,663	\$ 4,950,331		\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	
Miscellaneous Revenue																		
PENALTIES, SERVICE CHARGES, RETURN CHECK FEES	No Escalation		\$ 62,136	\$ 32,747	\$ 52,500	Budget 2026 Value	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	
INTEREST EARNINGS	Investment Rate of Return		\$ 183,210	\$ 345,198	\$ 345,198	User Defined >>	\$ 180,023	\$ 180,023	\$ 180,023	\$ 181,823	\$ 183,641	\$ 185,478	\$ 187,333	\$ 189,206	\$ 191,098	\$ 193,009	\$ 194,939	
OTHER REVENUE	No Escalation		\$ 50,825	\$ 50,202	\$ 53,688	User Defined >>	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	
GRANT REVENUE	General Cost Inflation		\$ 2,350,000	\$ 2,350,000	\$ 25,000	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	General Cost Inflation					Budget 2026 Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	General Cost Inflation					Budget 2026 Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	General Cost Inflation					Budget 2026 Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Miscellaneous Revenues			\$ 296,171	\$ 2,778,147	\$ 476,386		\$ 303,945	\$ 303,945	\$ 305,745	\$ 307,563	\$ 309,400	\$ 311,255	\$ 313,128	\$ 315,020	\$ 316,931	\$ 318,861	\$ 320,811	
Total Revenues			\$ 4,942,579	\$ 7,584,810	\$ 5,426,717		\$ 5,172,691	\$ 5,172,691	\$ 5,174,491	\$ 5,176,309	\$ 5,176,246	\$ 5,180,001	\$ 5,181,874	\$ 5,183,766	\$ 5,185,677	\$ 5,187,607	\$ 5,189,557	

**KGID
Water Rate Model
Capital Funding Plan
Alternative 1-1**



CIP Expenditures	FYE	2027	2028	2029	2030	2031
Project Costs Dedicated to Repair and Replacement	\$	-	\$ 3,213,690	\$ 6,901,627	\$ 7,705,234	\$ 2,503,963
Project Costs Dedicated to Expansion	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Expenditures to be Funded	\$	-	\$ 3,213,690	\$ 6,901,627	\$ 7,705,234	\$ 2,503,963

Capital Funding Plan	FYE	2027	2028	2029	2030	2031
Grants						
Connection Fee Surcharge(s)						
Connection Fees						
Capital Reserve						
[Not Used]						
DOWL Proposed Loans	\$	-	\$ -	\$ -	\$ -	\$ -
Bond Sales	\$	-	\$ -	\$ -	\$ -	\$ -
Total non-Rate Funding Resources	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Funded through Rates	\$	-	\$ 3,213,690	\$ 6,901,627	\$ 7,705,234	\$ 2,503,963

Debt Summary	FYE	2027	2028	2029	2030	2031
Existing Debt Obligations						
Water Operating Total Payment:	\$	1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876
Annual Total Payment	\$	1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876
New Debt Obligations						
Annual Principal Payment	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Interest Payment	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Total Payment	\$	-	\$ -	\$ -	\$ -	\$ -

FY 27 - 31 Capital Improvement Plan

Project Type	Project Name	Service Area	% Repair / Replacement	% Expansion	2027	2028	20292	2030	2031	5 - Year CIP Cost
Distribution	Ponderosa MHP Main Replacement	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Tramway and Tine (East) Main Replacement	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Maryanne, Barrett, and Drew, Panorama/Vista Main Replacement	ALL	100%	0%	\$ -	\$ 2,901,650	\$ 5,349,602	\$ 3,823,048	\$ -	\$ 12,074,300
Distribution	Granite Springs, Deslissa & Desni	ALL	100%	0%	\$ -	\$ 312,040	\$ 1,027,331	\$ 2,124,749	\$ -	\$ 3,464,120
Distribution	Water Treatment Plant Filtration & Optimization	ALL	100%	0%	\$ -	\$ -	\$ 245,080	\$ 633,600	\$ -	\$ 878,680
Distribution	Summit and Terrace View Main Replacement and Looping	ALL	100%	0%	\$ -	\$ -	\$ 279,614	\$ 1,123,837	\$ 2,321,817	\$ 3,725,268
Distribution	Orion Main Replacement and Looping	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ 47,555	\$ 47,555
Distribution	Squaw, Spooner, and Snowbird Main Replacement	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ 134,591	\$ 134,591
		ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Annual Program	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Costs Dedicated to Repair and Replacement:					\$ -	\$ 3,213,690	\$ 6,901,627	\$ 7,705,234	\$ 2,503,963	\$ 20,324,514
Project Costs Dedicated to Expansion:					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Total Cost:					\$ -	\$ 3,213,690	\$ 6,901,627	\$ 7,705,234	\$ 2,503,963	\$ 20,324,514

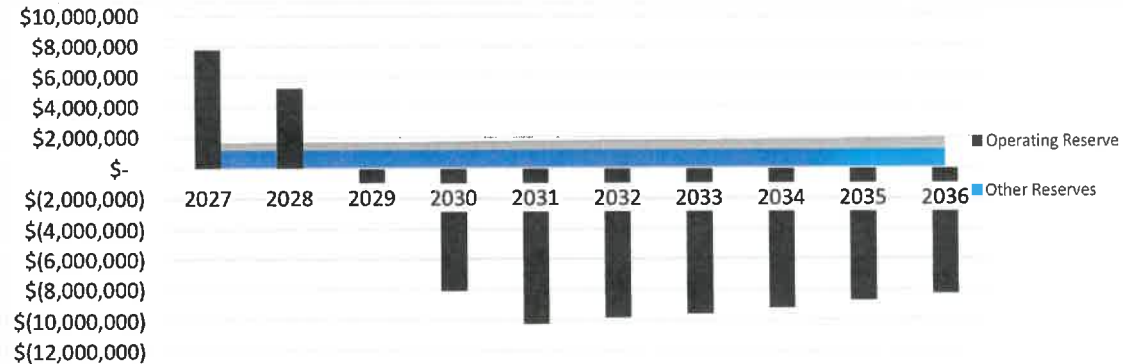
**KGID
Water Rate Model
Operating Reserve Funds
Alternative 1-1**



FYE	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Cash Balance	\$ 7,023,605	\$ 7,808,267	\$ 5,241,332	\$ (964,700)	\$ (8,130,338)	\$ (10,260,729)	\$ (9,850,618)	\$ (9,629,163)	\$ (9,263,023)	\$ (8,765,890)
Depreciation Fund	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979
Reserve Funded from Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used as Revenue Source	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used to Fund Shortfalls/Capital Projects	\$ (726,317)	\$ (4,077,914)	\$ (7,717,011)	\$ (8,676,616)	\$ (3,641,371)	\$ (1,100,867)	\$ (1,289,524)	\$ (1,144,839)	\$ (1,013,846)	\$ (1,055,432)
Restricted Reserve (Vehicle + Asset Replacement)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)
Water Investment Reserve	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)
KGID/TRPA Restricted Reserve	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)
Ex. Debt Reserve (Distribution + Treatment)	\$ (820,871)	\$ (820,067)	\$ (711,453)	\$ (710,649)	\$ (709,805)	\$ (591,225)	\$ (590,380)	\$ (398,681)	\$ (206,982)	\$ (103,491)
New Debt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ (476,678)	\$ (499,883)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Free Cash	\$ 5,301,212	\$ 2,711,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 7,808,267	\$ 5,241,332	\$ (964,700)	\$ (8,130,338)	\$ (10,260,729)	\$ (9,850,618)	\$ (9,629,163)	\$ (9,263,023)	\$ (8,765,890)	\$ (8,310,343)

Internal Reserves

Ex. Debt Reserve (Distribution + Treatment)	\$ 1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876	\$ 1,071,891	\$ 1,070,359	\$ 722,809	\$ 375,258	\$ 187,629
2007 DWSRF	\$ 199,831	\$ 198,374	\$ 1,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2010 DWSRF	\$ 218,049	\$ 218,049	\$ 218,049	\$ 218,049	\$ 216,517	\$ 1,532	\$ -	\$ -	\$ -	\$ -
2012 DWSRF	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 347,550	\$ -	\$ -
2015 DWSRF	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 187,629
	100%	100%	87%	87%	86%	72%	72%	72%	25%	13%
Operating Reserve	\$ 476,678	\$ 499,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Goal	\$ 476,678	\$ 499,883	\$ 524,523	\$ 550,708	\$ 578,557	\$ 608,198	\$ 639,773	\$ 673,435	\$ 709,351	\$ 747,702
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Reserves	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506
Net Operating Income	\$ 2,272,901	\$ 2,133,537	\$ 1,985,459	\$ 1,828,004	\$ 1,660,448	\$ 1,482,003	\$ 1,291,814	\$ 1,048,818	\$ 872,391	\$ 641,037
Ex Debt Service	\$ 1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876	\$ 1,071,891	\$ 1,070,359	\$ 722,809	\$ 375,258	\$ 185,490
Future Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Coverage Ratio	1.53	1.44	1.54	1.42	1.29	1.38	1.21	1.51	2.32	3.46



**KGID
Water Rate Model
Revenue Requirement
Alternative 1-1**



	FYE	2027	2028	2029	2030	2031
Revenue Sources						
Rate Revenue	\$	4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746
Additional Rate Revenue After Adjustment	\$	-	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenues	\$	303,945	\$ 305,745	\$ 307,563	\$ 309,400	\$ 311,255
Reserves	\$	-	\$ -	\$ -	\$ -	\$ -
Special Assessment	\$	-	\$ -	\$ -	\$ -	\$ -
Total Revenue Sources	\$	5,172,691	\$ 5,174,491	\$ 5,176,309	\$ 5,178,146	\$ 5,180,001
Expenses						
Operation & Maintenance	\$	2,899,790	\$ 3,040,955	\$ 3,190,850	\$ 3,350,142	\$ 3,519,553
Depreciation	\$	1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979
Capital Outlay Directly Funded by Rates	\$	-	\$ 3,213,690	\$ 6,901,627	\$ 7,705,234	\$ 2,503,963
Existing Debt Service	\$	1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876
Future Debt Service	\$	-	\$ -	\$ -	\$ -	\$ -
Total Revenue Requirement	\$	5,899,008	\$ 9,252,406	\$ 12,893,320	\$ 13,854,762	\$ 8,821,372
Net Cash Flow (Deficiency)	\$	(726,317)	\$ (4,077,914)	\$ (7,717,011)	\$ (8,676,616)	\$ (3,641,371)

Rate Adjustments	FYE	2027	2028	2029	2030	2031
Rate Revenues with Prior Year Adjustment	\$	4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746
Annual Rate Adjustment Required		14.92%	83.76%	158.50%	178.21%	74.79%
Number of Months Rate Adjustment will be in Effect		12	12	12	12	12
<i>Percentage Increase to Generate Required Revenue</i>		<i>14.92%</i>	<i>83.76%</i>	<i>158.50%</i>	<i>178.21%</i>	<i>74.79%</i>
Proposed Rate Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%

**Kingsbury GID
Sewer Utility Rate Model
Assumptions
Alternative 1-1**



v4.0

General Assumptions

Study Details

Enter Current Fiscal Year	2026
Duration of Study Period (Years)	5
Assumed Residential Flow (gpd)	165

Financial Policies

General Obligation Debt Limit

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Debt limit										
1										

Operating Reserve

60 days of most recent audited operati **0** days

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
\$	-	-	-	-	-	-	-	-	-	-

Economic Factors that Govern Cost Projections

	FYE:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1 General Cost Inflation	Last 5-year average	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
2 Construction Cost Inflation	ENR-CC 5-year moving average	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
3 Labor Cost Inflation	per KGID	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
4 Benefits Cost Inflation	per KGID	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
5 General Cost Inflation Capped		3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
6 General Cost Inflation Delayed		0.00%	0.00%	0.00%	3.70%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
7 No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8 General Cost Inflation (CPI) Plus Growth		3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%
9 Fund Earnings		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
10 Kingsbury Customer Growth		0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%
11 Not Used		0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%
12 Not Used		0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%
13 Cumulative Construction Cost Inflation	Applies to CIP	3.80%	7.60%	11.40%	15.20%	19.00%	22.80%	26.60%	30.40%	34.20%	38.00%

Revenues	Projection Method	FY	Historical Actuals		Budget	Select Projection Value Methodology	User Override	Projection Value									
			2024	2025				2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
RESIDENTIAL USER RATES	No Escalation		\$ 1,785,691	\$ 1,778,242	\$ 1,782,591	User Defined >>	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300	\$ 1,781,300
COMMERCIAL USER RATES	No Escalation		\$ 76,211	\$ 75,235	\$ 75,235	User Defined >>	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211	\$ 82,211
CONNECTION FEES	No Escalation		\$ 6,000	\$ 7,200	\$ 3,600	User Defined >>	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600
General Cost Inflation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Budget 2025 Value			\$ 1,867,111	\$ 1,867,111	\$ 1,867,111		\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111
Budget 2026 Value			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Cost Inflation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenue			\$ 1,868,132	\$ 1,863,674	\$ 1,861,469		\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111	\$ 1,867,111
Penalties on User Fees	No Escalation		\$ 20,160	\$ 11,882	\$ 14,760	User Defined >>	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760	\$ 14,760
Interest Earnings	Fund Earnings		\$ 87,441	\$ 176,809	\$ 176,809	User Defined >>	\$ 133,321	\$ 133,321	\$ 134,685	\$ 136,031	\$ 137,392	\$ 138,766	\$ 140,153	\$ 141,555	\$ 142,972	\$ 144,400	\$ 145,844
Other Revenue	No Escalation		\$ 2,975	\$ 4,142	\$ 4,672	User Defined >>	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672	\$ 4,672
General Cost Inflation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Budget 2025 Value			\$ 110,576	\$ 102,639	\$ 106,241		\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783	\$ 102,783
Total Revenues			\$ 1,876,688	\$ 2,056,207	\$ 2,057,590		\$ 1,999,894	\$ 1,999,894	\$ 1,999,894	\$ 2,001,228	\$ 2,002,574	\$ 2,003,935	\$ 2,005,299	\$ 2,006,656	\$ 2,008,008	\$ 2,009,313	\$ 2,010,613
			\$ 162,411	\$ 162,411	\$ 162,411		\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411	\$ 162,411



Kingsbury GID
Sewer Utility Rate Model
Operating Fund Revenue & Expenditure Projections
Alternative 1-1



Expenditures	Projection Method	FY	Historical Actuals			Budget 2026	Select Projection Value Methodology	User Override Input	Projection Value	Projection										
			2024	2025	2026					2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
OSM Expenses																				
PAYROLL	Labor Cost Inflation		\$ 185,799	\$ 216,370	\$ 217,734	User Defined >>	\$	\$ 160,576	\$ 160,576	\$ 160,576	\$ 168,605	\$ 177,035	\$ 185,887	\$ 195,181	\$ 204,940	\$ 215,375	\$ 225,947	\$ 237,244	\$ 249,106	
BENEFITS	Benefits Cost Inflation		\$ 135,878	\$ 158,121	\$ 157,735	User Defined >>	\$	\$ 124,811	\$ 124,811	\$ 124,811	\$ 137,292	\$ 151,021	\$ 165,123	\$ 178,736	\$ 192,009	\$ 201,069	\$ 211,110	\$ 223,221	\$ 236,543	\$ 250,298
ACCOUNTING	General Cost Inflation		\$ 13,500	\$ 12,678	\$ 13,070	User Defined >>	\$	\$ 19,020	\$ 19,020	\$ 19,020	\$ 19,591	\$ 20,178	\$ 20,764	\$ 21,407	\$ 22,049	\$ 22,711	\$ 23,392	\$ 24,094	\$ 24,817	
BANK CHARGES	General Cost Inflation		\$ 37,189	\$ 34,727	\$ 35,860	User Defined >>	\$	\$ 37,189	\$ 37,189	\$ 37,189	\$ 38,305	\$ 39,454	\$ 40,638	\$ 41,857	\$ 43,112	\$ 44,406	\$ 45,738	\$ 47,110	\$ 48,523	
BAD DEBT	General Cost Inflation		\$ 13,202	\$ 20,958	\$ 9,284	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BUILDINGS REPAIR & MAINT.	General Cost Inflation		\$ 31,419	\$ 31,419	\$ 31,419	User Defined >>	\$	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,917	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,290	\$ 12,668	\$ 13,048	
BUSINESS MEALS	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
COMPUTER EXPENSE	General Cost Inflation		\$ 34,269	\$ 17,861	\$ 21,876	User Defined >>	\$	\$ 24,893	\$ 24,893	\$ 24,893	\$ 25,640	\$ 26,409	\$ 27,201	\$ 28,017	\$ 28,858	\$ 29,724	\$ 30,615	\$ 31,534	\$ 32,480	
DCSD W & O	General Cost Inflation		\$ 725,653	\$ 823,691	\$ 848,359	User Defined >>	\$	\$ 860,307	\$ 860,307	\$ 860,307	\$ 886,116	\$ 912,700	\$ 940,281	\$ 968,293	\$ 997,332	\$ 1,027,509	\$ 1,058,069	\$ 1,089,813	\$ 1,122,506	
DCSD ASSESSMENTS	General Cost Inflation		\$ 486,029	\$ 490,034	\$ 485,248	User Defined >>	\$	\$ 471,620	\$ 471,620	\$ 471,620	\$ 485,769	\$ 500,342	\$ 515,352	\$ 530,812	\$ 546,737	\$ 563,139	\$ 580,033	\$ 597,434	\$ 615,357	
DUES AND SUBSCRIPTIONS	General Cost Inflation		\$ 4,346	\$ 4,346	\$ 4,931	User Defined >>	\$	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262	
ENGINEERING & SURVEYING	General Cost Inflation		\$ 10,250	\$ 10,250	\$ 10,250	User Defined >>	\$	\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,930	\$ 32,888	\$ 33,875	\$ 34,891	\$ 35,937	\$ 37,016	\$ 38,126	\$ 39,270	\$ 40,448	
EQUIP. SUPPLIES & R&M	General Cost Inflation		\$ 212,748	\$ 212,748	\$ 215,040	User Defined >>	\$	\$ 192,800	\$ 192,800	\$ 192,800	\$ 198,584	\$ 204,542	\$ 210,678	\$ 216,998	\$ 223,508	\$ 230,213	\$ 237,120	\$ 244,233	\$ 251,560	
EQUIPMENT RENTAL	General Cost Inflation		\$ 3,847	\$ 3,847	\$ 3,824	User Defined >>	\$	\$ 3,824	\$ 3,824	\$ 3,824	\$ 3,938	\$ 4,057	\$ 4,179	\$ 4,304	\$ 4,433	\$ 4,566	\$ 4,703	\$ 4,844	\$ 4,989	
EROSION & DRAINAGE	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FACILITIES RENT	General Cost Inflation		\$ 12,998	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FIELD SUPPLIES/TOOLS/SHOWS	General Cost Inflation		\$ 25,676	\$ 28,694	\$ 27,888	User Defined >>	\$	\$ 29,283	\$ 29,283	\$ 29,283	\$ 30,161	\$ 31,066	\$ 31,998	\$ 32,958	\$ 33,947	\$ 34,965	\$ 36,014	\$ 37,095	\$ 38,208	
INSURANCE AND BONDS	General Cost Inflation		\$ 500	\$ 500	\$ 500	User Defined >>	\$	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,194	\$ 1,230	\$ 1,267	\$ 1,305	
INVENTORY PARTS	General Cost Inflation		\$ 17,400	\$ 17,400	\$ 19,300	User Defined >>	\$	\$ 35,216	\$ 35,216	\$ 35,216	\$ 36,272	\$ 37,363	\$ 38,481	\$ 39,636	\$ 40,825	\$ 42,050	\$ 43,311	\$ 44,611	\$ 45,948	
LEGAL	General Cost Inflation		\$ -	\$ 2,108	\$ 2,108	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LEGAL LABOR NEGOTIATIONS	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LIEN FEES	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
METER REPAIR & MAINT	General Cost Inflation		\$ 4,600	\$ 4,600	\$ 6,153	User Defined >>	\$	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262	
MISCELLANEOUS	General Cost Inflation		\$ 4,637	\$ 4,637	\$ 9,000	User Defined >>	\$	\$ 7,600	\$ 7,600	\$ 7,600	\$ 7,828	\$ 8,065	\$ 8,305	\$ 8,554	\$ 8,812	\$ 9,075	\$ 9,347	\$ 9,627	\$ 9,916	
OFFICE JANITORIAL	General Cost Inflation		\$ 16,242	\$ 6,382	\$ 6,935	User Defined >>	\$	\$ 405	\$ 405	\$ 405	\$ 417	\$ 430	\$ 443	\$ 456	\$ 470	\$ 484	\$ 498	\$ 513	\$ 528	
OFFICE SUPPLIES	General Cost Inflation		\$ 405	\$ 405	\$ 405	User Defined >>	\$	\$ 4,760	\$ 4,760	\$ 4,760	\$ 4,903	\$ 5,050	\$ 5,201	\$ 5,357	\$ 5,518	\$ 5,684	\$ 5,854	\$ 6,030	\$ 6,211	
PERMITS AND FEES	General Cost Inflation		\$ 5,200	\$ 5,100	\$ 4,420	User Defined >>	\$	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,266	\$ 2,334	\$ 2,404	\$ 2,476	\$ 2,550	\$ 2,627	\$ 2,706	\$ 2,787	\$ 2,871	
POSTAGE	General Cost Inflation		\$ 1,590	\$ 1,590	\$ 2,200	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PUBLICATION CHARGES	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ROAD MAINT. & SUPPLIES	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SAFETY EQUIPMENT	General Cost Inflation		\$ 8,580	\$ 8,580	\$ 6,804	User Defined >>	\$	\$ 9,804	\$ 9,804	\$ 9,804	\$ 10,098	\$ 10,401	\$ 10,713	\$ 11,034	\$ 11,366	\$ 11,706	\$ 12,058	\$ 12,419	\$ 12,792	
SECURITY EXPENSE	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SEWER FLOW MANAGEMENT	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SHOP SUPPLIES/S&M, TOOLS	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SNOW REMOVAL - PLOWING	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SNOW REMOVAL - SPREADING	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SNOW REMOVAL-ANTI/DE ICING	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TELEPHONE	General Cost Inflation		\$ 1,632	\$ 1,632	\$ 1,632	User Defined >>	\$	\$ 1,632	\$ 1,632	\$ 1,632	\$ 1,681	\$ 1,731	\$ 1,783	\$ 1,837	\$ 1,892	\$ 1,949	\$ 2,007	\$ 2,067	\$ 2,129	
TRAINING & SEMINARS	General Cost Inflation		\$ 5,874	\$ 5,874	\$ 5,874	User Defined >>	\$	\$ 4,818	\$ 4,818	\$ 4,818	\$ 4,963	\$ 5,113	\$ 5,265	\$ 5,423	\$ 5,585	\$ 5,753	\$ 5,926	\$ 6,103	\$ 6,286	
TRAVEL	General Cost Inflation		\$ 3,462	\$ 3,462	\$ 3,462	User Defined >>	\$	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,560	\$ 3,673	\$ 3,789	\$ 3,907	\$ 4,033	\$ 4,164	\$ 4,298	\$ 4,436	\$ 4,577	
TRUSTEE COMPENSATION	General Cost Inflation		\$ 13,500	\$ 13,500	\$ 13,500	User Defined >>	\$	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,905	\$ 14,322	\$ 14,752	\$ 15,194	\$ 15,650	\$ 16,120	\$ 16,603	\$ 17,101	\$ 17,614	
UNIFORM EXPENSE	General Cost Inflation		\$ 117	\$ 117	\$ 147	User Defined >>	\$	\$ 147	\$ 147	\$ 147	\$ 151	\$ 156	\$ 161	\$ 165	\$ 170	\$ 175	\$ 181	\$ 186	\$ 192	
UTILITIES - GAS/ELECTRIC	General Cost Inflation		\$ 32,271	\$ 30,000	\$ 23,425	User Defined >>	\$	\$ 23,425	\$ 23,425	\$ 23,425	\$ 24,128	\$ 24,852	\$ 25,597	\$ 26,365	\$ 27,156	\$ 27,971	\$ 28,810	\$ 29,674	\$ 30,565	
	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ 2,044,128	\$ 2,157,030	\$ 2,204,036		\$	\$ 2,085,247	\$ 2,085,247	\$ 2,159,753	\$ 2,237,528	\$ 2,318,766	\$ 2,403,676	\$ 2,492,481	\$ 2,585,425	\$ 2,681,769	\$ 2,784,797	\$ 2,891,813	\$ 3,002,200	
Non Operating Expenses																				
Interest Income	Projection Method	FY	2024	2025	2026	Select Projection Value Methodology	User Override Input	Projection Value	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
No Escalation	Budget 2026 Value		\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
No Escalation	Budget 2026 Value		\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
No Escalation	Budget 2026 Value		\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
No Escalation	Budget 2026 Value		\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Non Operating Expenses			\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Expenditures			\$ 2,044,128	\$ 2,157,030	\$ 2,204,036		\$	\$ 2,085,247	\$ 2,085,247	\$ 2,159,753	\$ 2,237,528	\$ 2,318,766	\$ 2,403,676	\$ 2,492,481	\$ 2,585,425	\$ 2,681,769	\$ 2,784,797	\$ 2,891,813		
Depreciation Expenses																				
Existing Depreciation Expense	Projection Method	FY	2024	2025	2026	Select Projection Value Methodology	User Override Input	Projection Value	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
No Escalation	User Defined >>		\$ 98,759	\$ 98,759	\$ 98,837		\$	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759		

**Kingsbury GID
Sewer Utility Rate Model
Capital Funding Plan
Alternative 1-1**



CIP Expenditures	FYE	2027	2028	2029	2030	2031
Project Costs Dedicated to Repair and Replacement	\$	576,667	\$ 8,010,222	\$ 434,460	\$ 190,080	\$ -
Project Costs Dedicated to Expansion	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Expenditures to be Funded	\$	576,667	\$ 8,010,222	\$ 434,460	\$ 190,080	\$ -

Capital Funding Plan	FYE	2027	2028	2029	2030	2031
Funding Sources for Alternative 1-1						
Grants						
Connection Fees	\$	-	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$	-	\$ -	\$ -	\$ -	\$ -
Surcharge	\$	-	\$ -	\$ -	\$ -	\$ -
Loans	\$	-	\$ -	\$ -	\$ -	\$ -
Not Used	\$	-	\$ -	\$ -	\$ -	\$ -
Bond Sales	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Expansion Funding Resources	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Funded through Rates	\$	576,667	\$ 8,010,222	\$ 434,460	\$ 190,080	\$ -
Check	\$	-	\$ -	\$ -	\$ -	\$ -

Debt Summary	FYE	2027	2028	2029	2030	2031
Existing Debt Obligations						
Sewer Operating Total Payment:	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Total Payment	\$	-	\$ -	\$ -	\$ -	\$ -
New Debt Obligations						
Annual Principal Payment	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Interest Payment	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Total Payment	\$	-	\$ -	\$ -	\$ -	\$ -

FY 27 - 31 Capital Improvement Plan

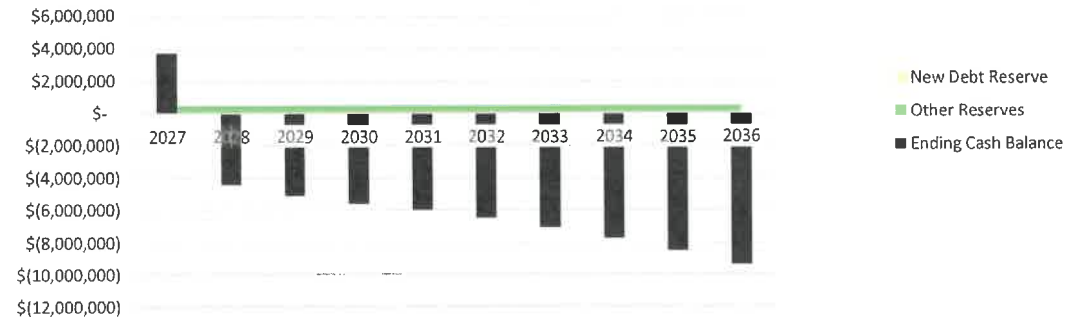
Project Type	Project Name	Service Area	% Repair / Replacement	% Expansion	2027	2028	2029	2030	2031	5 - Year CIP Cost
Collection	Market Street Lift Station	ALL	100%	0%	\$ 576,667	\$ 8,010,222				\$ 8,586,889
Collection	Sewer Condition Assessment	ALL	100%	0%			\$ 434,460			\$ 434,460
Collection	Sewer Flow Study & Calibration	ALL	100%	0%				\$ 190,080		\$ 190,080
Collection		ALL	100%	0%						\$ -
										\$ -

Project Costs Dedicated to Repair and Replacement:	\$	576,667	\$	8,010,222	\$	434,460	\$	190,080	\$	-	\$	9,211,429
Project Costs Dedicated to Expansion:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Annual Total Cost:	\$	576,667	\$	8,010,222	\$	434,460	\$	190,080	\$	-	\$	9,211,429

**Kingsbury GID
Sewer Utility Rate Model
Sewer Operating Reserve Fund
Alternative 1-1**



FY	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Cash Balance	\$ 4,398,691	\$ 3,736,670	\$ (4,432,077)	\$ (5,101,491)	\$ (5,606,402)	\$ (6,004,769)	\$ (6,490,554)	\$ (7,067,881)	\$ (7,741,137)	\$ (8,514,991)
Depreciation Fund	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759
Reserve Funded from Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used as Revenue Source	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used to Fund Shortfalls/Capital Projects	\$ (760,780)	\$ (8,267,506)	\$ (768,173)	\$ (603,671)	\$ (497,126)	\$ (584,544)	\$ (676,086)	\$ (772,015)	\$ (872,613)	\$ (978,185)
Restricted Reserve (Vehicle + Asset Replacement)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)
Sewer Investment Reserve	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)
Ex. Debt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Debt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Not Used										
Current Rate Delta (deficiency)										
Free Cash	\$ 3,220,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 3,736,670	\$ (4,432,077)	\$ (5,101,491)	\$ (5,606,402)	\$ (6,004,769)	\$ (6,490,554)	\$ (7,067,881)	\$ (7,741,137)	\$ (8,514,991)	\$ (9,394,417)
Internal Reserves										
New Debt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Goal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Reserves	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471
Minimum Account Balance	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471
Net Operating Income	\$ (85,353)	\$ (158,526)	\$ (234,954)	\$ (314,832)	\$ (398,367)	\$ (485,785)	\$ (577,327)	\$ (671,256)	\$ (773,854)	\$ (879,426)
Ex Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Coverage Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



**Kingsbury GID
Sewer Utility Rate Model
Revenue Requirement
Alternative 1-1**



	FY	2027	2028	2029	2030	2031
Revenue Sources						
Rate Revenue	\$	1,847,111	\$ 1,847,111	\$ 1,847,111	\$ 1,847,111	\$ 1,847,111
Additional Rate Revenue After Adjustment	\$	-	\$ -	\$ -	\$ -	\$ -
Special Assessment	\$	-	\$ -	\$ -	\$ -	\$ -
Reserves	\$	-	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$	152,783	\$ 154,117	\$ 155,463	\$ 156,824	\$ 158,198
Other Service Charges	\$	-	\$ -	\$ -	\$ -	\$ -
Total Revenue Sources	\$	1,999,894	\$ 2,001,228	\$ 2,002,574	\$ 2,003,935	\$ 2,005,309
Expenses						
Sewer Operation & Maintenance	\$	2,085,247	\$ 2,159,753	\$ 2,237,528	\$ 2,318,766	\$ 2,403,676
Non Operating Expenses	\$	-	\$ -	\$ -	\$ -	\$ -
Capital Outlay Directly Funded by Rates	\$	576,667	\$ 8,010,222	\$ 434,460	\$ 190,080	\$ -
Existing Debt Service	\$	-	\$ -	\$ -	\$ -	\$ -
Future Debt Service	\$	-	\$ -	\$ -	\$ -	\$ -
Depreciation	\$	98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759
Total Revenue Requirement	\$	2,760,674	\$ 10,268,734	\$ 2,770,747	\$ 2,607,605	\$ 2,502,435
Net Cash Flow (Deficiency)	\$	(760,780)	\$ (8,267,506)	\$ (768,173)	\$ (603,671)	\$ (497,126)

Rate Adjustments	FY	2027	2028	2029	2030	2031
Rate Revenues with Prior Year Adjustment	\$	1,847,111	\$ 1,847,111	\$ 1,847,111	\$ 1,847,111	\$ 1,847,111
Annual Rate Adjustment Required		41.19%	447.59%	41.59%	32.68%	26.91%
Number of Months Rate Adjustment will be in Effect		12	12	12	12	12
<i>Percentage Increase to Generate Required Revenue</i>		41.19%	447.59%	41.59%	32.68%	26.91%
Proposed Rate Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%
Total Revenue Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%

APPENDIX 2:
RATE MODEL WORKSHEETS
PREFERRED ALTERNATIVE(S)



General Assumptions

Study Details		
Enter Current Fiscal Year	2026	
Duration of Study Period (Years)	5	

Financial Policies

			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Operating Reserve												
Minimum Operating Account Balance	60	days; 2 months	\$ 476,678	\$ 499,883	\$ 524,523	\$ 550,708	\$ 578,557	\$ 608,198	\$ 639,773	\$ 673,435	\$ 709,351	\$ 747,702

Debt Covenant/Bond Reserve

Select Debt Covenant Balance Goal	1
-----------------------------------	---

- 1 10% of Debt Service (Principal + Interest)
- 2 2 - Amount at Right
- 3 3 - No Debt or Reserve Not Funded

		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	\$	-	-	-	-	-	-	-	-	-	-
2	\$	168,020,369	168,020,369	168,020,369	168,020,369	168,020,369	168,020,369	168,020,369	168,020,369	168,020,369	168,020,369

Economic Factors that Govern Cost Projections

		FYE:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	General Cost Inflation	Last 5-year average	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
2	Construction Cost Inflation	ENR-CC 5-year moving average	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
3	Labor Cost Inflation	ask KGID	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
4	Benefits Cost Inflation	ask KGID	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
5	Customer Growth		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Cumulative Growth		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7	General Inflation Plus Growth		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
8	No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
9	Investment Rate of Return	ask KGID	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
10	Cumulative Construction Cost Inflation		3.80%	7.60%	11.40%	15.20%	19.00%	22.80%	26.60%	30.40%	34.20%	38.00%
11	[Not used]											

KGD
Water Rate Model
Alternative 1-3
Operating Fund Revenue & Expenditure Projections



Revenues	Projection Method	FYE	Budget		Projection Value	User Override	Input	Projection Value	Projection									
			2024	2025					2031	2032	2033	2034	2035	2036				
RESIDENTIAL USER RATES	No Escalation		\$ 3,990,423	\$ 4,053,576	\$ 4,252,932	User Defined >>	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	\$ 4,201,508	
COMMERCIAL USER RATES	No Escalation		\$ 453,571	\$ 474,056	\$ 474,056	User Defined >>	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	\$ 449,959	
FIRE PROTECTION-COMMERCIAL	No Escalation		\$ 63,277	\$ 68,364	\$ 104,694	User Defined >>	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	\$ 105,142	
FIRE PROTECTION-RESIDENTIAL	No Escalation		\$ 94,137	\$ 94,137	\$ 94,137	User Defined >>	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	\$ 94,137	
CONNECTION FEES	No Escalation		\$ 25,000	\$ 96,550	\$ 14,712	User Defined >>	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	
Total Service Charge			\$ 4,646,408	\$ 4,806,663	\$ 4,950,331		\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	
Miscellaneous Revenue			\$ 62,136	\$ 32,747	\$ 52,500	Budget 2025 Value	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	
FEARLESS SERVICE CHARGES, RETURN CHECK FEES	No Escalation		\$ 62,136	\$ 32,747	\$ 52,500	Budget 2025 Value	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	\$ 60,558	
INVESTMENT EARNINGS	Investment Rate of Return		\$ 183,210	\$ 245,188	\$ 345,188	User Defined >>	\$ 180,023	\$ 180,023	\$ 183,441	\$ 185,478	\$ 187,333	\$ 189,206	\$ 191,098	\$ 192,909	\$ 194,939	\$ 196,889	\$ 198,889	
GRANT REVENUE	No Escalation		\$ 30,825	\$ 50,202	\$ 59,688	User Defined >>	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	\$ 63,364	
General Cost Inflation			\$ 25,000	\$ 25,000	\$ 25,000	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Budget 2026 Value			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Budget 2026 Value			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Budget 2026 Value			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General Cost Inflation			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Miscellaneous Revenues			\$ 296,171	\$ 2,778,147	\$ 476,386		\$ 303,945	\$ 303,945	\$ 305,745	\$ 307,545	\$ 309,400	\$ 311,255	\$ 313,128	\$ 315,020	\$ 316,891	\$ 318,861	\$ 320,811	
Total Revenues			\$ 4,942,579	\$ 7,584,810	\$ 5,426,717		\$ 5,172,691	\$ 5,172,691	\$ 5,174,491	\$ 5,176,291	\$ 5,178,106	\$ 5,180,001	\$ 5,181,874	\$ 5,183,766	\$ 5,185,677	\$ 5,187,607	\$ 5,189,537	

**KGID
Water Rate Model
Capital Funding Plan
Alternative 1-3**



CIP Expenditures	FYE	2027	2028	2029	2030	2031
Project Costs Dedicated to Repair and Replacement	\$	1,557,000	\$ 1,614,000	\$ 1,671,000	\$ 1,728,000	\$ 1,785,000
Project Costs Dedicated to Expansion	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Expenditures to be Funded	\$	1,557,000	\$ 1,614,000	\$ 1,671,000	\$ 1,728,000	\$ 1,785,000

Capital Funding Plan	FYE	2027	2028	2029	2030	2031
Grants						
Connection Fee Surcharge(s)						
Connection Fees						
Capital Reserve [Not Used]						
DOWL Proposed Loans	\$	-	\$ -	\$ -	\$ -	\$ -
Bond Sales	\$	-	\$ -	\$ -	\$ -	\$ -
Total non-Rate Funding Resources	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Funded through Rates	\$	1,557,000	\$ 1,614,000	\$ 1,671,000	\$ 1,728,000	\$ 1,785,000

Debt Summary	FYE	2027	2028	2029	2030	2031
Existing Debt Obligations						
Water Operating Total Payment:	\$	1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876
Annual Total Payment	\$	1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876
New Debt Obligations						
Annual Principal Payment	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Interest Payment	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Total Payment	\$	-	\$ -	\$ -	\$ -	\$ -

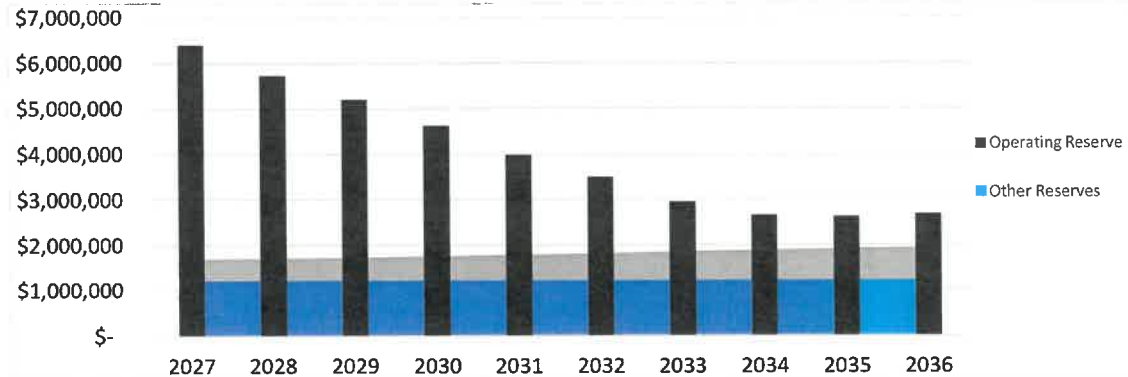
FY 27 - 31 Capital Improvement Plan

Project Type	Project Name	Service Area	% Repair / Replacement	% Expansion	2027	2028	20292	2030	2031	5 - Year CIP Cost
Distribution	Ponderosa MHP Main Replacement	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Tramway and Tine (East) Main Replacement	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Maryanne, Barrett, and Drew, Panorama/Vista Main Replacement	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Granite Springs, Deslissa & Desni	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Water Treatment Plant Filtration & Optimization	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Summit and Terrace View Main Replacement and Looping	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Orion Main Replacement and Looping	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Squaw, Spooner, and Snowbird Main Replacement	ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Distribution	Annual Program	ALL	100%	0%	\$ 1,557,000	\$ 1,614,000	\$ 1,671,000	\$ 1,728,000	\$ 1,785,000	\$ 8,355,000
		ALL	100%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Costs Dedicated to Repair and Replacement:					\$ 1,557,000	\$ 1,614,000	\$ 1,671,000	\$ 1,728,000	\$ 1,785,000	\$ 8,355,000
Project Costs Dedicated to Expansion:					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Total Cost:					\$ 1,557,000	\$ 1,614,000	\$ 1,671,000	\$ 1,728,000	\$ 1,785,000	\$ 8,355,000

**KGID
Water Rate Model
Operating Reserve Funds
Alternative 1-3**



FYE	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Cash Balance	\$ 7,023,605	\$ 6,397,329	\$ 5,726,591	\$ 5,202,650	\$ 4,625,317	\$ 3,989,353	\$ 3,502,257	\$ 2,943,909	\$ 2,652,884	\$ 2,620,881
Depreciation Fund	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979
Reserve Funded from Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used as Revenue Source	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used to Fund Shortfalls/Capital Projects	\$ (2,137,255)	\$ (2,181,717)	\$ (2,034,920)	\$ (2,088,312)	\$ (2,146,942)	\$ (1,998,076)	\$ (2,069,327)	\$ (1,802,004)	\$ (1,542,982)	\$ (1,450,991)
Restricted Reserve (Vehicle + Asset Replacement)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)	\$ (664,206)
Water Investment Reserve	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)
KGID/TRPA Restricted Reserve	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)	\$ (45,300)
Ex. Debt Reserve (Distribution + Treatment)	\$ (820,871)	\$ (820,067)	\$ (711,453)	\$ (710,649)	\$ (709,805)	\$ (591,225)	\$ (590,380)	\$ (398,681)	\$ (206,982)	\$ (103,491)
New Debt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve	\$ (476,678)	\$ (499,883)	\$ (524,523)	\$ (550,708)	\$ (578,557)	\$ (608,198)	\$ (639,773)	\$ (673,435)	\$ (709,351)	\$ (747,702)
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Free Cash	\$ 3,890,275	\$ 3,197,135	\$ 2,757,167	\$ 2,154,453	\$ 1,491,486	\$ 1,093,328	\$ 504,250	\$ 371,262	\$ 495,042	\$ 620,170
Ending Cash Balance	\$ 6,397,329	\$ 5,726,591	\$ 5,202,650	\$ 4,625,317	\$ 3,989,353	\$ 3,502,257	\$ 2,943,909	\$ 2,652,884	\$ 2,620,881	\$ 2,680,869
Internal Reserves										
Ex. Debt Reserve (Distribution + Treatment)	\$ 1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876	\$ 1,071,891	\$ 1,070,359	\$ 722,809	\$ 375,258	\$ 187,629
2007 DWSRF	\$ 199,831	\$ 198,374	\$ 1,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2010 DWSRF	\$ 218,049	\$ 218,049	\$ 218,049	\$ 218,049	\$ 216,517	\$ 1,532	\$ -	\$ -	\$ -	\$ -
2012 DWSRF	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 695,101	\$ 347,550	\$ -	\$ -
2015 DWSRF	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 375,258	\$ 187,629
Operating Reserve	\$ 476,678	\$ 499,883	\$ 524,523	\$ 550,708	\$ 578,557	\$ 608,198	\$ 639,773	\$ 673,435	\$ 709,351	\$ 747,702
Goal	\$ 476,678	\$ 499,883	\$ 524,523	\$ 550,708	\$ 578,557	\$ 608,198	\$ 639,773	\$ 673,435	\$ 709,351	\$ 747,702
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Reserves	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506	\$ 1,209,506
Net Operating Income	\$ 2,418,963	\$ 2,430,043	\$ 2,436,924	\$ 2,439,075	\$ 2,435,913	\$ 2,426,794	\$ 2,411,811	\$ 2,402,794	\$ 2,356,255	\$ 2,315,478
Ex Debt Service	\$ 1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876	\$ 1,071,891	\$ 1,070,359	\$ 722,809	\$ 375,258	\$ 185,490
Future Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Coverage Ratio	1.63	1.63	1.89	1.89	1.89	2.26	2.25	3.30	6.28	12.48



KGID
Water Rate Model
Revenue Requirement
Alternative 1-3



FYE	2027	2028	2029	2030	2031
Revenue Sources					
Rate Revenue	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746	\$ 4,868,746
Additional Rate Revenue After Adjustment	\$ 146,062	\$ 296,507	\$ 451,464	\$ 611,071	\$ 775,465
Miscellaneous Revenues	\$ 303,945	\$ 305,745	\$ 307,563	\$ 309,400	\$ 311,255
Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue Sources	\$ 5,318,753	\$ 5,470,998	\$ 5,627,774	\$ 5,789,216	\$ 5,955,466
Expenses					
Operation & Maintenance	\$ 2,899,790	\$ 3,040,955	\$ 3,190,850	\$ 3,350,142	\$ 3,519,553
Depreciation	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979	\$ 1,510,979
Capital Outlay Directly Funded by Rates	\$ 1,557,000	\$ 1,614,000	\$ 1,671,000	\$ 1,728,000	\$ 1,785,000
Existing Debt Service	\$ 1,488,239	\$ 1,486,782	\$ 1,289,865	\$ 1,288,408	\$ 1,286,876
Future Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue Requirement	\$ 7,456,008	\$ 7,652,715	\$ 7,662,694	\$ 7,877,528	\$ 8,102,408
Net Cash Flow (Deficiency)	\$ (2,137,255)	\$ (2,181,717)	\$ (2,034,920)	\$ (2,088,312)	\$ (2,146,942)

Rate Adjustments	FYE	2027	2028	2029	2030	2031
Rate Revenues with Prior Year Adjustment		\$ 5,014,808	\$ 5,165,253	\$ 5,320,210	\$ 5,479,817	\$ 5,644,211
Annual Rate Adjustment Required		42.62%	42.24%	38.25%	38.11%	38.04%
Number of Months Rate Adjustment will be in Effect		12	12	12	12	12
<i>Percentage Increase to Generate Required Revenue</i>		<i>42.62%</i>	<i>42.24%</i>	<i>38.25%</i>	<i>38.11%</i>	<i>38.04%</i>
Proposed Rate Adjustment		3.00%	3.00%	3.00%	3.00%	3.00%

Kingsbury GID
Sewer Utility Rate Model
Assumptions
Alternative 1-4



v4.0

General Assumptions

Study Details

Enter Current Fiscal Year	2026
Duration of Study Period (Years)	5
Assumed Residential Flow (gpd)	165

Financial Policies

General Obligation Debt Limit

Debt limit	
------------	--

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1										

Operating Reserve

60 days of most recent audited operating reserve: 0 days

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
\$	-	-	-	-	-	-	-	-	-	-

Economic Factors that Govern Cost Projections

	FYE:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1 General Cost Inflation	Last 5-year average	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
2 Construction Cost Inflation	ENR-CC 5-year moving average	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
3 Labor Cost Inflation	per KGID	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
4 Benefits Cost Inflation	per KGID	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
5 General Cost Inflation Capped		3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
6 General Cost Inflation Delayed		0.00%	0.00%	0.00%	3.70%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
7 No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8 General Cost Inflation (CPI) Plus Growth		3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%	3.73%
9 Fund Earnings		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
10 Kingsbury Customer Growth		0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%
11 Not Used		0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%
12 Not Used		0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%	0.73%
13 Cumulative Construction Cost Inflation	Applies to CIP	3.80%	7.60%	11.40%	15.20%	19.00%	22.80%	26.60%	30.40%	34.20%	38.00%

Kingsbury GID
Sewer Utility Rate Model
Operating Fund Revenue & Expenditure Projections
Alternative 1-4



Expenditures	Projection Method	FY	Historical Actuals		Budget 2026	Select Projection Value Methodology	User Override Input	Projection Value	Projection									
			2024	2025					2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
O&M Expenses																		
PAYROLL	Labor Cost Inflation		\$ 189,789	\$ 216,570	\$ 237,794	User Defined >>	\$ 160,576	\$ 160,576	\$ 160,576	\$ 168,905	\$ 177,035	\$ 185,887	\$ 195,181	\$ 204,940	\$ 215,187	\$ 225,947	\$ 237,244	\$ 249,106
BENEFITS	Benefits Cost Inflation		\$ 131,878	\$ 198,173	\$ 197,739	User Defined >>	\$ 124,811	\$ 124,811	\$ 124,811	\$ 137,292	\$ 151,011	\$ 166,123	\$ 182,736	\$ 201,009	\$ 221,110	\$ 243,221	\$ 267,543	\$ 294,298
ACCOUNTING	General Cost Inflation		\$ 13,500	\$ 17,478	\$ 19,020	User Defined >>	\$ 19,020	\$ 19,020	\$ 19,020	\$ 19,591	\$ 20,178	\$ 20,784	\$ 21,407	\$ 22,049	\$ 22,711	\$ 23,392	\$ 24,094	\$ 24,817
BANK CHARGES	General Cost Inflation		\$ 32,453	\$ 34,777	\$ 35,360	User Defined >>	\$ 37,189	\$ 37,189	\$ 37,189	\$ 38,305	\$ 39,454	\$ 40,638	\$ 41,857	\$ 43,112	\$ 44,406	\$ 45,738	\$ 47,110	\$ 48,523
BAD DEBT	General Cost Inflation		\$ 13,202	\$ 20,958	\$ 9,284	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BUILDING REPAIR & MAINT.	General Cost Inflation		\$ 31,413	\$ 31,419	\$ 31,419	User Defined >>	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,390	\$ 10,789	\$ 11,195	\$ 11,607	\$ 12,027	\$ 12,453	\$ 12,885	\$ 13,323	\$ 13,767
BUSINESS MEALS	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COMPUTER EXPENSE	General Cost Inflation		\$ 34,269	\$ 17,861	\$ 21,876	User Defined >>	\$ 24,893	\$ 24,893	\$ 24,893	\$ 25,640	\$ 26,409	\$ 27,201	\$ 28,017	\$ 28,858	\$ 29,724	\$ 30,615	\$ 31,534	\$ 32,486
DCSID M & O	General Cost Inflation		\$ 725,553	\$ 823,691	\$ 848,359	User Defined >>	\$ 860,307	\$ 860,307	\$ 860,307	\$ 886,116	\$ 912,700	\$ 940,081	\$ 968,283	\$ 997,322	\$ 1,027,232	\$ 1,058,009	\$ 1,089,811	\$ 1,122,596
DCSID ASSESSMENTS	General Cost Inflation		\$ 486,029	\$ 490,034	\$ 485,246	User Defined >>	\$ 471,620	\$ 471,620	\$ 471,620	\$ 485,769	\$ 500,342	\$ 515,352	\$ 530,812	\$ 546,737	\$ 563,139	\$ 580,033	\$ 597,434	\$ 615,327
DUES AND SUBSCRIPTIONS	General Cost Inflation		\$ 4,346	\$ 4,346	\$ 4,931	User Defined >>	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262
ENGINEERING & SURVEYING	General Cost Inflation		\$ 10,250	\$ 10,250	\$ 10,250	User Defined >>	\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,930	\$ 32,888	\$ 33,875	\$ 34,891	\$ 35,937	\$ 37,016	\$ 38,126	\$ 39,270	\$ 40,448
EQUIP. SUPPLIES & RBM	General Cost Inflation		\$ 212,748	\$ 212,748	\$ 215,040	User Defined >>	\$ 192,800	\$ 192,800	\$ 192,800	\$ 198,584	\$ 204,542	\$ 210,678	\$ 216,998	\$ 223,508	\$ 230,213	\$ 237,120	\$ 244,233	\$ 251,560
EQUIPMENT RENTAL	General Cost Inflation		\$ 3,847	\$ 3,847	\$ 3,824	User Defined >>	\$ 3,824	\$ 3,824	\$ 3,824	\$ 3,939	\$ 4,057	\$ 4,179	\$ 4,304	\$ 4,433	\$ 4,566	\$ 4,703	\$ 4,844	\$ 4,989
EROSION & DRAINAGE	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FACILITIES RENT	General Cost Inflation		\$ 12,998	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIELD SUPPLIES/TOOLS/SIGNS	General Cost Inflation		\$ 25,676	\$ 26,694	\$ 27,888	User Defined >>	\$ 29,283	\$ 29,283	\$ 29,283	\$ 30,161	\$ 31,066	\$ 31,998	\$ 32,958	\$ 33,947	\$ 34,965	\$ 36,014	\$ 37,095	\$ 38,208
INSURANCE AND BONDS	General Cost Inflation		\$ 500	\$ 500	\$ 500	User Defined >>	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,193	\$ 1,227	\$ 1,261	\$ 1,305
INVENTORY PARTS	General Cost Inflation		\$ 17,400	\$ 17,400	\$ 15,000	User Defined >>	\$ 35,216	\$ 35,216	\$ 35,216	\$ 36,272	\$ 37,361	\$ 38,481	\$ 39,636	\$ 40,825	\$ 42,050	\$ 43,311	\$ 44,611	\$ 45,949
LEGAL	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LEGAL LABOR NEGOTIATIONS	General Cost Inflation		\$ -	\$ 2,108	\$ 2,108	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LIEN FEES	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
METER REPAIR & MAINT	General Cost Inflation		\$ 4,600	\$ 4,600	\$ 6,153	User Defined >>	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262
MISCELLANEOUS	General Cost Inflation		\$ 4,637	\$ 4,637	\$ 8,000	User Defined >>	\$ 7,600	\$ 7,600	\$ 7,600	\$ 7,828	\$ 8,098	\$ 8,405	\$ 8,748	\$ 9,127	\$ 9,543	\$ 9,997	\$ 10,490	\$ 11,023
OFFICE JANITORIAL	General Cost Inflation		\$ 16,242	\$ 16,582	\$ 6,935	User Defined >>	\$ 6,955	\$ 6,955	\$ 6,955	\$ 7,164	\$ 7,379	\$ 7,600	\$ 7,828	\$ 8,063	\$ 8,305	\$ 8,554	\$ 8,810	\$ 9,075
OFFICE SUPPLIES	General Cost Inflation		\$ 405	\$ 405	\$ 405	User Defined >>	\$ 405	\$ 405	\$ 405	\$ 417	\$ 430	\$ 443	\$ 456	\$ 470	\$ 484	\$ 498	\$ 513	\$ 528
PERMITS AND FEES	General Cost Inflation		\$ 4,760	\$ 4,760	\$ 4,420	User Defined >>	\$ 4,760	\$ 4,760	\$ 4,760	\$ 4,903	\$ 5,050	\$ 5,201	\$ 5,357	\$ 5,518	\$ 5,684	\$ 5,854	\$ 6,030	\$ 6,211
POSTAGE	General Cost Inflation		\$ 1,590	\$ 1,590	\$ 2,200	User Defined >>	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,265	\$ 2,334	\$ 2,404	\$ 2,476	\$ 2,550	\$ 2,627	\$ 2,706	\$ 2,787	\$ 2,871
PUBLICATION CHARGES	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROAD MAINT. & SUPPLIES	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAFETY EQUIPMENT	General Cost Inflation		\$ 8,580	\$ 8,580	\$ 6,804	User Defined >>	\$ 9,804	\$ 9,804	\$ 9,804	\$ 10,098	\$ 10,401	\$ 10,713	\$ 11,034	\$ 11,366	\$ 11,706	\$ 12,058	\$ 12,419	\$ 12,792
SECURITY EXPENSE	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SEWER FLOW MANAGEMENT	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SHOP SUPPLIES/SM. TOOLS	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SNOW REMOVAL - PLOWING	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SNOW REMOVAL - SANDING	General Cost Inflation		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SNOW REMOVAL - ANTI/DE ICING	General Cost Inflation		\$ 1,632	\$ 1,632	\$ 1,632	User Defined >>	\$ 1,632	\$ 1,632	\$ 1,632	\$ 1,681	\$ 1,731	\$ 1,783	\$ 1,837	\$ 1,892	\$ 1,949	\$ 2,007	\$ 2,067	\$ 2,129
TELEPHONE	General Cost Inflation		\$ 5,874	\$ 5,874	\$ 5,874	User Defined >>	\$ 4,818	\$ 4,818	\$ 4,818	\$ 4,963	\$ 5,111	\$ 5,265	\$ 5,423	\$ 5,585	\$ 5,753	\$ 5,926	\$ 6,103	\$ 6,286
TRAINING & SEMINARS	General Cost Inflation		\$ 3,462	\$ 3,462	\$ 3,462	User Defined >>	\$ 3,460	\$ 3,462	\$ 3,462	\$ 3,567	\$ 3,673	\$ 3,789	\$ 3,897	\$ 4,013	\$ 4,134	\$ 4,258	\$ 4,386	\$ 4,517
TRAVEL	General Cost Inflation		\$ 13,500	\$ 13,500	\$ 13,500	User Defined >>	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,905	\$ 14,322	\$ 14,752	\$ 15,194	\$ 15,650	\$ 16,120	\$ 16,603	\$ 17,101	\$ 17,614
TRUSTEE COMPENSATION	General Cost Inflation		\$ 147	\$ 147	\$ 147	User Defined >>	\$ 147	\$ 147	\$ 147	\$ 151	\$ 156	\$ 161	\$ 165	\$ 170	\$ 176	\$ 181	\$ 186	\$ 192
UNIFORM EXPENSE	General Cost Inflation		\$ 217	\$ 117	\$ 147	User Defined >>	\$ 23,425	\$ 23,425	\$ 23,425	\$ 24,128	\$ 24,852	\$ 25,597	\$ 26,365	\$ 27,156	\$ 27,971	\$ 28,810	\$ 29,674	\$ 30,565
UTILITIES - GAS/ELECTRIC	General Cost Inflation		\$ 32,271	\$ 30,000	\$ 23,425	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 2,044,128	\$ 2,157,030	\$ 2,204,036		\$ 2,085,247	\$ 2,085,247	\$ 2,159,753	\$ 2,237,528	\$ 2,318,766	\$ 2,403,676	\$ 2,492,481	\$ 2,585,425	\$ 2,682,769	\$ 2,784,797	\$ 2,891,813	
Non Operating Expenses																		
Interest Income	Projection Method	FY	2024	2025	2026	Select Projection Value Methodology	User Override Input	Projection Value	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
No Escalation	Budget 2026 Value		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No Escalation	Budget 2025 Value		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No Escalation	Budget 2024 Value		\$ -	\$ -	\$ -	User Defined >>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Operating Expenses			\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures			\$ 2,044,128	\$ 2,157,030	\$ 2,204,036		\$ 2,085,247	\$ 2,085,247	\$ 2,159,753	\$ 2,237,528	\$ 2,318,766	\$ 2,403,676	\$ 2,492,481	\$ 2,585,425	\$ 2,682,769	\$ 2,784,797	\$ 2,891,813	
Depreciation Expenses																		
Existing Depreciation Expense	Projection Method	FY	2024	2025	2026	Select Projection Value Methodology	User Override Input	Projection Value	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
No Escalation			\$ 56,023	\$ 62,176	\$ 68,437	User Defined >>	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759

**Kingsbury GID
Sewer Utility Rate Model
Capital Funding Plan
Alternative 1-4**



CIP Expenditures	FYE	2027	2028	2029	2030	2031
Project Costs Dedicated to Repair and Replacement	\$	576,667	\$ 11,567,000	\$ 434,460	\$ 190,080	\$ -
Project Costs Dedicated to Expansion	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Expenditures to be Funded	\$	576,667	\$ 11,567,000	\$ 434,460	\$ 190,080	\$ -

Capital Funding Plan	FYE	2027	2028	2029	2030	2031
Funding Sources for Alternative 1-4						
Grants						
Connection Fees	\$	-	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$	-	\$ -	\$ -	\$ -	\$ -
Surcharge	\$	-	\$ -	\$ -	\$ -	\$ -
Loans	\$	-	\$ 11,567,000	\$ -	\$ -	\$ -
Not Used	\$	-	\$ -	\$ -	\$ -	\$ -
Bond Sales	\$	-	\$ -	\$ -	\$ -	\$ -
Total CIP Expansion Funding Resources	\$	-	\$ 11,567,000	\$ -	\$ -	\$ -
Total CIP Funded through Rates	\$	576,667	\$ -	\$ 434,460	\$ 190,080	\$ -
Check	\$	-	\$ 11,567,000	\$ -	\$ -	\$ -

Debt Summary	FYE	2027	2028	2029	2030	2031
Existing Debt Obligations						
Sewer Operating Total Payment:	\$	-	\$ -	\$ -	\$ -	\$ -
Annual Total Payment	\$	-	\$ -	\$ -	\$ -	\$ -
New Debt Obligations						
Annual Principal Payment	\$	-	\$ -	\$ 130,591	\$ 266,099	\$ 272,793
Annual Interest Payment	\$	-	\$ -	\$ 144,588	\$ 284,257	\$ 277,563
Annual Total Payment	\$	-	\$ -	\$ 275,178	\$ 550,356	\$ 550,356

FY 27 - 31 Capital Improvement Plan

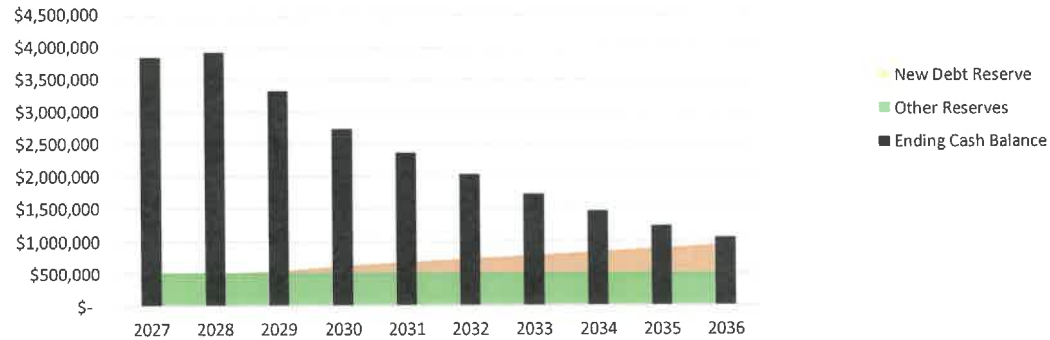
Project Type	Project Name	Service Area	% Repair / Replacement	% Expansion	2027	2028	2029	2030	2031	5 - Year CIP Cost
Collection	Market Street Lift Station	ALL	100%	0%	\$ 576,667	\$ 11,567,000				\$ 12,143,667
Collection	Sewer Condition Assessment	ALL	100%	0%		\$ -	\$ 434,460			\$ 434,460
Collection	Sewer Flow Study & Calibration	ALL	100%	0%		\$ -		\$ 190,080		\$ 190,080
Collection		ALL	100%	0%		\$ -				\$ -
						\$ -				\$ -

Project Costs Dedicated to Repair and Replacement:	\$	576,667	\$	11,567,000	\$	434,460	\$	190,080	\$	-	\$	12,768,207
Project Costs Dedicated to Expansion:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Annual Total Cost:	\$	576,667	\$	11,567,000	\$	434,460	\$	190,080	\$	-	\$	12,768,207

**Kingsbury GID
Sewer Utility Rate Model
Sewer Operating Reserve Fund
Alternative 1-4**



FY	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Cash Balance	\$ 4,398,691	\$ 3,847,497	\$ 3,917,274	\$ 3,325,510	\$ 2,733,067	\$ 2,362,665	\$ 2,026,117	\$ 1,725,362	\$ 1,462,380	\$ 1,239,188
Depreciation Fund	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759
Reserve Funded from Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used as Revenue Source	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Used to Fund Shortfalls/Capital Projects	\$ (649,953)	\$ (28,982)	\$ (690,523)	\$ (691,202)	\$ (469,161)	\$ (435,307)	\$ (399,514)	\$ (361,741)	\$ (321,952)	\$ (280,118)
Restricted Reserve (Vehicle + Asset Replacement)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)	\$ (16,471)
Sewer Investment Reserve	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)
Ex. Debt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Debt Reserve	\$ -	\$ -	\$ (27,518)	\$ (110,071)	\$ (165,107)	\$ (220,142)	\$ (275,178)	\$ (330,214)	\$ (385,249)	\$ (440,285)
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Not Used										
Current Rate Delta (deficiency)										
Free Cash	\$ 3,331,026	\$ 3,400,803	\$ 2,781,521	\$ 2,106,525	\$ 1,681,087	\$ 1,289,504	\$ 933,713	\$ 615,695	\$ 337,467	\$ 101,073
Ending Cash Balance	\$ 3,847,497	\$ 3,917,274	\$ 3,325,510	\$ 2,733,067	\$ 2,362,665	\$ 2,026,117	\$ 1,725,362	\$ 1,462,380	\$ 1,239,188	\$ 1,057,829
Internal Reserves										
New Debt Reserve	\$ -	\$ -	\$ 27,518	\$ 110,071	\$ 165,107	\$ 220,142	\$ 275,178	\$ 330,214	\$ 385,249	\$ 440,285
Loan 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan 2	\$ -	\$ -	\$ 27,518	\$ 110,071	\$ 165,107	\$ 220,142	\$ 275,178	\$ 330,214	\$ 385,249	\$ 440,285
Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Goal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Reserves	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471	\$ 516,471
Minimum Account Balance	\$ 516,471	\$ 516,471	\$ 543,989	\$ 626,542	\$ 681,578	\$ 736,614	\$ 791,649	\$ 846,685	\$ 901,720	\$ 956,756
Net Operating Income	\$ 25,473	\$ 69,777	\$ 117,874	\$ 147,993	\$ 179,954	\$ 213,808	\$ 249,601	\$ 287,373	\$ 327,164	\$ 368,997
Ex Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Future Debt Service	\$ -	\$ -	\$ 275,178	\$ 550,356	\$ 550,356	\$ 550,356	\$ 550,356	\$ 550,356	\$ 550,356	\$ 550,356
Debt Coverage Ratio	N/A	N/A	0.43	0.27	0.33	0.39	0.45	0.52	0.59	0.67



**Kingsbury GID
Sewer Utility Rate Model
Revenue Requirement
Alternative 1-4**



	FY	2027	2028	2029	2030	2031
Revenue Sources						
Rate Revenue	\$	1,847,111	\$ 1,847,111	\$ 1,847,111	\$ 1,847,111	\$ 1,847,111
Additional Rate Revenue After Adjustment	\$	110,827	\$ 228,303	\$ 352,828	\$ 462,825	\$ 578,321
Special Assessment	\$	-	\$ -	\$ -	\$ -	\$ -
Reserves	\$	-	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$	152,783	\$ 154,117	\$ 155,463	\$ 156,824	\$ 158,198
Other Service Charges	\$	-	\$ -	\$ -	\$ -	\$ -
Total Revenue Sources	\$	2,110,721	\$ 2,229,530	\$ 2,355,402	\$ 2,466,759	\$ 2,583,630
Expenses						
Sewer Operation & Maintenance	\$	2,085,247	\$ 2,159,753	\$ 2,237,528	\$ 2,318,766	\$ 2,403,676
Non Operating Expenses	\$	-	\$ -	\$ -	\$ -	\$ -
Capital Outlay Directly Funded by Rates	\$	576,667	\$ -	\$ 434,460	\$ 190,080	\$ -
Existing Debt Service	\$	-	\$ -	\$ -	\$ -	\$ -
Future Debt Service	\$	-	\$ -	\$ 275,178	\$ 550,356	\$ 550,356
Depreciation	\$	98,759	\$ 98,759	\$ 98,759	\$ 98,759	\$ 98,759
Total Revenue Requirement	\$	2,760,674	\$ 2,258,512	\$ 3,045,925	\$ 3,157,962	\$ 3,052,791
Net Cash Flow (Deficiency)	\$	(649,953)	\$ (28,982)	\$ (690,523)	\$ (691,202)	\$ (469,161)

	FY	2027	2028	2029	2030	2031
Rate Adjustments						
Rate Revenues with Prior Year Adjustment	\$	1,957,938	\$ 2,075,414	\$ 2,199,939	\$ 2,309,936	\$ 2,425,432
Annual Rate Adjustment Required		33.20%	1.40%	31.39%	29.92%	19.34%
Number of Months Rate Adjustment will be in Effect		12	12	12	12	12
<i>Percentage Increase to Generate Required Revenue</i>		<i>33.20%</i>	<i>1.40%</i>	<i>31.39%</i>	<i>29.92%</i>	<i>19.34%</i>
Proposed Rate Adjustment		6.00%	6.00%	6.00%	5.00%	5.00%
No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%
Total Revenue Adjustment		6.00%	6.00%	6.00%	5.00%	5.00%

APPENDIX 3: WATER RATES

KGID Board of Trustees
 Ed Johns, Chairperson
 Sara Nelson, Vice Chair
 Cindy Trigg, Secretary/Treasurer
 Jessica Grime, Trustee
 John Shearer, Trustee



Contact Info
 Derek Dombrook, General Manager
 Byran Moss, Operations Superintendent
 Judy Brewer, Administrative & Human Resources Supervisor
 255 Kingsbury Grade, Suite A
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 775-588-3548 Fax 775-588-3541
www.kgid.org or derek@kgid.org

Alternative 3

Rate Effective July 1, 2026

The Board of Trustees held a Public Hearing on Tuesday, June 11, 2026, at the Kingsbury GID Offices and approved water rate Increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2026, for year one (1) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$92.57	\$9.26
1"	1.67	\$154.59	\$15.47
1.5"	3.33	\$308.25	\$30.83
2"	5.33	\$493.37	\$49.34
3"	10.67	\$987.66	\$98.77
4"	16.67	\$1,543.02	\$154.30
6"	33.33	\$3,085.14	\$308.51
8"	53.33	\$4,936.40	\$493.64

The last approved Increase went into effect July 1, 2019. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.63	1-12,000	\$3.14	12,001-25,000	\$3.66	25,001 - Unlimited
Residential 1"	\$2.63	1-20,040	\$3.14	20,041-41,750	\$3.66	41,751 - Unlimited
Residential 1.5"	\$2.63	1-39,960	\$3.14	39,961-83,250	\$3.66	83,251 - Unlimited
Residential 2"	\$2.63	1-63,960	\$3.14	63,961-133,250	\$3.66	133,251 - Unlimited
Residential 3"	\$2.63	1-128,040	\$3.14	128,041-266,750	\$3.66	266,751 - Unlimited
Residential 4"	\$2.63	1-200,040	\$3.14	200,041-416,750	\$3.66	416,751 - Unlimited
Residential 6"	\$2.63	1-399,960	\$3.14	399,961-833,250	\$3.66	833,251 - Unlimited
Residential 8"	\$2.63	1-639,960	\$3.14	639,961-1,333,250	\$3.66	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.63	1-12,000	\$3.14	12,001-25,000	\$3.66	25,001 - Unlimited
Commercial 1"	\$2.63	1-20,040	\$3.14	20,041-41,750	\$3.66	41,751 - Unlimited
Commercial 1.5"	\$2.63	1-39,960	\$3.14	39,961-83,250	\$3.66	83,251 - Unlimited
Commercial 2"	\$2.63	1-63,960	\$3.14	63,961-133,250	\$3.66	133,251 - Unlimited
Commercial 3"	\$2.63	1-128,040	\$3.14	128,041-266,750	\$3.66	266,751 - Unlimited
Commercial 4"	\$2.63	1-200,040	\$3.14	200,041-416,750	\$3.66	416,751 - Unlimited
Commercial 6"	\$2.63	1-399,960	\$3.14	399,961-833,250	\$3.66	833,251 - Unlimited
Commercial 8"	\$2.63	1-639,960	\$3.14	639,961-1,333,250	\$3.66	1,333,251 - Unlimited

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Alternative 4

Rate Effective July 1, 2026

The Board of Trustees held a Public Hearing on Tuesday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2026, for year one (1) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$94.36	\$9.44
1"	1.67	\$157.59	\$15.77
1.5"	3.33	\$314.23	\$31.43
2"	5.33	\$502.95	\$50.30
3"	10.67	\$1,006.83	\$100.68
4"	16.67	\$1,572.98	\$157.30
6"	33.33	\$3,145.04	\$314.50
8"	53.33	\$5,032.25	\$503.22

The last approved increase went into effect July 1, 2019. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.68	1-12,000	\$3.20	12,001-25,000	\$3.73	25,001 - Unlimited
Residential 1"	\$2.68	1-20,040	\$3.20	20,041-41,750	\$3.73	41,751 - Unlimited
Residential 1.5"	\$2.68	1-39,960	\$3.20	39,961-83,250	\$3.73	83,251 - Unlimited
Residential 2"	\$2.68	1-63,960	\$3.20	63,961-133,250	\$3.73	133,251 - Unlimited
Residential 3"	\$2.68	1-128,040	\$3.20	128,041-266,750	\$3.73	266,751 - Unlimited
Residential 4"	\$2.68	1-200,040	\$3.20	200,041-416,750	\$3.73	416,751 - Unlimited
Residential 6"	\$2.68	1-399,960	\$3.20	399,961-833,250	\$3.73	833,251 - Unlimited
Residential 8"	\$2.68	1-639,960	\$3.20	639,961-1,333,250	\$3.73	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.68	1-12,000	\$3.20	12,001-25,000	\$3.73	25,001 - Unlimited
Commercial 1"	\$2.68	1-20,040	\$3.20	20,041-41,750	\$3.73	41,751 - Unlimited
Commercial 1.5"	\$2.68	1-39,960	\$3.20	39,961-83,250	\$3.73	83,251 - Unlimited
Commercial 2"	\$2.68	1-63,960	\$3.20	63,961-133,250	\$3.73	133,251 - Unlimited
Commercial 3"	\$2.68	1-128,040	\$3.20	128,041-266,750	\$3.73	266,751 - Unlimited
Commercial 4"	\$2.68	1-200,040	\$3.20	200,041-416,750	\$3.73	416,751 - Unlimited
Commercial 6"	\$2.68	1-399,960	\$3.20	399,961-833,250	\$3.73	833,251 - Unlimited
Commercial 8"	\$2.68	1-639,960	\$3.20	639,961-1,333,250	\$3.73	1,333,251 - Unlimited

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Water Conservation

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Watering Restrictions

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Alternative 4

Rate Effective July 1, 2027

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2027, for year two (2) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$99.08	\$9.91
1"	1.67	\$165.47	\$16.56
1.5"	3.33	\$329.95	\$33.00
2"	5.33	\$528.10	\$52.81
3"	10.67	\$1,057.18	\$105.72
4"	16.67	\$1,651.63	\$165.17
6"	33.33	\$3,302.30	\$330.22
8"	53.33	\$5,283.86	\$528.38

The last approved Increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.81	1-12,000	\$3.36	12,001-25,000	\$3.91	25,001 - Unlimited
Residential 1"	\$2.81	1-20,040	\$3.36	20,041-41,750	\$3.91	41,751 - Unlimited
Residential 1.5"	\$2.81	1-39,960	\$3.36	39,961-83,250	\$3.91	83,251 - Unlimited
Residential 2"	\$2.81	1-63,960	\$3.36	63,961-133,250	\$3.91	133,251 - Unlimited
Residential 3"	\$2.81	1-128,040	\$3.36	128,041-266,750	\$3.91	266,751 - Unlimited
Residential 4"	\$2.81	1-200,040	\$3.36	200,041-416,750	\$3.91	416,751 - Unlimited
Residential 6"	\$2.81	1-399,960	\$3.36	399,961-833,250	\$3.91	833,251 - Unlimited
Residential 8"	\$2.81	1-639,960	\$3.36	639,961-1,333,250	\$3.91	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.81	1-12,000	\$3.36	12,001-25,000	\$3.91	25,001 - Unlimited
Commercial 1"	\$2.81	1-20,040	\$3.36	20,041-41,750	\$3.91	41,751 - Unlimited
Commercial 1.5"	\$2.81	1-39,960	\$3.36	39,961-83,250	\$3.91	83,251 - Unlimited
Commercial 2"	\$2.81	1-63,960	\$3.36	63,961-133,250	\$3.91	133,251 - Unlimited
Commercial 3"	\$2.81	1-128,040	\$3.36	128,041-266,750	\$3.91	266,751 - Unlimited
Commercial 4"	\$2.81	1-200,040	\$3.36	200,041-416,750	\$3.91	416,751 - Unlimited
Commercial 6"	\$2.81	1-399,960	\$3.36	399,961-833,250	\$3.91	833,251 - Unlimited
Commercial 8"	\$2.81	1-639,960	\$3.36	639,961-1,333,250	\$3.91	1,333,251 - Unlimited

Did you Know?

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Water Conservation

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Alternative 4

Rate Effective July 1, 2028

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2028, for year three (3) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$104.04	\$10.41
1"	1.67	\$173.75	\$17.39
1.5"	3.33	\$346.44	\$34.65
2"	5.33	\$554.50	\$55.45
3"	10.67	\$1,110.04	\$111.00
4"	16.67	\$1,734.21	\$173.42
6"	33.33	\$3,467.41	\$346.73
8"	53.33	\$5,548.06	\$554.80

The last approved increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1.00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1.00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1.00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.95	1-12,000	\$3.53	12,001-25,000	\$4.11	25,001 - Unlimited
Residential 1"	\$2.95	1-20,040	\$3.53	20,041-41,750	\$4.11	41,751 - Unlimited
Residential 1.5"	\$2.95	1-39,960	\$3.53	39,961-83,250	\$4.11	83,251 - Unlimited
Residential 2"	\$2.95	1-63,960	\$3.53	63,961-133,250	\$4.11	133,251 - Unlimited
Residential 3"	\$2.95	1-128,040	\$3.53	128,041-266,750	\$4.11	266,751 - Unlimited
Residential 4"	\$2.95	1-200,040	\$3.53	200,041-416,750	\$4.11	416,751 - Unlimited
Residential 6"	\$2.95	1-399,960	\$3.53	399,961-833,250	\$4.11	833,251 - Unlimited
Residential 8"	\$2.95	1-639,960	\$3.53	639,961-1,333,250	\$4.11	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1.00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1.00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1.00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.95	1-12,000	\$3.53	12,001-25,000	\$4.11	25,001 - Unlimited
Commercial 1"	\$2.95	1-20,040	\$3.53	20,041-41,750	\$4.11	41,751 - Unlimited
Commercial 1.5"	\$2.95	1-39,960	\$3.53	39,961-83,250	\$4.11	83,251 - Unlimited
Commercial 2"	\$2.95	1-63,960	\$3.53	63,961-133,250	\$4.11	133,251 - Unlimited
Commercial 3"	\$2.95	1-128,040	\$3.53	128,041-266,750	\$4.11	266,751 - Unlimited
Commercial 4"	\$2.95	1-200,040	\$3.53	200,041-416,750	\$4.11	416,751 - Unlimited
Commercial 6"	\$2.95	1-399,960	\$3.53	399,961-833,250	\$4.11	833,251 - Unlimited
Commercial 8"	\$2.95	1-639,960	\$3.53	639,961-1,333,250	\$4.11	1,333,251 - Unlimited

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Alternative 4

Rate Effective July 1, 2029

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2029, for year four (4) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$108.20	\$10.82
1"	1.67	\$180.70	\$18.08
1.5"	3.33	\$360.30	\$36.03
2"	5.33	\$576.68	\$57.67
3"	10.67	\$1,154.44	\$115.44
4"	16.67	\$1,803.58	\$180.36
6"	33.33	\$3,606.11	\$360.60
8"	53.33	\$5,769.98	\$577.00

The last approved Increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1.00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1.00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1.00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$3.07	1-12,000	\$3.67	12,001-25,000	\$4.27	25,001 - Unlimited
Residential 1"	\$3.07	1-20,040	\$3.67	20,041-41,750	\$4.27	41,751 - Unlimited
Residential 1.5"	\$3.07	1-39,960	\$3.67	39,961-83,250	\$4.27	83,251 - Unlimited
Residential 2"	\$3.07	1-63,960	\$3.67	63,961-133,250	\$4.27	133,251 - Unlimited
Residential 3"	\$3.07	1-128,040	\$3.67	128,041-266,750	\$4.27	266,751 - Unlimited
Residential 4"	\$3.07	1-200,040	\$3.67	200,041-416,750	\$4.27	416,751 - Unlimited
Residential 6"	\$3.07	1-399,960	\$3.67	399,961-833,250	\$4.27	833,251 - Unlimited
Residential 8"	\$3.07	1-639,960	\$3.67	639,961-1,333,250	\$4.27	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1.00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1.00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1.00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$3.07	1-12,000	\$3.67	12,001-25,000	\$4.27	25,001 - Unlimited
Commercial 1"	\$3.07	1-20,040	\$3.67	20,041-41,750	\$4.27	41,751 - Unlimited
Commercial 1.5"	\$3.07	1-39,960	\$3.67	39,961-83,250	\$4.27	83,251 - Unlimited
Commercial 2"	\$3.07	1-63,960	\$3.67	63,961-133,250	\$4.27	133,251 - Unlimited
Commercial 3"	\$3.07	1-128,040	\$3.67	128,041-266,750	\$4.27	266,751 - Unlimited
Commercial 4"	\$3.07	1-200,040	\$3.67	200,041-416,750	\$4.27	416,751 - Unlimited
Commercial 6"	\$3.07	1-399,960	\$3.67	399,961-833,250	\$4.27	833,251 - Unlimited
Commercial 8"	\$3.07	1-639,960	\$3.67	639,961-1,333,250	\$4.27	1,333,251 - Unlimited

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Alternative 4

Rate Effective July 1, 2030

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2030, for year five (5) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$112.53	\$11.26
1"	1.67	\$187.93	\$18.81
1.5"	3.33	\$374.71	\$37.47
2"	5.33	\$599.75	\$59.97
3"	10.67	\$1,200.61	\$120.06
4"	16.67	\$1,875.73	\$187.58
6"	33.33	\$3,750.35	\$375.03
8"	53.33	\$6,000.78	\$600.08

The last approved increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$3.19	1-12,000	\$3.82	12,001-25,000	\$4.44	25,001 - Unlimited
Residential 1"	\$3.19	1-20,040	\$3.82	20,041-41,750	\$4.44	41,751 - Unlimited
Residential 1.5"	\$3.19	1-39,960	\$3.82	39,961-83,250	\$4.44	83,251 - Unlimited
Residential 2"	\$3.19	1-63,960	\$3.82	63,961-133,250	\$4.44	133,251 - Unlimited
Residential 3"	\$3.19	1-128,040	\$3.82	128,041-266,750	\$4.44	266,751 - Unlimited
Residential 4"	\$3.19	1-200,040	\$3.82	200,041-416,750	\$4.44	416,751 - Unlimited
Residential 6"	\$3.19	1-399,960	\$3.82	399,961-833,250	\$4.44	833,251 - Unlimited
Residential 8"	\$3.19	1-639,960	\$3.82	639,961-1,333,250	\$4.44	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1.00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$3.19	1-12,000	\$3.82	12,001-25,000	\$4.44	25,001 - Unlimited
Commercial 1"	\$3.19	1-20,040	\$3.82	20,041-41,750	\$4.44	41,751 - Unlimited
Commercial 1.5"	\$3.19	1-39,960	\$3.82	39,961-83,250	\$4.44	83,251 - Unlimited
Commercial 2"	\$3.19	1-63,960	\$3.82	63,961-133,250	\$4.44	133,251 - Unlimited
Commercial 3"	\$3.19	1-128,040	\$3.82	128,041-266,750	\$4.44	266,751 - Unlimited
Commercial 4"	\$3.19	1-200,040	\$3.82	200,041-416,750	\$4.44	416,751 - Unlimited
Commercial 6"	\$3.19	1-399,960	\$3.82	399,961-833,250	\$4.44	833,251 - Unlimited
Commercial 8"	\$3.19	1-639,960	\$3.82	639,961-1,333,250	\$4.44	1,333,251 - Unlimited

Did you Know?

KGID Connection Permit required for changes to property

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 255 Kingsbury Grade, Suite A
 PO Box 2220, Stateline NV 89449
 775-588-3548 Fax 775-588-3541
www.kgid.org or derek@kgid.org

Alternative 3

Rate Effective July 1, 2027

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2027, for year two (2) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$95.34	\$9.54
1"	1.67	\$159.23	\$15.93
1.5"	3.33	\$317.50	\$31.75
2"	5.33	\$508.17	\$50.82
3"	10.67	\$1,017.29	\$101.73
4"	16.67	\$1,589.31	\$158.93
6"	33.33	\$3,177.69	\$317.76
8"	53.33	\$5,084.49	\$508.45

The last approved Increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.71	1-12,000	\$3.24	12,001-25,000	\$3.77	25,001 - Unlimited
Residential 1"	\$2.71	1-20,040	\$3.24	20,041-41,750	\$3.77	41,751 - Unlimited
Residential 1.5"	\$2.71	1-39,960	\$3.24	39,961-83,250	\$3.77	83,251 - Unlimited
Residential 2"	\$2.71	1-63,960	\$3.24	63,961-133,250	\$3.77	133,251 - Unlimited
Residential 3"	\$2.71	1-128,040	\$3.24	128,041-266,750	\$3.77	266,751 - Unlimited
Residential 4"	\$2.71	1-200,040	\$3.24	200,041-416,750	\$3.77	416,751 - Unlimited
Residential 6"	\$2.71	1-399,960	\$3.24	399,961-833,250	\$3.77	833,251 - Unlimited
Residential 8"	\$2.71	1-639,960	\$3.24	639,961-1,333,250	\$3.77	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.71	1-12,000	\$3.24	12,001-25,000	\$3.77	25,001 - Unlimited
Commercial 1"	\$2.71	1-20,040	\$3.24	20,041-41,750	\$3.77	41,751 - Unlimited
Commercial 1.5"	\$2.71	1-39,960	\$3.24	39,961-83,250	\$3.77	83,251 - Unlimited
Commercial 2"	\$2.71	1-63,960	\$3.24	63,961-133,250	\$3.77	133,251 - Unlimited
Commercial 3"	\$2.71	1-128,040	\$3.24	128,041-266,750	\$3.77	266,751 - Unlimited
Commercial 4"	\$2.71	1-200,040	\$3.24	200,041-416,750	\$3.77	416,751 - Unlimited
Commercial 6"	\$2.71	1-399,960	\$3.24	399,961-833,250	\$3.77	833,251 - Unlimited
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Alternative 3

Rate Effective July 1, 2028

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate Increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2028, for year three (3) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$98.20	\$9.82
1"	1.67	\$164.01	\$16.41
1.5"	3.33	\$327.02	\$32.71
2"	5.33	\$523.42	\$52.34
3"	10.67	\$1,047.80	\$104.78
4"	16.67	\$1,636.99	\$163.70
6"	33.33	\$3,273.02	\$327.29
8"	53.33	\$5,237.03	\$523.70

The last approved Increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.79	1-12,000	\$3.33	12,001-25,000	\$3.88	25,001 - Unlimited
Residential 1"	\$2.79	1-20,040	\$3.33	20,041-41,750	\$3.88	41,751 - Unlimited
Residential 1.5"	\$2.79	1-39,960	\$3.33	39,961-83,250	\$3.88	83,251 - Unlimited
Residential 2"	\$2.79	1-63,960	\$3.33	63,961-133,250	\$3.88	133,251 - Unlimited
Residential 3"	\$2.79	1-128,040	\$3.33	128,041-266,750	\$3.88	266,751 - Unlimited
Residential 4"	\$2.79	1-200,040	\$3.33	200,041-416,750	\$3.88	416,751 - Unlimited
Residential 6"	\$2.79	1-399,960	\$3.33	399,961-833,250	\$3.88	833,251 - Unlimited
Residential 8"	\$2.79	1-639,960	\$3.33	639,961-1,333,250	\$3.88	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.79	1-12,000	\$3.33	12,001-25,000	\$3.88	25,001 - Unlimited
Commercial 1"	\$2.79	1-20,040	\$3.33	20,041-41,750	\$3.88	41,751 - Unlimited
Commercial 1.5"	\$2.79	1-39,960	\$3.33	39,961-83,250	\$3.88	83,251 - Unlimited
Commercial 2"	\$2.79	1-63,960	\$3.33	63,961-133,250	\$3.88	133,251 - Unlimited
Commercial 3"	\$2.79	1-128,040	\$3.33	128,041-266,750	\$3.88	266,751 - Unlimited
Commercial 4"	\$2.79	1-200,040	\$3.33	200,041-416,750	\$3.88	416,751 - Unlimited
Commercial 6"	\$2.79	1-399,960	\$3.33	399,961-833,250	\$3.88	833,251 - Unlimited
Commercial 8"	\$2.79	1-639,960	\$3.33	639,961-1,333,250	\$3.88	1,333,251 - Unlimited

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www.kaid.org or derek@kaid.org

Alternative 3

Rate Effective July 1, 2029

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2029, for year four (4) of five (5).

Base Rate- Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$101.15	\$10.12
1"	1.67	\$168.93	\$16.91
1.5"	3.33	\$336.83	\$33.69
2"	5.33	\$539.12	\$53.91
3"	10.67	\$1,079.24	\$107.93
4"	16.67	\$1,686.10	\$168.61
6"	33.33	\$3,371.21	\$337.11
8"	53.33	\$5,394.14	\$539.41

The last approved increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.87	1-12,000	\$3.43	12,001-25,000	\$4.00	25,001 - Unlimited
Residential 1"	\$2.87	1-20,040	\$3.43	20,041-41,750	\$4.00	41,751 - Unlimited
Residential 1.5"	\$2.87	1-39,960	\$3.43	39,961-83,250	\$4.00	83,251 - Unlimited
Residential 2"	\$2.87	1-63,960	\$3.43	63,961-133,250	\$4.00	133,251 - Unlimited
Residential 3"	\$2.87	1-128,040	\$3.43	128,041-266,750	\$4.00	266,751 - Unlimited
Residential 4"	\$2.87	1-200,040	\$3.43	200,041-416,750	\$4.00	416,751 - Unlimited
Residential 6"	\$2.87	1-399,960	\$3.43	399,961-833,250	\$4.00	833,251 - Unlimited
Residential 8"	\$2.87	1-639,960	\$3.43	639,961-1,333,250	\$4.00	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.87	1-12,000	\$3.43	12,001-25,000	\$4.00	25,001 - Unlimited
Commercial 1"	\$2.87	1-20,040	\$3.43	20,041-41,750	\$4.00	41,751 - Unlimited
Commercial 1.5"	\$2.87	1-39,960	\$3.43	39,961-83,250	\$4.00	83,251 - Unlimited
Commercial 2"	\$2.87	1-63,960	\$3.43	63,961-133,250	\$4.00	133,251 - Unlimited
Commercial 3"	\$2.87	1-128,040	\$3.43	128,041-266,750	\$4.00	266,751 - Unlimited
Commercial 4"	\$2.87	1-200,040	\$3.43	200,041-416,750	\$4.00	416,751 - Unlimited
Commercial 6"	\$2.87	1-399,960	\$3.43	399,961-833,250	\$4.00	833,251 - Unlimited
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Alternative 3

Rate Effective July 1, 2030

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Offices and approved water rate increases for five consecutive years. The Tables below summarize the approved water rate changes effective July 1, 2030, for year five (5) of five (5).

Base Rate-Meter Size	Equivalent Meter Ratio	Existing Base Rate	Existing Fire Base Rate
3/4"	1.00	\$104.18	\$10.42
1"	1.67	\$174.00	\$17.41
1.5"	3.33	\$346.94	\$34.70
2"	5.33	\$555.29	\$55.53
3"	10.67	\$1,111.62	\$111.16
4"	16.67	\$1,736.69	\$173.67
6"	33.33	\$3,472.35	\$347.23
8"	53.33	\$5,555.96	\$555.59

The last approved Increase went into effect July 1, 2026. Note: The above water base rates will be separated into 5 components on the bills.

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Residential 3/4" / Unit	\$2.96	1-12,000	\$3.54	12,001-25,000	\$4.12	25,001 - Unlimited
Residential 1"	\$2.96	1-20,040	\$3.54	20,041-41,750	\$4.12	41,751 - Unlimited
Residential 1.5"	\$2.96	1-39,960	\$3.54	39,961-83,250	\$4.12	83,251 - Unlimited
Residential 2"	\$2.96	1-63,960	\$3.54	63,961-133,250	\$4.12	133,251 - Unlimited
Residential 3"	\$2.96	1-128,040	\$3.54	128,041-266,750	\$4.12	266,751 - Unlimited
Residential 4"	\$2.96	1-200,040	\$3.54	200,041-416,750	\$4.12	416,751 - Unlimited
Residential 6"	\$2.96	1-399,960	\$3.54	399,961-833,250	\$4.12	833,251 - Unlimited
Residential 8"	\$2.96	1-639,960	\$3.54	639,961-1,333,250	\$4.12	1,333,251 - Unlimited

Commercial and Consumptive Rates and Tier Ranges will remain the same as were approved effective January 1, 2016, as follows:

Meter Size	Tier 1 Rate (Per 1,00 gal.)	Tier 1 Range	Tier 2 Rate (Per 1,00 gal.)	Tier 2 Range	Tier 3 Rate (Per 1,00 gal.)	Tier 3 Range
Commercial 3/4" / Unit	\$2.96	1-12,000	\$3.54	12,001-25,000	\$4.12	25,001 - Unlimited
Commercial 1"	\$2.96	1-20,040	\$3.54	20,041-41,750	\$4.12	41,751 - Unlimited
Commercial 1.5"	\$2.96	1-39,960	\$3.54	39,961-83,250	\$4.12	83,251 - Unlimited
Commercial 2"	\$2.96	1-63,960	\$3.54	63,961-133,250	\$4.12	133,251 - Unlimited
Commercial 3"	\$2.96	1-128,040	\$3.54	128,041-266,750	\$4.12	266,751 - Unlimited
Commercial 4"	\$2.96	1-200,040	\$3.54	200,041-416,750	\$4.12	416,751 - Unlimited
Commercial 6"	\$2.96	1-399,960	\$3.54	399,961-833,250	\$4.12	833,251 - Unlimited
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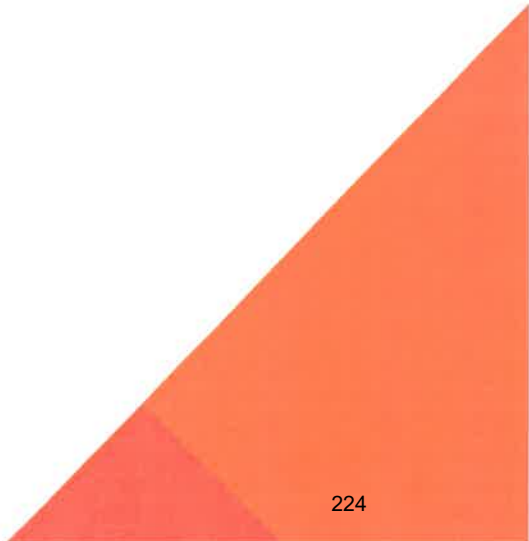
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APPENDIX 4: SEWER RATES



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Contact Info

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Alternative 2

Rate Effective July 1, 2026

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Office and approved sewer rate increases for five (5) consecutive years. The increases are necessary to fund increasing operational costs, capital improvements, and maintain fund balance and cash reserves. The Tables below summarize the approved sewer rate changes effective July 1, 2026, for year one (1) of five (5)

Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$66.44
Consumptive Rate / 1,000 gal	\$18.99

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/26	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$66.44	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$66.44	1 - 4,000 Gallons	\$18.99	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$66.44	1 - 4,000 Gallons	\$18.99	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$66.44	1 - 4,000 Gallons	\$18.99	4,000 Gallons per month per Unit

Web Payments / Online Bill Pay

You can pay your monthly utility bill online with a credit card or electronic check. You may also set up automatic recurring payments, view your current bill, view the last years billing history, and view a graph of metered water usage for the last one-year period. You also have the choice to receive electronic bills. This service is provided at no charge. Please visit our website at www.kgid.org and have your paper bill available to sign up. If you don't have access to the web, you may call the office to arrange for payment.

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Residential customers, will see their rates increase from \$60.40/mo. To \$66.44/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$18.99/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$18.30/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

Commercial with Irrigation is charged the same as Commercial above, except, their bill is based on average winter water use as calculated for the month of November through March.

Watering Restrictions

Per KGID Water Ordinance #1, **no irrigation** between the hours of **10am and 4pm** daily. Please adjust irrigation timers accordingly and review and adjust your irrigation system to ensure your water is not running into the curbs and roads. Consider watering lawns every other day as opposed to every day.

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Alternative 2

Rate Effective July 1, 2027

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$73.08
Consumptive Rate / 1,000 gal	\$20.88

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/27	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$73.08	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$73.08	1 - 4,000 Gallons	\$20.88	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$73.08	1 - 4,000 Gallons	\$20.88	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$73.08	1 - 4,000 Gallons	\$20.88	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$66.44/mo. To \$73.08/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$20.88/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$20.88/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

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Rate Effective July 1, 2028

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$80.39
Consumptive Rate / 1,000 gal	\$22.97

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/28	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$80.39	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$80.39	1 - 4,000 Gallons	\$22.97	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$80.39	1 - 4,000 Gallons	\$22.97	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$80.39	1 - 4,000 Gallons	\$22.97	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$73.08/mo. To \$80.39/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$22.97/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$22.97/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

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Alternative 2

Rate Effective July 1, 2029

The Board of Trustees held a Public Hearing on Thursday June 11, 2026, at the Kingsbury GID Office and approved sewer rate increases for five (5) consecutive years. The increases are necessary to fund increasing operational costs, capital improvements, and maintain fund balance and cash reserves. The Tables below summarize the approved sewer rate changes effective July 1, 2029, for year four (4) of five (5)

Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$88.43
Consumptive Rate / 1,000 gal	\$25.27

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/29	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$88.43	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$88.43	1 - 4,000 Gallons	\$25.27	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$88.43	1 - 4,000 Gallons	\$25.27	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$88.43	1 - 4,000 Gallons	\$25.27	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$80.39/mo. To \$88.43/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$25.27/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$25.27/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

Commercial with Irrigation is charged the same as Commercial above, except, their bill is based on average winter water use as calculated for the month of November through March.

Watering Restrictions

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Alternative 2

Rate Effective July 1, 2030

The Board of Trustees held a Public Hearing on Thursday June 11, 2026, at the Kingsbury GID Office and approved sewer rate increases for five (5) consecutive years. The increases are necessary to fund increasing operational costs, capital improvements, and maintain fund balance and cash reserves. The Tables below summarize the approved sewer rate changes effective July 1, 2030, for year five (5) of five (5)

Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$91.08
Consumptive Rate / 1,000 gal	\$26.03

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/30	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$91.08	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$91.08	1 - 4,000 Gallons	\$26.03	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$91.08	1 - 4,000 Gallons	\$26.03	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$91.08	1 - 4,000 Gallons	\$26.03	4,000 Gallons per month per Unit

Web Payments / Online Bill Pay

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Did you Know?

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Residential customers, will see their rates increase from \$88.43/mo. To \$91.08/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$26.03/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$26.03/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

Commercial with Irrigation is charged the same as Commercial above, except, their bill is based on average winter water use as calculated for the month of November through March.

Watering Restrictions

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Alternative 3

Rate Effective July 1, 2026

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$63.42
Consumptive Rate / 1,000 gal	\$18.12

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/26	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$63.42	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$63.42	1 - 4,000 Gallons	\$18.12	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$63.42	1 - 4,000 Gallons	\$18.12	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$63.42	1 - 4,000 Gallons	\$18.12	4,000 Gallons per month per Unit

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Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$18.12/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$18.12/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$66.59
Consumptive Rate / 1,000 gal	\$19.03

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/27	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$66.59	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$66.59	1 - 4,000 Gallons	\$19.03	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$66.59	1 - 4,000 Gallons	\$19.03	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$66.59	1 - 4,000 Gallons	\$19.03	4,000 Gallons per month per Unit

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Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$19.03/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$19.03/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$69.92
Consumptive Rate / 1,000 gal	\$19.98

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/28	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$69.92	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$69.92	1 - 4,000 Gallons	\$19.98	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$69.92	1 - 4,000 Gallons	\$19.98	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$69.92	1 - 4,000 Gallons	\$19.98	4,000 Gallons per month per Unit

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Alternative 3

Rate Effective July 1, 2029

The Board of Trustees held a Public Hearing on Thursday June 11, 2026, at the Kingsbury GID Office and approved sewer rate increases for five (5) consecutive years. The increases are necessary to fund increasing operational costs, capital improvements, and maintain fund balance and cash reserves. The Tables below summarize the approved sewer rate changes effective July 1, 2029, for year four (4) of five (5)

Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$73.42
Consumptive Rate / 1,000 gal	\$20.98

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/29	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$73.42	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$73.42	1 - 4,000 Gallons	\$20.98	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$73.42	1 - 4,000 Gallons	\$20.98	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$73.42	1 - 4,000 Gallons	\$20.98	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$66.92/mo. To \$73.42/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$20.98/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$20.98/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

Commercial with Irrigation is charged the same as Commercial above, except, their bill is based on average winter water use as calculated for the month of November through March.

Watering Restrictions

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Alternative 3

Rate Effective July 1, 2030

The Board of Trustees held a Public Hearing on Thursday June 11, 2026, at the Kingsbury GID Office and approved sewer rate increases for five (5) consecutive years. The increases are necessary to fund increasing operational costs, capital improvements, and maintain fund balance and cash reserves. The Tables below summarize the approved sewer rate changes effective July 1, 2030, for year five (5) of five (5)

Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$77.09
Consumptive Rate / 1,000 gal	\$22.03

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/30	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$77.09	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$77.09	1 - 4,000 Gallons	\$22.03	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$77.09	1 - 4,000 Gallons	\$22.03	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$77.09	1 - 4,000 Gallons	\$22.03	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$73.42/mo. To \$77.09/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$22.03/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$22.03/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

Commercial with Irrigation is charged the same as Commercial above, except, their bill is based on average winter water use as calculated for the month of November through March.

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Alternative 4

Rate Effective July 1, 2026

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$64.02
Consumptive Rate / 1,000 gal	\$18.30

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/26	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$64.02	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$64.02	1 - 4,000 Gallons	\$18.30	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$64.02	1 - 4,000 Gallons	\$18.30	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$64.02	1 - 4,000 Gallons	\$18.30	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$60.40/mo. To \$64.02/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$18.30/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$18.30/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

Commercial with Irrigation is charged the same as Commercial above, except, their bill is based on average winter water use as calculated for the month of November through March.

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Alternative 4

Rate Effective July 1, 2027

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$67.87
Consumptive Rate / 1,000 gal	\$19.39

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/27	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$67.87	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$67.87	1 - 4,000 Gallons	\$19.39	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$67.87	1 - 4,000 Gallons	\$19.39	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$67.87	1 - 4,000 Gallons	\$19.39	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$64.02/mo. To \$67.87/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$19.39/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$19.39/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

Commercial with Irrigation is charged the same as Commercial above, except, their bill is based on average winter water use as calculated for the month of November through March.

Watering Restrictions

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Alternative 4

Rate Effective July 1, 2028

The Board of Trustees held a Public Hearing on Thursday, June 11, 2026, at the Kingsbury GID Office and approved sewer rate increases for five (5) consecutive years. The increases are necessary to fund increasing operational costs, capital improvements, and maintain fund balance and cash reserves. The Tables below summarize the approved sewer rate changes effective July 1, 2028, for year three (3) of five (5)

Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$71.94
Consumptive Rate / 1,000 gal	\$20.56

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/28	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$71.94	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$71.94	1 - 4,000 Gallons	\$20.56	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$71.94	1 - 4,000 Gallons	\$20.56	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$71.94	1 - 4,000 Gallons	\$20.56	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$67.87/mo. To \$71.94/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$20.56/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$20.56/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

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Alternative 4

Rate Effective July 1, 2029

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Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$75.53
Consumptive Rate / 1,000 gal	\$21.58

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/29	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$71.94	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$71.94	1 - 4,000 Gallons	\$21.58	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$71.94	1 - 4,000 Gallons	\$21.58	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$71.94	1 - 4,000 Gallons	\$21.58	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$71.94/mo. To \$75.53/mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$21.58/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$21.58/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

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Alternative 4

Rate Effective July 1, 2030

The Board of Trustees held a Public Hearing on Thursday June 11, 2026, at the Kingsbury GID Office and approved sewer rate increases for five (5) consecutive years. The increases are necessary to fund increasing operational costs, capital improvements, and maintain fund balance and cash reserves. The Tables below summarize the approved sewer rate changes effective July 1, 2030, for year five (5) of five (5)

Rate Type	Existing Base Rate
Base rate per equivalent residential dwelling unit	\$79.31
Consumptive Rate / 1,000 gal	\$22.66

Residential Consumptive Rates and Tier Ranges will remain the same as were approved effective October 1, 2015, as follows:

Customer Class	Base Rate Effective 7/1/30	Allowed Water Consumption Tier 1 Range (Included in Base Rate)	Consumptive Rate (Per 1,000 gal)	Water Consumptive Tier 2 Range
Residential - <i>Per Equivalent Dwelling Unit</i>	\$79.31	NA	NA	NA
Timeshare - <i>Per Equivalent Dwelling Unit</i>	\$79.31	1 - 4,000 Gallons	\$22.66	4,000 Gallons per month per Unit
Commercial - <i>Per Equivalent Dwelling Unit</i>	\$79.31	1 - 4,000 Gallons	\$22.66	4,000 Gallons per month per Unit
Commercial w/ Irrigation - <i>Per Equivalent Dwelling Unit - based on average winter water use</i>	\$79.31	1 - 4,000 Gallons	\$22.66	4,000 Gallons per month per Unit

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Residential customers, will see their rates increase from \$75.53/mo. To \$79.31mo.

Timeshare properties pay the base rate per timeshare unit which includes 4,000 gallons for each unit. All additional water used above the allowable amount will be charged at \$22.66/1,000 gallons.

Commercial is charged the base rate for each equivalent dwelling unit and a consumptive rate of \$22.56/1,000 gallons calculated on the actual water consumption above allowed consumption. Example, a restaurant that is equivalent to two (2) dwelling units and uses 75,000 gallons of water per month, will be billed a base rate of \$120.80 (\$60.40 X 2) and a consumptive rate of \$1,156.42 (75,000 gallons less 8,000 (4,000 x 2 units) gallons allowed = 67,000 ÷ 1,000 = 67 x \$17.26 = \$1,156.42). Therefore, the total sewer bill will be \$1,277.22 (\$120.80 + 1,156.42).

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**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #15**

**TITLE: ADOPTION OF RESOLUTION NO. 2026-03 ESTABLISHING FY 2026/2027
WATER AND SEWER UTILITY RATES**

MEETING DATE: June 16, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Discuss and consider adoption of Resolution No. 2026-03 establishing updated Water and Sewer Utility rate schedules and related financial policies effective July 1, 2026, including selection of preferred Water and Sewer Utility rate adjustment alternatives as presented by DOWL and incorporated into Exhibits “A” and “B” of the Resolution.

BACKGROUND INFORMATION:

Immediately preceding this agenda item, the Board conducted a duly noticed public hearing regarding proposed Fiscal Year 2026/2027 Water and Sewer Utility rate adjustments in accordance with NRS 318.199.

The Board previously reviewed multiple rate adjustment and capital funding alternatives at its March 17, 2026 meeting and directed staff and DOWL to further evaluate specific financing and rate adjustment scenarios for both utilities.

Resolution No. 2026-03 would establish updated Water and Sewer Utility rate schedules effective July 1, 2026, and authorize future annual rate adjustments consistent with the selected alternatives and financial planning assumptions adopted by the Board.

The Resolution includes multiple Water and Sewer Utility rate adjustment alternatives presented by DOWL. The Board may select the preferred alternatives during consideration of this item.

INCLUDED:

- A. Resolution No. 2026-03
- B. Exhibit “A” – Water Utility Rate Schedule Alternatives
- C. Exhibit “B” – Sewer Utility Rate Schedule Alternatives

Fund(s) impacted by above action:

- | | |
|--|--|
| <input type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input checked="" type="checkbox"/> Water Fund | <input checked="" type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
RESOLUTION NO. 2026-03**

**A RESOLUTION ADOPTING UPDATED WATER AND SEWER UTILITY RATES AND
CHARGES EFFECTIVE JULY 1, 2026**

WHEREAS, the Kingsbury General Improvement District (“KGID” or “District”) is responsible for the operation, maintenance, repair, replacement, and long-term financial sustainability of the District’s water and sewer utility systems; and

WHEREAS, the District’s current water and sewer utility rates have not been comprehensively adjusted since 2019; and

WHEREAS, the Board of Trustees previously reviewed multiple rate adjustment and capital funding alternatives at its March 17, 2026 meeting and directed staff and the District’s consulting engineer, DOWL, to further evaluate rate adjustment scenarios for both utilities; and

WHEREAS, the Board of Trustees conducted a duly noticed public hearing on June 16, 2026, to receive public comment and consider proposed water and sewer utility rate adjustments; and

WHEREAS, the Board finds that updated utility rates are necessary to support ongoing operations, infrastructure rehabilitation and replacement, regulatory compliance, debt financing capacity, reserve adequacy, and long-term financial sustainability of the District’s utility systems; and

WHEREAS, the Board further finds that periodic annual adjustments tied to the Consumer Price Index for All Urban Consumers (CPI-U) will assist the District in maintaining financial stability and reducing the likelihood of significant future rate increases.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Kingsbury General Improvement District as follows:

SECTION 1.

The Board hereby adopts the Water Utility Rate Schedule attached hereto as Exhibit “A,” effective July 1, 2026.

SECTION 2.

The Board hereby adopts the Sewer Utility Rate Schedule attached hereto as Exhibit “B,” effective July 1, 2026.

SECTION 3.

Beginning July 1, 2027, and each July 1 thereafter, all water and sewer utility rates and

charges may be adjusted annually by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), West Urban Region, as published for the preceding December, unless otherwise modified by future action of the Board of Trustees.

SECTION 4.

The General Manager is authorized and directed to implement the adopted rate schedules and take all administrative actions necessary to carry out this Resolution.

SECTION 5.

All prior resolutions or portions thereof in conflict with this Resolution are hereby superseded to the extent of such conflict.

PASSED AND ADOPTED this 16th day of June, 2026, by the Board of Trustees of the Kingsbury General Improvement District.

Trustee	Vote Aye/Nay/Absent
Ed Johns, Chair	_____
Sara Nelson, Vice Chair	_____
Cindy Trigg, Secretary/Treasurer	_____
Jessica Grime, Trustee	_____
John Shearer, Trustee	_____

APPROVED:

ATTEST:

Ed Johns, Chair
KGID Board of Trustees

Derek Dornbrook, General Manager
Kingsbury General Improvement District

EXHIBIT “A”

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
WATER UTILITY RATE SCHEDULE**

Effective July 1, 2026

Adopted pursuant to KGID Resolution No. 2026-03.

The Board of Trustees shall select one of the following Water Utility rate adjustment alternatives during adoption of Resolution No. 2026-03. Only the alternative selected by Board motion shall become effective.

BOARD SELECTED WATER RATE ALTERNATIVE

- Alternative 3 – CPI-Only Adjustments
- Alternative 4 – 5% through FY 2029, 4% thereafter

ALTERNATIVE 3 – CPI-ONLY ADJUSTMENTS

FY 2026/2027 Water Rates

Rate Component	Current	FY27
Base Fee	\$89.87	\$92.57
Fire Protection Fee	\$8.99	\$9.26
Commodity Fee (per kgal)	\$2.55	\$2.63
Total Monthly Residential Bill*	\$124.36	\$128.09

*Based on a typical 3/4-inch residential meter using 10 kgal per month.

Future annual rate adjustments shall be based upon the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), West Urban Region, published for the preceding December.

ALTERNATIVE 4 – 5% THROUGH FY 2029, 4% THEREAFTER

FY 2026/2027 Water Rates

Rate Component	Current	FY27
Base Fee	\$89.87	\$94.36
Fire Protection Fee	\$8.99	\$9.44
Commodity Fee (per kgal)	\$2.55	\$2.68
Total Monthly Residential Bill*	\$124.36	\$130.58

*Based on a typical 3/4-inch residential meter using 10 kgal per month.

Annual rate adjustments shall be:

- 5% annually through FY 2029; and
- 4% annually thereafter unless otherwise modified by future action of the Board of Trustees.

Only the Water Utility rate schedule selected by formal Board action shall become effective July 1, 2026.

EXHIBIT “B”

KINGSBURY GENERAL IMPROVEMENT DISTRICT SEWER UTILITY RATE SCHEDULE

Effective July 1, 2026

Adopted pursuant to KGID Resolution No. 2026-03.

The Board of Trustees shall select one of the following Sewer Utility rate adjustment alternatives during adoption of Resolution No. 2026-03. Only the alternative selected by Board motion shall become effective.

BOARD SELECTED SEWER RATE ALTERNATIVE

- Alternative 2 – 10% through FY 2030, CPI thereafter
 - Alternative 3 – 5% through FY 2031, CPI thereafter
 - Alternative 4 – 6% through FY 2029, 5% thereafter
-

ALTERNATIVE 2 – 10% THROUGH FY 2030, CPI THEREAFTER

FY 2026/2027 Sewer Rates

Rate Component	Current	FY27
Residential Base Fee	\$60.40	\$66.44
Commodity Fee (Non-Residential Only)	\$17.26	\$18.19

Annual rate adjustments shall be:

- 10% annually through FY 2030; and
- CPI-U annually thereafter unless otherwise modified by future action of the Board of Trustees.

ALTERNATIVE 3 – 5% THROUGH FY 2031, CPI THEREAFTER

FY 2026/2027 Sewer Rates

Rate Component	Current	FY27
Residential Base Fee	\$60.40	\$63.42
Commodity Fee (Non-Residential Only)	\$17.26	\$18.12

Annual rate adjustments shall be:

- 5% annually through FY 2031; and
- CPI-U annually thereafter unless otherwise modified by future action of the Board of Trustees.

ALTERNATIVE 4 – 6% THROUGH FY 2029, 5% THEREAFTER

FY 2026/2027 Sewer Rates

Rate Component	Current	FY27
Residential Base Fee	\$60.40	\$64.02
Commodity Fee (Non-Residential Only)	\$17.26	\$18.30

Annual rate adjustments shall be:

- 6% annually through FY 2029; and
- 5% annually thereafter unless otherwise modified by future action of the Board of Trustees.

Financing Assumptions (Illustrative Only)

Selected Financing Scenario:

CWSRF

USDA-RD

Other: _____

Final financing terms remain subject to agency approval and future Board action.

Only the Sewer Utility rate schedule selected by formal Board action shall become effective July 1, 2026.

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #16**

**TITLE: RECEIPT AND FILING OF REPORT REGARDING DELINQUENT
ACCOUNT FOR POSSIBLE PLACEMENT ON COUNTY TAX ROLL**

MEETING DATE: June 11, 2026

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Receive and file the report regarding delinquent utility service charges associated with APN 1318-22-002-096 and direct staff to proceed with statutory noticing and public hearing requirements for possible placement of the delinquent charges on the Douglas County Tax Roll for collection. Establish July 9, 2026, at 5:00 p.m. as the public hearing date.

BACKGROUND INFORMATION:

Consistent with the authority provided in NRS 318.201 and related District ordinances adopted in November 2020, the District may place delinquent utility charges on the County Tax Roll for collection following notice and public hearing.

The delinquent account associated with APN 1318-22-002-096 currently exceeds \$70,000 and continues to accrue additional charges and interest. No satisfactory arrangements for payment have been made by the property owner.

The Board previously authorized initiation of this process at its April 9, 2026 meeting. Staff has prepared the required report for Board consideration and filing. Upon filing the report, statutory notice and publication requirements will proceed prior to the public hearing scheduled for June 11, 2026.

INCLUDED:

- A. Notice of Public Hearing – Delinquent Account/Proposed Tax Roll Collection Letter to Virginia Toy – April 21, 2026
- B. Notice of Public Hearing – Delinquent Account/Proposed Tax Roll Collection Letter to Virginia Toy – May 18, 2026
- C. Report of Delinquent Charges
- D. Delinquent Service Charges Procedure For Placing On County Tax Roll (NRS 318).

Fund(s) impacted by above action:

- | | |
|--|---|
| <input type="checkbox"/> All Funds | <input type="checkbox"/> Not a Budget Item |
| <input checked="" type="checkbox"/> Water Fund | <input type="checkbox"/> Sewer Fund |
| <input type="checkbox"/> General Fund | <input type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |



P.O. Box 2220, Stateline, Nevada 89449

April 21, 2026

Virginia Toy
P.O. Box 4105
Stateline, NV 89449

Subject: Notice of Public Hearing – Delinquent Account / Proposed Tax Roll Collection

Dear Ms. Toy,

This letter serves as official notice that Kingsbury General Improvement District will hold a public hearing on **May 21, 2026**, to consider the report of delinquent utility charges and to determine whether such charges should be certified to the Douglas County Tax Assessor for placement on the county tax roll for collection, pursuant to **NRS 318.197 and related provisions of Nevada law.**

The delinquent account is associated with the following property:

165 Irwin Drive, Units A & B
APN: 1318-22-002-096

As of the date of this notice, the total amount due is **\$70,429.43.**

Pursuant to **NRS 318.197**, the Board of Trustees will hear and consider any objections or protests to the report of delinquent charges at the public hearing. Following the hearing, the Board may adopt a resolution confirming the report and directing that the delinquent charges be placed on the tax roll of Douglas County. Once placed on the tax roll, the amount due will constitute a lien against the property and will be collected in the same manner as general property taxes.

You are entitled to appear at the hearing and provide written or oral objections. Payment of the outstanding balance in full prior to the hearing may prevent further collection action.

If you have questions regarding this matter or wish to arrange payment, please contact our office prior to the hearing date.

Sincerely,

Judy Brewer
Administrative and H.R. Supervisor
Kingsbury General Improvement District



7009 3410 0002 2982 7253

May 18, 2026

P O Box 2220, Stateline, Nevada 89449

Virginia Toy
P.O. Box 4105
Stateline, NV 89449

Subject: Notice of Public Hearing – Delinquent Account / Proposed Tax Roll Collection

Dear Ms. Toy,

This letter serves as official notice that Kingsbury General Improvement District will hold a public hearing on **June 11, 2026**, to consider the report of delinquent utility charges and to determine whether such charges should be certified to the Douglas County Tax Assessor for placement on the county tax roll for collection, pursuant to **NRS 318.197 and related provisions of Nevada law**.

The delinquent account is associated with the following property:

165 Irwin Drive, Units A & B
APN: 1318-22-002-096

As of the date of this notice, the total amount due is **\$71,778.43**.

Pursuant to **NRS 318.197**, the Board of Trustees will hear and consider any objections or protests to the report of delinquent charges at the public hearing. Following the hearing, the Board may adopt a resolution confirming the report and directing that the delinquent charges be placed on the tax roll of Douglas County. Once placed on the tax roll, the amount due will constitute a lien against the property and will be collected in the same manner as general property taxes.

You are entitled to appear at the hearing and provide written or oral objections. Payment of the outstanding balance in full prior to the hearing may prevent further collection action.

If you have questions regarding this matter or wish to arrange payment, please contact our office prior to the hearing date.

Sincerely,

Judy Brewer
Administrative and H.R. Supervisor
Kingsbury General Improvement District

Utility Billing

Account History Report

User: leigh@kgid.org
 Printed: 05/11/2026 - 10:06AM



265

Account Status: Active
Connect Date: 01/01/1980 **Final Date:**
Customer Name: VIRGINIA TOY
Care Of:
Customer Address: P.O. BOX 4105
 STATELINE, NV 89449

Total Account Balance: 71,778.43
Total Deposits: 0.00 **Total Refunds:** 0.00

Owner Name:
Service Address: 165 IRWIN DRIVE A&B

Home Phone: **Ext:**
Business Phone: **Ext:**
Account Number: 000489-000 **Reference Number:** 0711208.00

Tran Date	Tran Type	Description	Amount	wat Lien Fee Line Pro	sew Rtm Line Adm	sno Wat Tran N/A	lcwat Sew Tran N/A	lcsew Snow Tra	lcsnow Backflow	Serv Loss	Misc Loss Adm
Current Balance By Service			21,419.14	0.00	0.00	50,230.29	0.00	0.00	0.00	0.00	0.00
			129.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/01/2025	Billing		179.74	179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11/01/2025	Billing		179.74	179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10/01/2025	Billing		179.74	179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09/01/2025	Billing		179.74	179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
08/01/2025	Billing		179.74	179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Account Number: 000489-000 Reference Number: 0711208.00

Tran Date	Tran Type	Description	Amount	Line Pro	Line Adm	Wat Tran	Sew Tran	Snow Tra	Backflow	Serv Loss	Misc Loss Adm
07/01/2025	Billing		179.74								
				179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00						
06/01/2025	Billing		179.74								
				179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00						
05/01/2025	Billing		179.74								
				179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00						
04/01/2025	Billing		179.74								
				179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00						
03/01/2025	Billing		179.74								
				179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00						
02/01/2025	Billing		179.74								
				179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00						
01/01/2025	Billing		179.74								
				179.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00						

Active
 Route-Sequence-Serial: 02-1109-10562416
 Install Date: 6/1/2011 Meter Size: 1"

Read Date	Reading	Consumption
12/29/2025	18.00	0.00
11/25/2025	18.00	0.00
10/28/2025	18.00	0.00
9/30/2025	18.00	0.00
8/28/2025	18.00	0.00
7/30/2025	18.00	0.00
6/30/2025	18.00	0.00
5/29/2025	18.00	0.00

**DELINQUENT SERVICE CHARGES
PROCEDURE FOR PLACING ON COUNTY TAX ROLL
(NRS 318.201)**

STEP ONE: STAFF PREPARES PROPOSED REPORT FOR BOARD CONSIDERATION

- Report contains description of each real property parcel which is delinquent on service charges
- Report lists delinquencies for each such parcel
- Report reflects that delinquencies increase daily due to ongoing charges and interest

STEP TWO: BOARD FILES REPORT WITH KGID SECRETARY

STEP THREE: SECRETARY GIVES NOTICE OF FILING REPORT & HEARING

- Notice of hearing and report published once a week for two weeks prior to date set for hearing
- Publication must be in newspaper of general circulation within District
- If none within District, then publication made in paper in county where District located
- Notice to reflect location, date and time of hearing and that report of utility delinquencies filed with Board to place delinquencies on county tax roll

STEP FOUR: SECRETARY ALSO MAILES WRITTEN NOTICE OF HEARING AND REPORT TO INDIVIDUAL DELINQUENT PARCEL OWNERS

- Must be mailed to address shown on assessment roll or as known to Secretary
- After adoption of report, notice to those delinquent parcel owners of future hearings on reports may be by publication only

STEP FIVE: PUBLIC HEARING

- Board considers all objections and has discretion to overrule same
- Board shall deem any "protest" untimely and improper (see attached Memo)
- Board makes final determination to collect reported delinquencies on tax roll

STEP SIX:

SECRETARY PREPARES AND FILES FINAL REPORT

- Final report contains description of each delinquent parcel and amount of delinquency
- Final report filed with county assessor for inclusion on assessment roll
- Our advice is for Secretary to file final report during the month of March each year

STEP SEVEN:

LIEN

- Amount of delinquent charges on final report constitute lien against delinquent lot or parcel
- Secretary should update/revise any previously recorded lien on said lot or parcel

TO: Derek Dornbrook, General Manager, Kingsbury GID
FROM: Travis Marshall, PE, Project Manager, DOWL
DATE: June 04, 2026
SUBJECT: Engineering Report for the Meeting of June 11, 2026

GENERAL

Assisted with General Service tasks requested and general correspondence.

- DOWL supported the FY26/FY27 budgets with project Capital outlay plans and estimated numbers for Engineering and Construction.
- Board Meeting attendance and discussion regarding Operations Yard and possible alternatives.

PROJECTS**Task Order #61: FY23 Water Main and Road Improvement Project**

- Final retention release payment to contractor withheld until Contractor provides DOWL lien releases from paving sub-contractor.
- DOWL to continue coordination with Contractor and General Manager and District staff to receive final documentation and close out project.

Task Order #64: FY24 Water Main and Road Repair/Replacement Project:

- The Contractor will complete all remaining Substantial Completion checklist items and warranty work before the Road Rehab project begins.

Task Order #66: 25-26 Water Replacement Project: Maryanne, Barrett, and Panorama

- Annual Client meeting regarding water system rehab and budgets to determine how to phase project water main replacement on Maryanne/Barrett and Drew/Aspen.
- Rate Study option has determined a set amount of funds the District can utilize each year for maintenance and emergency water work. DOWL and KGID to prepare CIP with budgets and phasing to complete areas in need of repair.

Task Order #67: 2025 Road Rehabilitation & Replacement Project

- DOWL has submitted the final retention payment to the District to pay to Contractor for project Closeout.

Task Order #70: Water & Sewer Utility Rate Analysis

- Rate Hearing to occur at the June Board Meeting.
- DOWL coordinated final Rate Study deliverables with General Manager for review prior to Hearing.

MEMORANDUM

Task Order #71: Market Street Preliminary Engineering Report (PER)

- DOWL continues to coordinate with DCLTSA and NTCD to know scope of sewer infrastructure replacement and construction timelines.
- DOWL Received further information from Wilson Engineers and DCLTSA to finalize PER for impacts to existing sewer mains and existing Beach Lift Station.
- Final PER deliverable and selected alternative to be submitted to the General Manager July 2026.
- Once PER is completed and full scope of project known DOWL and General Manager to determine next steps for project schedule, design, and budget / funding.

Task Order #72: Water Rights Support FY 2026

- DOWL has prepared water rights renewal permits and no new permits are required until November 2026.
- DOWL prepared FY 2027 Task Order for Water Rights support to continue permitting support.

Task Order #73: KGID – TDFPD Operations Yard Storage Building

- DOWL Submitted Operations Yard Tech Memo and Planning Level Cost Estimate and presented Estimate at May Board Meeting.
- Board voted to look at alternatives at 298 Kingsbury building for possible operations building location.

Task Order #74: Kahle Drive Sewer Improvement Project

- Project has been placed on hold and be scoped under the Market Street Task Order for the full project due to NTCD and the Contractor not being able to perform the work this summer with current scheduling.

Task Order #75: FY 26 On-Call GIS

- Coordination with KGID, Lumos, and ESRI to take over administrative control for the current KGID System. Meeting and transfer occurred June 2026.
- Task order to reestablish a targeted GIS Effort with DOWL and to update the existing data base and add improvements identified by District Operations Staff.
- Utilizing the remaining FY26 budget to initiate system improvements, with a comprehensive task order for continued development scheduled for FY27.

Task Order #76: 2026 Road Project – Construction Management / Observation

- Project awarded to West Coast Paving and anticipated to begin in July 2026.
- DOWL coordinated Contract documents for execution to KGID and West Coast. Pre-construction meeting to be scheduled prior to start of construction.
- District's multi-year roadway rehabilitation plan by targeting high-priority repairs on major arterial roads, including Tramway Drive and S. Benjamin Drive.

TASK ORDERS ON AGENDA

Task Order #77: FY27 General Services

- The purpose of this task order is to capture all miscellaneous support to the District throughout the year where the efforts are not substantial enough to warrant a task order.
- General coordination with General Manager regarding district, projects, and board meeting.
- Notice to proceed July 1, 2026 through June 30, 2027.

Task Order #78: FY27 On-Call GIS

- On-call GIS service contract to capture District requested updates to infrastructure, field collection, and administrative updates.
- Notice to proceed July 1, 2026 through June 30, 2027.

Task Order #279: FY27 Water Rights Support

- Water rights support for permit extensions with Nevada Division of Water Resources (NDWR).
- Efforts include extension of time applications for three extensions with NDWR between July 1, 2026 and June 30, 2027.

KINGSBURY GENERAL IMPROVEMENT DISTRICT GENERAL MANAGER'S MONTHLY REPORT

June 11, 2026



Executive Highlights

- *Tahoe Beach Club meter sizing request scheduled for Board consideration on July 9, 2026*
- *ArcGIS Online administrative transition completed; GIS administration transferred to DOWL*
- *Xpress Bill Pay customer appeal regarding late fees scheduled for Board consideration on July 9, 2026*
- *Regional coordination efforts underway with Round Hill GID, Elk Point Country Club, and neighboring utility agencies*
- *Preliminary water loss tracking and system performance initiative underway*

TO: Board of Trustees, Kingsbury General Improvement District
FROM: Derek Dornbrook, General Manager

Tahoe Beach Club Meter Sizing Request

Tahoe Beach Club has requested approval to reduce the domestic water meter sizes for the Phase II building based on updated engineering analysis indicating that smaller meters would adequately meet projected water demands. The District's engineering review generally supports the request from an operational standpoint.

Staff has also received numerous emails from Tahoe Beach Club residents regarding this issue. Many residents have expressed concern that Phase II units are paying significantly higher water-related charges than comparable units in Phases I and III due to the larger meter sizes that were originally installed. Staff understands these concerns and recognizes the importance of treating similarly situated customers equitably whenever operationally feasible.

At the same time, the existing agreement between KGID and Tahoe Beach Club established meter sizing and associated connection fees as part of a broader negotiated development framework. Any modification to the approved meter sizes raises both policy and financial considerations that warrant Board review.

The item is scheduled for discussion and possible direction at the July 9 Board meeting. Staff will provide additional background regarding the original meter sizing determinations, the rationale behind

those decisions, and the potential financial impacts associated with changing to smaller meter sizes.

Xpress Bill Pay Transition and Customer Appeal

Following the District's transition to the Xpress Bill Pay online payment platform, staff has continued to assist customers with account setup, autopay enrollment, paperless billing preferences, and other transition-related questions. While the majority of customers successfully transitioned to the new system, a limited number experienced difficulties reenrolling in autopay or updating account settings. Staff has worked proactively with affected customers to answer questions, provide assistance, and administer account adjustments where appropriate and consistent with District policy.

The District has received a formal customer appeal related to late fees incurred following the transition. The appellant has requested Board review of both the application of late fees and the adequacy of customer notification efforts associated with the conversion. Staff's actions to date have been taken in accordance with the provisions of KGID Water Ordinance No. 1, including those governing customer billing, late payment penalties, and appeals.

Pursuant to the District's appeal procedures, the matter has been scheduled for Board consideration at the July 9, 2026 meeting. Staff is compiling a comprehensive report that will include a chronology of the transition, customer notification efforts, customer participation and reenrollment data, customer impacts, applicable ordinance provisions,

and any lessons learned from the implementation process. Relevant ordinance sections and supporting documentation will be included in the Board packet for review.

Regional Water System Collaboration Discussions

As previously discussed with the Board, KGID has been exploring the potential benefits of a future water system intertie with Round Hill General Improvement District. Such an intertie could improve system reliability, provide additional emergency water supply for firefighting, and increase operational flexibility during maintenance activities or unforeseen disruptions.

Round Hill GID General Manager Brandon Garden recently expanded the discussion by introducing KGID to representatives from Elk Point Country Club, which is directly adjacent to Round Hill and is currently evaluating long-term water system options as part of ongoing planning efforts.

KGID already maintains an emergency interconnection with Edgewood Water Company near Stateline. The addition of future interconnections with neighboring systems could further strengthen regional water infrastructure and support a more resilient South Shore water network. While discussions remain preliminary, staff believes it is worthwhile to explore opportunities that may provide operational, emergency response, and funding benefits to participating agencies.

KGID plans to meet with representatives from Round Hill GID, Elk Point Country Club, and DOWL in July to discuss infrastructure needs, long-term planning objectives, and potential opportunities for cooperation.

Regional Utility Manager Coordination

Round Hill GID General Manager Brandon Garden recently initiated discussions among neighboring utility managers regarding opportunities for greater regional coordination and collaboration. The effort grew from the recognition that many small utility agencies face similar challenges related to regulatory compliance, infrastructure funding, workforce development, and long-term capital planning.

The group plans to meet periodically to share information, discuss common issues, and explore opportunities for cooperation. Topics of interest include coordination with NDEP and the State

Revolving Fund (SRF) program, potential cost-sharing opportunities, regional infrastructure planning, and identifying ways to strengthen the collective voice of small utility agencies on regulatory and funding matters.

Participating agencies currently include Kingsbury GID, Round Hill GID, Gardnerville Ranchos GID, and Indian Hills GID, with the possibility of additional agencies joining future discussions. While the effort remains informal, staff believes these relationships may create opportunities to improve communication, share resources, identify operational efficiencies, and advance projects that benefit the broader region.

Staff appreciates Brandon's leadership in bringing local utility managers together and looks forward to participating in future discussions.

Finance and Operations Committee Exploration

Last month, staff introduced the concept of establishing a Finance and Operations Committee to provide an additional forum for detailed review of District financial, operational, and capital planning matters prior to consideration by the full Board of Trustees.

Since that discussion, staff has begun evaluating the feasibility of such a committee, including the requirements of Nevada's Open Meeting Law, applicable provisions of the Nevada Revised Statutes, and best practices utilized by other local agencies. Preliminary discussions have focused on how a committee might be structured, its advisory role, membership composition, meeting requirements, and the relationship between committee recommendations and Board decision-making authority.

Potential concepts under consideration include participation by Board members, staff, and interested community members with relevant experience or interest in District operations and finances. Staff's objective is to develop a structure that promotes transparency, encourages public participation, and provides meaningful assistance to the Board without creating unnecessary administrative burdens.

Staff anticipates bringing the concept back to the Board for discussion and possible direction at the August 13, 2026 meeting.

Water Loss Tracking Initiative

Staff has begun developing a preliminary water accountability and leak tracking model to better understand system performance and identify opportunities to reduce water loss. The model compares monthly water production, billed consumption, known operational uses, and documented leak events to help estimate both identified and unidentified system losses.

I have begun working with operations and administrative staff to refine the model and improve the underlying data inputs. Once completed, staff will begin testing the model and evaluating how it can best support leak detection, infrastructure planning, operational decision-making, and future asset management efforts. Updates will be provided as progress continues.

GIS / ArcGIS Administration Update

KGID recently worked through the transition of its ArcGIS Online administrative access as part of the move to DOWL as the District's lead GIS and engineering support contractor. Lumos was very courteous and helpful throughout the handoff process, and Esri Support also assisted in resolving the administrative access issues.

Administrative control of the ArcGIS Online account has now been updated so DOWL can manage the account moving forward. Several outdated user accounts were cleaned up, the organization's administrator information was updated, and the remaining GIS content will be transferred from the previous administrator account before that account is removed. This was a good collaborative effort between KGID, Lumos, DOWL, and Esri to make sure the transition was handled smoothly.

Exploration of Potential Reclaimed Water Partnership Opportunities

Staff has begun preliminary research into potential future opportunities involving advanced wastewater treatment and beneficial water reuse within the Tahoe Basin. As development proposals continue to emerge throughout the South Shore, including the proposed Barton Hospital campus, there may be future opportunities to evaluate

alternative wastewater treatment and reclaimed water strategies that could help address increasing hydraulic demands on existing regional infrastructure.

One concept being explored is whether a small-scale membrane bioreactor (MBR) treatment facility could serve multiple regional objectives, including reducing hydraulic loading on the Douglas County Lake Tahoe Sewer Authority (DCLTSA) collection and export system while producing high-quality reclaimed water for non-potable uses. Potential reclaimed water applications could include landscape irrigation, golf course irrigation, data center industrial cooling, or other approved beneficial uses within the Basin.

KGID does not currently treat wastewater or produce reclaimed water. The District's wastewater is conveyed to DCLTSA for treatment and export from the Basin. As a result, any reclaimed water or advanced treatment concept would require substantial interagency coordination and would likely involve new treatment, distribution, and regulatory compliance infrastructure.

At this stage, staff is only conducting high-level research regarding the potential feasibility, benefits, and challenges associated with such opportunities. No specific project, partnership, funding commitment, or formal proposal is currently under consideration.

Attachments:

1. Water Ordinance No. 1 – Article II, Section 2.17 (Appeals)
 2. Water Ordinance No. 1 – Article IX, Section 9.4 (Late Payment Penalties)
 3. Water Ordinance No. 1 – Article IX, Section 9.13 (Failure to Receive Bill Does Not Relieve Liability)
 4. Customer Appeal email
 5. Preliminary Water Loss Tracking and System Performance Model
-

Looking Ahead: Upcoming Board Meeting

Agenda Items (Tentative)

July 2026

Action Items:

- Tahoe Beach Club Meter Size Determination
- Customer Appeal
- Review of Late Billing Policy
- Delinquent Account for Placement on County Tax Roll
- 298 Kingsbury Committee Findings and Recommendations
- General Manager One-Year Performance Evaluation

August 2026

Action Items

- Certification Reimbursement Policy
- Artificial Intelligence (AI) Use Policy
- Social Media Use Policy
- Consideration of Standing Committee Formation

September 2026

Action Items

- Board of Trustees Candidates Forum

Agenda items are tentative and subject to change based on Board direction, operational priorities, and emerging business needs.

GOALS FOR 2026	<u>Progress Status</u> <i>Color coding utilized to identify initiatives in the following phases: Proposed, Planning Phase, Underway, and Completed.</i>
-----------------------	---

The following organizational and operational initiatives are intended to improve long-term infrastructure planning, customer communication, workforce sustainability, operational efficiency, regulatory preparedness, and organizational resilience.

Operational & Infrastructure

- **Salary Survey**
- **Water Loss Analytics & Monthly Performance Reporting** – Develop analytics for measuring system water loss, establish target benchmarks, and

implement monthly performance reporting to systematically reduce losses beyond water main replacements currently underway. This initiative will also support long-term rate justification and infrastructure planning.

- **Leak Detection Program**
- **Water Master Plan for 2026 and Beyond**

Organizational Development

- **Organizational Review / Workforce Capacity Assessment** – Assess current staffing levels relative to workload and service demands, determine optimal staffing, and develop recommendations for organizational, structural, or workforce changes to address identified gaps or inefficiencies.
- **Staff Career Development**
- **Desk Manual Development**
- **Personnel and Policy Manuals updated**

Governance & Policy

- **AI Policy Development and Implementation** – To be presented to the Board for discussion and possible adoption.
- **Social Media Policy** – Development of a formal policy addressing official District communications, comment moderation standards, public records retention, employee and Board member social media use, and compliance with applicable open meeting and First Amendment requirements.
- **Standing Committee** - Evaluate Opportunities for Advisory Committees or Working Groups to Support Board and Management Initiatives

Public Communication & Customer Engagement

- **Public Information and Communication Improvements / Social Media Presence**
- **Website Improvements**
- Customer Satisfaction Survey
- **Monthly Newsletter**
- Regional Coordination & Emergency Preparedness
- Hazard Mitigation Plan

2027 Preliminary Goals

Update/Revise Personnel Handbook

Operational Efficiency & Cost Containment

- Evaluate opportunities to consolidate professional services and vendor contracts
- Identify operational efficiencies to reduce unnecessary expenditures
- Expand electronic processes to reduce printing, mailing, and administrative costs
- Review equipment, fleet, and facility operating costs for long-term savings opportunities
- Pursue grants and outside funding opportunities where feasible

Begin to explore assuming **Snow Removal Services** as part of an operations fund – *long-term plan*

PFAS Treatment Planning and Evaluation of **Future Filtration/Membrane Facilities** or construction of such a facility for data center cooling water.



Attachments 1-3

Article II, Section 2.17 (Appeals)

APPEALS:

Any person who is dissatisfied with any determination made under this Ordinance may, within thirty (30) days after such determination, appeal to the Board by giving written notice to the Manager setting forth the determination with which such person is dissatisfied and the bases for such dissatisfaction.

Prior to hearing of an appeal concerning the amount of charges due, charges shall be paid in full by the person making appeal. Any charge or amounts previously paid under protest will be refunded forthwith, when applicable, in accordance with Board determination at the appeal hearing.

Article IX, Section 9.4 (Late Payment Penalties)

PENALTIES:

All charges shall become delinquent after the due date specified on the bill if payment has not been received by the District. All delinquent charges shall be subject to a basic penalty of ten percent (10%) of charges for the first month delinquent. In addition, a penalty of one and one-half percent (1 ½%) per month for non-payment of the charges and basic penalty shall thereafter be imposed. Customers with a good payment record as defined by the District may have one late penalty waived per twelve (12) months. The District credits all payments against the oldest outstanding balance, to include other charges and penalties, first.

Article IX, Section 9.13 (Failure to Receive Bill Does Not Relieve Liability)

RESPONSIBILITY FOR PAYMENT OF BILLS:

Failure to receive a bill does not relieve the Customer of liability. Any amount due shall be deemed a debt to the District, and any Customer failing, neglecting or refusing to pay said indebtedness shall be liable for an action in the name of the District in any court of competent jurisdiction for the amount thereof, as well as attorney's fees, court costs and related expenses.

Should we not reach an agreeable conclusion in the next few days, I request that this matter be placed on the agenda for formal discussion at the June 11, 2026, Board of Trustees meeting.

Sincerely,

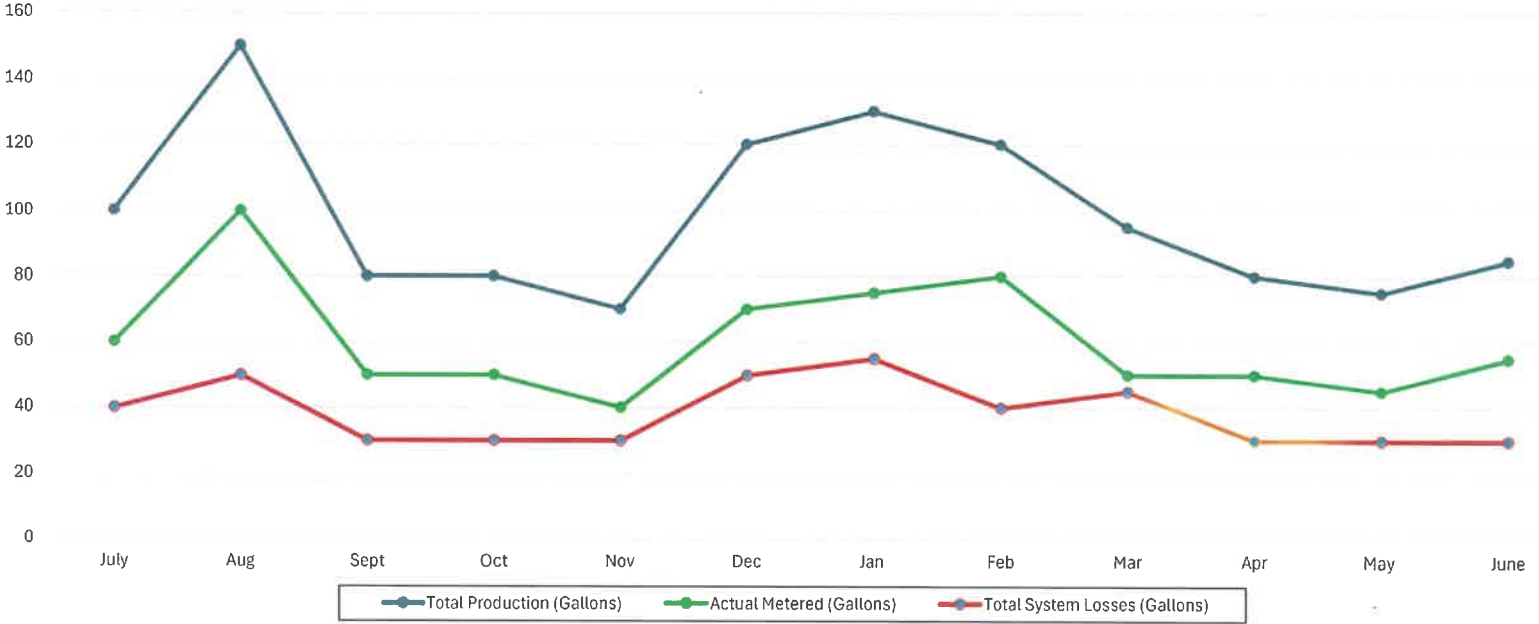
Sahana Shetty

KINGSBURY GENERAL IMPROVEMENT DISTRICT WATER LOSS TRACKING

2025/2026
Totals

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Totals
Total Production (Gallons)	100	150	80	80	70	120	130	120	95	80	75	85	1185
Actual Metered (Gallons) <i>tbd data</i>	60	100	50	50	40	70	75	80	50	50	45	55	725
Total System Losses (Gallons)	40	50	30	30	30	50	55	40	45	30	30	30	460
Identified System Losses-est. Gal.													
Hydrant Flushing	5	5			20								30
Water Samples	1	3	2	2	2	2	2	2	2	2	2	2	24
Construction Water	2	10											12
Fire Department						20							20
Identified Leaks													0
Total Identified System Losses (Gal)	8	18	2	2	22	22	2	2	2	2	2	2	86
Unidentified System Losses (Gallons)	32	32	28	28	8	28	53	38	43	28	28	28	374
% Unidentified System Losses	32%	21%	35%	35%	11%	23%	41%	32%	45%	35%	37%	33%	32%

Water Usage Data 2025/2026



Admin. & H.R. Mgr. Report 6/11/26

Administration Department Update

I was on vacation during the last week of May. Despite my absence, administrative operations continued without interruption, and staff maintained essential billing, customer service, and administrative functions.

- Prepared for and participated in the Nevada Department of Public Safety Records, Communications and Compliance Division Audit conducted on June 10, 2026.
- Researched and compiled documentation necessary to obtain a refund from HSA Bank.
- Completed a self-evaluation as requested by Derek in preparation for the annual performance evaluation process.
- The Utility Billing Coordinator remained heavily engaged with customer account adjustments and monthly billing activities while ensuring bills were processed and distributed on schedule.
- The Administration Clerk processed and tracked hundreds of billing adjustments required to waive late fees associated with the March transition to Xpress Bill Pay.
- Staff processed hundreds of returned utility bills after paperless billing was temporarily disabled during the Xpress Bill Pay transition. Many customers had not updated their mailing addresses, requiring additional administrative time to research and update account information.
- Established recurring Monday morning manager meetings to improve communication, coordination, and operational planning.
- Coordinated window cleaning services for both district office buildings.
- Responded to another elevator malfunction by scheduling repair services and coordinating with the fire alarm company to place the system in test mode during the repair process.
- Conducted second-round interviews for the Water Operator position.
- Welcomed a new experienced Water Operator who began employment on June 9, 2026.
- Interviewed an additional candidate for the Water Department who currently holds T2 and D3 certifications and has experience working for Douglas County.
- CPR training for all district employees is scheduled for June 16, 2026.
- Derek and Judy are scheduled to meet with Stacy Norbeck, Director of Human Resources for Pool/Pact, on June 17, 2026, for the annual Service Plan Meeting.
- Springbrook Training is scheduled to be held in Orlando, Florida, October 26–28, 2026.
- Currently preparing annual performance evaluations for the Administration Clerk/Secretary and Utility Billing Coordinator positions.

Civic Pay to Xpress Bill Pay Auto Payment Transition

Kingsbury General Improvement District made multiple efforts to notify customers about auto payment processing and account management. Notifications were distributed directly by Kingsbury GID and through Xpress Bill Pay using available customer contact information. These efforts included account notices, billing messages, and electronic communications intended to inform customers of any actions required to maintain uninterrupted automatic payments and account services.

Despite these notification efforts, some customers may not have received or responded to the communications due to outdated contact information, email filtering, or other delivery issues. Kingsbury GID will continue to provide reminders and encourage customers to verify that their contact information is current and that their auto payment settings remain active and accurate.

Attempts to Notify Customers Regarding Auto Payments

KGID and Xpress Bill Pay have made several efforts to notify customers of the changes affecting Auto Pay enrollment and to provide instructions for re-enrollment:

- **March 3, 2026** – Xpress Bill Pay sent email notifications to customers explaining the change and providing instructions for completing the required re-enrollment process.
- **March 3, 2026** – KGID posted the Xpress Bill Pay website link on the district's website to assist customers with enrollment.
- **March 7, 2026** – KGID included a notification regarding the Auto Pay changes in the March billing statements mailed to all customers.
- **May 7, 2026** – KGID included a second notification regarding the Auto Pay changes in the May billing statements mailed to all customers.
- **May 18, 2026** – KGID staff contacted by telephone all customers who had not yet re-enrolled in Auto Pay to inform them of the change and aid as needed.
- **May 25, 2026** – KGID mailed late notices to approximately **350 Auto Pay customers** who had not responded to previous notifications or completed the re-enrollment process.
- **June 1, 2026** – KGID made additional attempts to contact the remaining customers who had not yet converted to Xpress Bill Pay and completed the required Auto Pay enrollment process.

These efforts were undertaken to provide customers with multiple opportunities and methods of communication regarding the Auto Pay transition and to minimize any disruption to their accounts.

At the beginning of the Xpress Bill Pay transition, approximately 350 customers enrolled in autopay could not be successfully contacted due to outdated contact information, unopened mail, or unreviewed email notifications. Staff made extensive efforts to locate and contact affected customers, including researching publicly available information to obtain updated contact details. Through these efforts, the number of unresolved accounts has been reduced to approximately 30 customers who have not yet been reached. Staff will continue outreach efforts to assist the remaining customers with completing the transition.

Memo to: Board of Trustees

From: Byran Moss, Utilities Operations Superintendent

Subject: Operations report for the meeting of June 11, 2026

Working on daily operations.

State reports.

Interviewed new applicants for water system operators.

Connection permits.

Hired Greg Melandow on the Water Crew.

Maintenance and repairs completed on one of the street sweepers.

Building inspections.

Called in Pye Barker Fire and Safety to check the alarm equipment at Galaxy, Easy Street, and Palisades Drive sewer lift stations.

Called in Frontier Communications to repair phone lines at Galaxy, Easy Street, and Palisades Drive sewer lift stations.

Working with Aspen Development on punch list items and warranty issues for the Tina and Tramway Waterline Project.

Water Crew: 1. Repaired water leaks on Kahle Drive, South Benjamin Drive, and Cottonwood Drive.

2. Completed Flagger Certification Class.

3. Tested all backflow devices in the district.

4. Connection permits.

Road Crew: 1. Helped repair water leaks on Kahle Drive, South Benjamin Drive, and Cottonwood drive.

2. Removed old fence posts at Station 5.

3. Removed dirt sluff from the gutters on Tramway Drive.

4. Raked up pine needles from all the pump stations.
5. Completed Flagger Certification Class.



United States Department of the Interior



BUREAU OF RECLAMATION
P.O. Box 25007
Denver, CO 80225-0007

IN REPLY REFER TO:
84-27814
1.3.11

June 2, 2026

VIA ELECTRONIC MAIL ONLY

Kingsbury General Improvement District

Attn: Mitch Dion
160 Pine Ridge Drive
Stateline, NV 89449

Subject: Funding Opportunity No. R24AS00052 – WaterSMART Grants: Water and Energy Efficiency Grants for Fiscal Year 2025 – GRANT14300395 Application Review Status, Your Application Titled, “Supervisory Control and Data Acquisition (SCADA) and Pump Upgrade Project”

Dear Mitch Dion:

Thank you for submitting an application for WaterSMART Grants: Water and Energy Efficiency Grants funding. In this application period, the Bureau of Reclamation (Reclamation) received 174 eligible applications for funding in response to the Water and Energy Efficiency Grant Funding Opportunity, which closed on November 13, 2024. Reclamation has conducted a review of the applications based on the prioritization criteria included in the Funding Opportunity. Due to funding limitations, only the 31 highest-rated applications have been identified for award. Reclamation regrets to inform you that your application was not among those receiving the highest ratings and, therefore, will not be considered further for award.

For information on the projects selected for funding, please see the WaterSMART website at <http://www.usbr.gov/watersmart>. To receive information and announcements regarding upcoming activities and additional grant opportunities under the WaterSMART program, sign up for our WaterSMART mailing list through our website.

Thank you for your interest and participation in WaterSMART. If you have questions about the program, please contact Mr. Josh German, Water and Energy Efficiency Grants Program Coordinator, at jgerman@usbr.gov.

Sincerely,
**CHRISTINA
MUNOZ**
Christina Munoz
Grants Officer

Digitally signed by
CHRISTINA MUNOZ
Date: 2026.06.03 09:19:23
-07'00'



STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

Initial:

MAY 18 2026

RECEIVED

May 13, 2026

Mr. Derek Dornbrook
General Manager
Kingsbury General Improvement District
P. O. Box 2220
Stateline, NV 89449

Re: Tentative Budget – Fiscal Year 2026-27

Dear Mr. Dornbrook,

The Department of Taxation has examined the fiscal year 2026-27 tentative budget pursuant to NRS 354.596(5) and finds it to be in compliance with the law and appropriate regulations.

Please be reminded a proof of publication of the notice of the public hearing must be transmitted to the Department with your final budget per NRS 354.598 (3).

Should you have any questions, please do not hesitate to contact me at (775) 684-2092 or by e-mail at tthorpe@tax.state.nv.us.

Sincerely,


Ande Thorpe
Budget Analyst
Local Government Finance
Department of Taxation

MAY 18 2026

May 14, 2026

Dear Mr. Derek Barnbrook:

Initial:

I got the notice Judy Breder sent me of the May 21, 2026 meeting. I decided not to attend. Instead I have written a statement you said you will read at the meeting.

(1) I would like a post^{or}ponment of one to two years on having my "supposedly" delinquent charges of \$71,000 sent to be part of my taxes owed in Douglas County. I wonder what does a bill I supposedly owe have to do with taxes. I hope you want to be fair and have a chance to ^{let me} defend myself. Getting people to help me pro bono will take time. I cannot afford to pay \$71,000 for nothing. I have to fight this and I will do whatever - on principle. I have gotten nothing for the \$21,000 I already paid 2009-2016 because I could not fight this when I was getting well from viral encephalitis. Common sense calls this extortion.

I have some money now, but expect to live another 20 years. My mother died at 101 years of age. I am not rich and cannot pay another \$71,000 for nothing. It will be \$92,000 for nothing. If I got some things in a store to justify payment that is different.

I am divorced. My ex-husband got most of our money. I blame myself for being too macho. I felt I had to prove I could manage without him. I was in charge of the money. I gave him too much because I was stupid.

You might be responsible for what happens to me. I am sort of old. I do not want to be homeless and I'm as legal as possible. People take advantage of old people. Please don't incur bad karma.

(2) Why doesn't KCID show they have a moral compass and forgive me the bill for nothing and two liens KCID put on my property? I paid your company for 30 years. Isn't that enough? Your company did not pay a cent to justify me paying \$71,000 for nothing. I understand getting free money is desirable, but it's not right - ~~blame~~ money. If I have to sue I want my \$21,000 back plus more.

Virginia Toy Stables, NV
P.O. Box 4105 89949

May 15, 2026

RECEIVED

Dear Mr. Dornbrook:

MAY 21 2026

Here is more to my statement:

Initial

Q) How did the rule that one had to pay your bills at KGID for no water come about? Was it a policy adopted by agreement from your board members to earn more money and not a law that Moses brought down on stones after a meeting with God? If the policy was made by KGID it also could be changed by KGID. There couldn't be too many cases like mine. Obviously, the rules have to be changed after my case. Who could afford to pay \$11,000 for nothing? I have to fight this along with fighting for survival for 20 more years. Can you afford to pay \$11,000 for nothing?

If you didn't initiate passing my "supposedly" debt to the Tax Dept and Ms. Burgans in Minden, I would have to pay more and I intend to have no water for 20 more years.

KGID could have done this when the bill was \$5,000 instead, it ran up to \$11,000. I guess it's nice to have "free money".

It is also blood money. I feel I am being extorted. When I was married I signed 14 escrows. Only only (KGID) made us sign that I wanted water and would pay their bills.

As one grows older, one has to make changes. I can't use a stove unless I am totally focused and alert. I almost had a fire three times. The third time this happened I was really scared. The smoke was so thick.

The same went with water. I might forget to shut off the water and had a "freeze-back" problem. A house down the street had this happen. I forgot to pay the second installment to my taxes. A \$500 fine was put on me. The fact is I am a little old and I will forget to do things. So, I can't have water. I don't have any visitors, so I could work around having no water. Besides, at this stage, all my pipes have to be changed. A plumber would charge \$95 an hour. (expensive)

Please change your policy before K&D has to pay huge amounts. Your moral compass would tell you it is wrong to make me pay \$71,000 which I can't afford for nothing. You say a connection was made to send water to my property. Common sense tells me after paying 30 years of bills to K&D the connection is paid for. From my point of view K&D has not made things better for me to justify \$71,000. In fact, nothing was done. Even the \$21,000+ I paid from 2009-2016 was for nothing.

(4) In education I believe we have to have a change in curriculum. I was a school teacher in S.F. for 14 years. I believe we have to teach children how to think—not what to think—I thought through problem solving this could be done. In order to write on how I would teach students to think, I tried to solve my problem with K&D. K&D had not budged on making me pay money for nothing. My personality will not let me pay on principle. So, I will try to get a book How to Think through Problem Solving published. I have written to three prominent people for help. With people you never know.... Maybe someone will help to make K&D look good, it would help if a good, positive outcome came from K&D.

Sincerely,

Virginia Toy
 P.O. Box 4105
 Stateline, NV. 89449.

Derek Dornbrook

From: B Keith Byer [REDACTED]
Sent: Wednesday, May 27, 2026 8:46 AM
To: Derek Dornbrook
Subject: Tahoe Beach Club Water Meters

[You don't often get email from bkeithbyer@yahoo.com. Learn why this is important at [Esteemed KGID Board Members](https://urldefense.proofpoint.com/v2/url?u=https-3A__aka.ms_LearnAboutSenderIdentification&d=DwlFAG&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=CLiYFbxOMIP2NMpJd7NZXQ&m=_b_SWHnyW3HV750Eyesc44tCuD4s2zfobw5-E_sU8HvXOIxyvYrf-G-brHHU4LGw&s=g-uvrRx1r1OwBc32ptvEC9uXju3xGNE0PRBIPeLrIWM&e=]</p></div><div data-bbox=)

I am writing in support of the potential water meter replacement of 1.5 inch water meters to 1.0 inch.

I have lived in Tahoe Beach Club since 2019 and am serviced by a 1.0 meter. Even at full capacity during 4th of July, I have never had an issue with water in our unit.

My unit has the same kitchen facilities and bathroom fixtures at those units in Phase 2 of our development.

I kindly and respectfully ask you to approve the water meter change.

Best regards

Keith Byer

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Derek Dornbrook

From: Tim Barabe <timbarabe@gmail.com>
Sent: Wednesday, May 27, 2026 10:48 AM
To: Derek Dornbrook
Subject: Tahoe Beach Club (TBC)

[You don't often get email from tim.barabe@gmail.com. Learn why this is important at https://urldefense.proofpoint.com/v2/url?u=https-3A__aka.ms_LearnAboutSenderIdentification&d=DwlFaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=CLiYFbxOMIP2NMpJd7NZXQ&m=Q2Xkj1mdDYCPsiQbSM95CmEAyHwdjHq07_pH-LDVdTw0dYqU3aNBILRk_B7Elwj&s=hqnc7DmH-Fs_iQHRg3dSEvD_D3qa49ct-LkmBtrbpuc&e=]

Dear Mr. Dornbrook:

I understand the KGID Board will be considering TBC's request that it be allowed to replace the 1.5" water connections in Phase II (48 units) with 1" connections at its June 11th Board Meeting.

I have lived at TBC since 2020, first in Phase I (unit 218), before moving to Phase II in early 2024 (unit 406). Phase I (46 units) and Phase III (48 units) have 1" water connections, but for some unknown reason Phase II (48 units) was built with 1.5" connections.

This has resulted in Phase II residents paying roughly \$2,000/year more per unit than our neighbors, or \$100,000 annually for Phase II in total. This is the 3rd year we have been burdened with these additional costs.

I ask that you consider allowing us to change the connections to 1" so that Phase II residents are treated the same as Phases I and III.

Sincerely,

Tim Barabe
Sent from my iPhone

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Derek Dornbrook

From: Lucia Tedesco [REDACTED]
Sent: Thursday, May 28, 2026 1:22 AM
To: Derek Dornbrook
Subject: Support for Tahoe Beach Club Phase 2 Water Connection Reduction – June 11 Board Meeting

Dear Mr. Dornbrook and Members of the KGID Board,

I am writing in support of the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections, which I understand will be considered at your June 11 Board Meeting.

I am a resident of TBC Phase 2, and I currently pay over \$350 per month on my water bill — approximately \$2,000 more per year than my neighbors in Phase 1. This significant disparity stems entirely from the fact that Phase 2 was built with 1.5" water connections, while Phase 1 has 1" connections and Phase 3 is being constructed with 1" connections as well.

This situation is, frankly, inequitable. A 1" connection is clearly sufficient for a unit of this type, as evidenced by its use in both Phase 1 and Phase 3. Phase 2 residents are bearing a substantially higher financial burden for no apparent functional reason, and we have been advised that this cannot be corrected without Board approval.

I respectfully urge the Board to approve TBC's request and allow Phase 2 residents to convert to 1" connections. Doing so would bring us in line with the rest of the development and eliminate an unjustified cost disparity that affects 48 households.

Thank you for your time and consideration.

Lucia Tedesco

36 Beach Club Drive #603
Stateline NV 89449
lucia.tedesco@gmail.com
+1.650.799.3365

If I cannot sway the heavens, I will raise hell.~The Aeneid, Juno, Book 7

Derek Dornbrook

From: Sene Family senefamily@gmail.com
Sent: Thursday, May 28, 2026 2:02 AM
To: Derek Dornbrook
Cc: Guy Sene; Daniella Chapman
Subject: KGID June 11 Board Meeting

You don't often get email from senefamily@gmail.com. [Learn why this is important](#)

Subject: Support for Tahoe Beach Club Phase 2 Water Connection Reduction – June 11 Board Meeting

We are writing in support of the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections, which we understand will be considered at your June 11 Board Meeting.

We are residents of TBC Phase 2, and currently pay over \$350 per month on our water bill — approximately \$2,000 more per year than our neighbors in Phase 1. This significant disparity stems entirely from the fact that Phase 2 was built with 1.5" water connections, while Phase 1 has 1" connections and Phase 3 is being constructed with 1" connections as well.

This situation is, frankly, inequitable. A 1" connection is clearly sufficient for a unit of this type, as evidenced by its use in both Phase 1 and Phase 3. Phase 2 residents are bearing a substantially higher financial burden for no apparent functional reason, and we have been advised that this cannot be corrected without Board approval.

We respectfully urge the Board to approve TBC's request and allow Phase 2 residents to convert to 1" connections. Doing so would bring us in line with the rest of the development and eliminate an unjustified cost disparity that affects 48 households.

Thank you for your time and consideration.

Guy and Catherine SENE
33 Beach Club Drive #505
Stateline NV 89449
senefamily@gmail.com
+17074865097

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Derek Dornbrook

From: George Roeth [REDACTED]
Sent: Thursday, May 28, 2026 3:01 AM
To: Derek Dornbrook
Cc: Kristie Roeth
Subject: Tahoe Beach Club Water Connection

[You don't often get email from george.roeth@gmail.com. Learn why this is important at [Dear KGID,](https://urldefense.proofpoint.com/v2/url?u=https-3A__aka.ms_LearnAboutSenderIdentification&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=CLiYFbxOMIP2NMpJd7NZXQ&m=7pycZf6qD-cN9uaEacYsy8EoLw1HI33CXN82Sik6F9ADncX2PGHac0IDLhfg9F31&s=mCcmIalsSN8RpmkiEdEbCdqqUb2yAzxhuaO7k9uYrag&e=]</p></div><div data-bbox=)

I am writing to request that you approve the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections at your June 11 Board Meeting.

I am a resident of TBC Phase 2, and am currently being billed for water that I do not use. I currently pay over \$350 per month on my water bill — approximately \$2,000 more per year than my neighbors in Phase 1. This occurs simply because Phase 2 was improperly built with 1.5" water connections, while Phase 1 has 1" connections. In addition, Phase 3 which is comprised of similar units is being constructed with 1" connections as well. It has been well proven with real world experience that 1" is more that sufficient to meet these demand in these type of units.

This situation is unfair and unfortunate and the development wishes to rectify it with a change from 1 1/2" connections to 1" in Phase 2 to bring it in line with the other similar Phases of units.

Thank you for your time and consideration, and I hope that guy can approve this simple and fair request without further ado.

George Roeth
36 Beach Club Drive
Unit 607
Stateline, NV

Sent from my iPhone

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Derek Dornbrook

From: B Cummings <4211sbr@gmail.com>
Sent: Thursday, May 28, 2026 7:08 AM
To: Derek Dornbrook
Subject: RE: June 11, 2026 KGID Board meeting | Tahoe Beach Club Phase 2 water connection reduction

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We are writing in support of the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units), with 1" connections, which I understand will be considered at your June 11 Board Meeting.

We are residents of TBC Phase 2, and I currently pay \$337 per month on our water bill — approximately \$2,000 more per year than our neighbors in Phase 1. This significant disparity is due to Phase 2 condos being built with 1.5" water connections, while Phase 1 has 1" connections and Phase 3 is being constructed with 1" connections as well.

This situation is inequitable. A 1" connection is sufficient, as evidenced by its use in both Phase 1 and Phase 3.

Phase 2 residents are bearing a substantially higher financial burden for no apparent reason, and we have been advised that this cannot be corrected without Board approval.

I urge the Board to approve TBC's request and allow Phase 2 residents to convert to 1" connections. Doing so would bring us in line with the rest of the development and eliminate an unjustified cost disparity that affects 48 households.

Thank you.

**Dr. Bruce Cummings
Dr. Gracia Goade
TBC Phase 2, Unit: #604**

Derek Dornbrook

From: Dan Rippinger [REDACTED]
Sent: Thursday, May 28, 2026 8:00 AM
To: Derek Dornbrook
Subject: June 11 meeting input

[You don't often get email from dan@ripper.net. Learn why this is important at [Dear KGID:](https://urldefense.proofpoint.com/v2/url?u=https-3A__aka.ms_LearnAboutSenderIdentification&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=CLiYFbxOMIP2NMpJd7NZXQ&m=Sry2Oo7VvgRx1up9TFPPTHZcfxA-iN9Kh-xcApy34EsQG_zRncWrrffPiDEFdiaKn&s=8qKIFedD2KLRzOn0mbLizBXa8VBu0Y6yHJsk60w1lW4&e=]</p></div><div data-bbox=)

I am a resident of Tahoe Beach Club (TBC) and I wish to register my strong support to replace the 1.5" water pipes in TBC Phase II with the 1.0" pipes. I have lived in both Phase I and Phase II units and there is no discernible difference in water delivery between these pipes. It is unfair to the TBC Phase II residents to be assessed an extra \$300 per month for an infrastructure that provides no added benefit.

Thank you for listening, and thank you for your work in support of our community.

Sincerely

Dan Rippinger
9 Beach Club Dr, Stateline, NV

Sent from Dan's iPad

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Derek Dornbrook

From: Gay Abuel-Saud
Sent: Thursday, May 28, 2026 10:26 AM
To: Derek Dornbrook
Subject: Support OF Tahoe Beach Club Phase 2 Water Connection Reduction July 9 board meeting

You don't often get email from gayabuelsaud@mac.com. [Learn why this is important](#)

Derek,

I am writing in support of the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections, which I understand will be considered at your June 11 Board Meeting.

I am a resident of TBC Phase 2, and I currently pay over \$350 per month on my water bill — approximately \$2,000 more per year than my neighbors in Phase 1. This significant disparity stems entirely from the fact that Phase 2 was built with 1.5" water connections, while Phase 1 has 1" connections and Phase 3 is being constructed with 1" connections as well.

This situation is, frankly, inequitable. A 1" connection is clearly sufficient for a unit of this type, as evidenced by its use in both Phase 1 and Phase 3. Phase 2 residents are bearing a substantially higher financial burden for no apparent functional reason, and we have been advised that this cannot be corrected without Board approval.

I respectfully urge the Board to approve TBC's request and allow Phase 2 residents to convert to 1" connections. Doing so would bring us in line with the rest of the development and eliminate an unjustified cost disparity that affects 48 households.

Thank you for your time and consideration.

-Gay Batistich Abuel-Saud
33 Beach Club Drive Unit 503
Stateline, NV 89449

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Derek Dornbrook

From: Tina Dinha <berlantina@gmail.com>
Sent: Friday, May 29, 2026 6:03 PM
To: Derek Dornbrook
Subject: Support for Tahoe Beach Club Phase 2 Water Connection Reduction – June 11 Board Meeting

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Dear Derek,

I am writing in support of the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections, which I understand will be considered at your June 11 Board Meeting.

I am a resident of TBC Phase 2, and I am currently paying over \$350 per month on my water bill — approximately \$2,000 more per year than my neighbors in Phase 1 even when not living there full time. This significant disparity stems entirely from the fact that Phase 2 was built with 1.5" water connections, while Phase 1 has 1" connections and Phase 3 is being constructed with 1" connections as well.

This situation is, frankly, inequitable. A 1" connection is clearly sufficient for a unit of this type, as evidenced by its use in both Phase 1 and Phase 3. Phase 2 residents are bearing a substantially higher financial burden for no apparent functional reason, and we have been advised that this cannot be corrected without Board approval.

I respectfully urge the Board to approve TBC's request and allow Phase 2 residents to convert to 1" connections. Doing so would bring us in line with the rest of the development and eliminate an unjustified cost disparity that affects 48 households.

Thank you for your time and consideration.

Wishing You Peace,

Berlantina Dinha
Cell:650-996-5286
[LinkedIn Profile](#)
46 Beach Club Drive #908
Stateline NV 89449

"In a gentle way, you can shake the world" —MAHATMA Gandhi

Derek Dornbrook

From: CHARLES PROTELL [REDACTED]
Sent: Sunday, May 31, 2026 9:39 AM
To: Derek Dornbrook
Subject: Support for Tahoe Beach Club Phase 2 Water Connection Reduction

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I am writing in support of the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections, which I understand will be considered at your upcoming board meeting.

I am a resident of TBC Phase 2, and I currently pay significantly more than my neighbors in Phase 1 and other residents in the area. This difference in cost does not have to do with actual water usage, it is entirely due to Phase 2 being required to be built with 1.5" water connections, while Phase 1 and now Phase 3 being constructed with 1" connections.

I am hopeful that the Board will approve TBC's request and allow Phase 2 residents to convert to 1" connections to bring our water cost to a more equitable amount with our neighbors in the community. Thank you in advance for your consideration.

Regards,

Charles Protell
25 Beach Club Drive #307
Stateline NV 89449
cprotell@msn.com
310-489-1717

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Derek Dornbrook

From: Chris King [REDACTED]
Sent: Sunday, May 31, 2026 5:01 PM
To: Derek Dornbrook
Cc: Jansi King
Subject: Tahoe Beach Club Phase 2 Water Bills

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Derek Dornbrook
General Manager
Kingsbury General Improvement District

I am writing in support of lowering the base water billings for the 48 phase 2 units at the Tahoe Beach Club to be consistent with the water billings for the existing 47 units in phase 1 and the future 48 units now being built in phase 3. In phase 2 we have a base bill of ~\$338 per month because unlike phase 1 & 3 which have 1" inch service, phase 2 has 1.5" service. Because of this the phase 1 and 2 units which have a 1" water service, pay approximately \$2000 per year less for their base water service. Even though the cost for the actual water I use is typically \$10 per month for the 6 months of the year that I am at Tahoe, my monthly bills are never lower than \$338 per month. According to my bills over the last year, the most "cons" I have used in a single month is 5000 whereas I believe a 1.5" pipe service can supply 39,360 cons per month. This shows that the 1.5" pipe service I now have provides way more than my actual usage and therefore the base water cost of \$338 per month is not justified and not fair when our neighbors are paying substantially less for the same amount of water usage.

So I hope that the KGID board will look favorably on our request to lower our base water bills to be consistent with the 1" inch service being paid by our neighbors in Phase 1 and our future neighbors in Phase 3 at the July 9th board meeting.

Regards
Chris & Jansi King
36 Beach Club Drive, Unit 605
Stateline NV 89449

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Derek Dornbrook

From: Julie Ruehle [REDACTED]
Sent: Wednesday, June 3, 2026 9:32 AM
To: Derek Dornbrook
Subject: Support for Tahoe Beach Club Phase 2 Water Connection Reduction – July 9 Board Meeting

You don't often get email from jb@ruehlerealty.com. [Learn why this is important](#)

Hi,

I am writing in support of the Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections, which I understand will be considered at your June 11 Board Meeting.

I am a resident of TBC Phase 2, unit 902, 1200 sq ft, 2 bedrooms and small and I currently pay over \$350 per month on my water bill — approximately \$2,000 more per year than my neighbors in Phase 1. This significant disparity stems entirely from the fact that Phase 2 was built with 1.5" water connections, while Phase 1 has 1" connections and Phase 3 is being constructed with 1" connections as well.

This situation is, frankly, inequitable. A 1" connection is clearly sufficient for a unit of this type, as evidenced by its use in both Phase 1 and Phase 3. Phase 2 residents are bearing a substantially higher financial burden for no apparent functional reason, and we have been advised that this cannot be corrected without Board approval.

I respectfully urge the Board to approve TBC's request and allow Phase 2 residents to convert to 1" connections. Doing so would bring us in line with the rest of the development and eliminate an unjustified cost disparity that affects 48 households.

Thank you for your time and consideration.

Derek Dornbrook

From: Monica Mccarty re-max@pacbell.net
Sent: Monday, June 1, 2026 9:42 AM
To: Derek Dornbrook
Subject: Support for the Tahoe Beach Club Phase 2 Water Connection Reduction Request

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Dear Mr. Dornbrook,

I am writing to urge you to support Tahoe Beach Club (TBC)'s request to replace the 1.5" water connections in Phase 2 (48 units) with 1" connections, which I understand will be considered at your July 9th Board Meeting. Currently Phase 2 owners are paying a disproportionately higher water cost due solely to the size of the water connection that was required at the time of building our particular units.

I am an owner of one of the affected 48 units in Phase 2. I have a small 2-bedroom condo (1254 square feet), for which I currently pay a monthly base water rate of \$299.97 for the 4-6 days or so that I am in residence each month. This base rate is not based on water usage or unit size (as a single, part-time owner my water usage is extremely low); rather it is based on the size of the connection that was required at the time my unit was built.

Units in Phase 2 were required to have a 1.5" connection, rather than the 1" connection required for units in Phase 1 and the currently-under-construction units in Phase 3. As you know, the minimum base rate charge per month for a 1.5" connection (\$299.97) is almost twice as much as the minimum for a 1" connection (\$150.09). Over the course of a year, this base rate difference works out to paying roughly \$1780 more than my TBC neighbors in Phase 1 and (future) 3, before even calculating usage.

Put simply, as an owner of a Phase 2 unit, my water costs are disproportionately higher than owners of similarly sized units in the rest of the development irrespective of water usage simply due to the size of the connection. This is inequitable and unwarranted as evidenced by the fact that the 1" connection has proven sufficient in Phase 1 and has been deemed sufficient for Phase 3. Phase 2 residents are bearing a substantially higher financial burden for no functional reason.

Personally, the burden is even more extreme. I just went through my last 11 billing periods (what was available online) and my "cons" ranges from 210 to 759 per month (with an average of 444). This is far far below the numbers that are assumed by the 1.5" connection

size (up to 39,960 cons). I am nowhere even close to the smallest ¾" size (up to 12,000). This results in a hugely unfair and disproportionate water bill for my consumption amounts. Over those same 11 billing periods for my average 4,887 "cons" per month I paid almost \$3725 (roughly \$338 per month).

I respectfully urge the Board to rectify the situation and approve TBC's request to permit Phase 2 residents to convert to 1" connections.

Thank you for your time and consideration.

Monica McCarty
36 Beach Club Drive #601
Stateline NV 89449
Re-max@pacbell.net
650-346-4339

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Derek Dornbrook

From: Karen Winkle [mailto:karenhwinkle@gmail.com]
Sent: Sunday, June 7, 2026 2:10 PM
To: Derek Dornbrook
Subject: Phase II water bill for Unit 708

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Hello Derek,

I am writing to express my serious concern regarding the high cost of my water bill. We own Unit 708 in the Phase II part of TBC. I was truly shocked when I received my first water bill. During 2025, my bill averaged \$338/month. Many months we are not even in our home and the most it has been occupied is about ten days a month perhaps three months a year. I'd guesstimate that our adult children or we visit for about 60 days total per year. So you can imagine how shocked I was to find that my water bill is \$338 whether we turn a tap on or not.

I am glad this issue will be addressed. Please let me know how I can stay updated on this issue.

Kind Regards,

Karen Winkle
(949) 632-5230 cell

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