



**KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES
MEETING NOTICE
AGENDA
TUESDAY, JULY 15, 2025**

A meeting of the Kingsbury General Improvement District Board of Trustees shall be held Tuesday July 15, 2025, 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 website: • 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 the District Secretary.

- To provide public comment or attend the meeting by phone, **(669) 900-9128** - ID code **775-588-3548** passcode **5883548**. Although the phone line accommodates multiple callers, should you receive a busy signal, please call back.
- Public comment is limited to three minutes and occurs at the beginning and end of the meeting and invited during the Board's consideration of each action item, as well as before action is taken.

Join the meeting using the link below via Zoom:

<https://us02web.zoom.us/j/7755883548?pwd=UnF2YzBxb05Ya0pjWjRCNUNEMUUFVZz09&omn=82882488655>

Meeting ID: 775 588 3548 Passcode: 5883548

MISSION STATEMENT

As a team, our employees and the Board of Trustees provide water and sewer service, maintain roads and drainage systems for the benefit of our customers using modern business systems in an efficient courteous, and accountable manner which surpass standards set for public health, safety, and the environment.

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 June 17, 2025.

NEW BUSINESS

7. **For Discussion and Possible Action:** Approve list of Claims, July 2025
8. **For Discussion and Possible Action:** Consideration to Approve Task Order 69 General Services Agreement with DOWL Engineering
9. **For Discussion and Possible Action:** Recommendation of Award of the Remaining Portion of the Construction Contract for the FY25 Road Replacement & Rehabilitation Project
10. **For Discussion and Possible Action:** Financial Position, Outlook, and Consideration of Rate Adjustments
11. **For Discussion and Possible Action:** Renegotiate Current Snow Removal Contract, Advertise for Requests for Proposals (RFPs) or Competitive Bids for Snow Removal Contract Services
12. **For Discussion and Possible Action:** Regarding the Potential Sale of Kingsbury GID-Owned Property at 298 Kingsbury Grade
13. **For Discussion and Possible Action:** Health Savings Accounts (HSA) of Employees based upon by the Public Employees' benefits program (PEBP) for fiscal year 2025/2026
14. **For Discussion and Possible Action:** Personal Policy Manual Adjustment – Draft 5.10 of HSA Policy
15. **For Discussion and Possible Action:** To Adopt a Fire Hydrant Flow Testing Policy and Establish a Service Fee

ACTION WILL NOT BE TAKEN ON ANY REPORTS OR CORRESPONDENCE:

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

**MINUTES OF THE REGULAR MEETING OF THE
KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES TUESDAY
June 17, 2025**

CALL TO ORDER - The meeting was called to order at the Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada at 5:13 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL – In person attendance were Trustees Trigg, Parks, Johns, and Felton. Also present were General Manager Derek Dornbrook, Utility Operations Superintendent Joe Esenarro, Administration and Human Resource Supervisor Judy Brewer, General Counsel Chuck Zumpft and Accountant II Brandy Johns. Jim Norton from Warren Reed Insurance was in person and Brad Martin from Springbrook was on Zoom.

PUBLIC COMMENT – There was no public comment

APPROVAL OF AGENDA – Johns questioned why two specific items were not included on the agenda. Dornbrook responded that it was his understanding that one of the items mentioned had been optional. Johns did not recall this being the case. Chair Parks read the policy, which states that all requests to place an item on the agenda must be submitted at least two weeks prior to the meeting date.

M-06/17/2025-1 – Motion by Trigg, seconded by Felton, and unanimously passed to approve the agenda.

APPROVAL OF MINUTES – Felton noted the minutes dated April 22nd reflected that Trustee Trigg was present and she was not, correction was taken.

M-06/17/2025-2 – Motion by Trigg, seconded by Felton, and unanimously passed to approve the agenda

NEW BUSINESS FOR POSSIBLE ACTION:

REVIEWED AND APPROVED THE NEVADA PUBLIC AGENCY INSURANCE POOL MEMBER 2025 PROPOSAL –
There was no public comment

Jim Norton from the Nevada Public Agency Insurance Pool presented a renewal proposal for insurance coverage.

M-06/17/2025-3 – Motion by Felton, seconded by Johns, and unanimously passed to approve the Nevada Public Agency Insurance Pool 2025 proposal.

APPROVAL OF THE FY 2025/26 WORKERS COMPENSATION INSURANCE POOL – There was no public comment

The board reviewed the renewal proposal for workers' compensation coverage from Employers Preferred Insurance Company. Additional payroll was compiled during the audit last year, which included two new positions that have not been filled. We will receive credit if the payroll is overestimated, which will be determined once our 2024-25 audit is completed.

M-06/17/2025-4 – Motion by Felton, seconded by Trigg, and unanimously passed to approve the agenda

LIST OF CLAIMS – There was no public comment

Parks questioned Check 65367 for \$2,500.00 and asked that we investigate different service providers to see if we can save money. Felton questioned some voided checks.

M-06/17/2025-5 – Motion by Parks, seconded by Felton, and unanimously passed to approve the list of claims.

TO CONSIDER THAT KGID SHOULD TAKE A PUBLIC POSITION OF NEUTRALITY WITH REGARD TO PROJECTS
– There was no public comment

a) The board discussed and approved a motion to clarify its neutral stance on the proposed Barton Hospital project in Stateline, NV, emphasizing that any prior indications of support were not approved by the board.

b) The board approved Dornbrook to attempt to contact TRPA to correct the sign-in sheet from representing KGID to “self” and to also contact Chris and Brett to inform them of our decision.

M-06/17/2025-6 – a) Motion by Johns, seconded by Felton, and unanimously passed to approve Kingsbury GID to take a public position of neutrality as it pertains to the Barton Hospital Project.

M-06/17/2025-7 – b) Motion by Johns, seconded by Trigg, and unanimously passed to approve Dornbrook to contact TRPA to correct the sign in sheet and contact Chris and Brett to inform them about our neutrality stance on the proposed Barton project.

MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN TAHOE DOUGLAS FIRE AND KINGSBURY GID REGARDING SNOW REMOVAL FROM AROUND FIRE HYDRANTS – There was no public comment

The board discussed the proposed Memorandum of Understanding. The board expressed concerns about the MOU’s language, particularly the “if” clause regarding good faith cooperation. The board debated whether to proceed with the MOU while simultaneously appealing a recent court ruling, with concerns raised about the high cost of the appeal and low chances of success.

M-06/17/2025-8 – Motion by Felton, seconded by Johns, and passed to adopt the MOU between Tahoe Douglas Fire and Kingsbury GID regarding snow removal from around fire hydrants including dropping the appeal of Judge Gregory’s findings with one member opposing.

NEVADA INFRASTRUCTURE FINANCIAL SYSTEM (NIFS) APPLICATION TO FUND WATER PROJECT TO MEET JULY 3RD DEADLINE – There was no public comment

The board discussed the action to approve application to fund various water replacement projects to meet July 3rd deadline with NIFS for a SRF low-interest loan.

M-06/17/2025-9 – Motion by Johns, seconded by Trigg, and unanimously passed to approve NIFS application for SRF low-interest loan to fund various water replacement projects.

INTERIM GM SALARY ADJUSTMENT – There was no public comment

The board discussed item from Dornbrook to allow a phased reduction to the Interim General Manager salary over a period for the remainder of the next three months.

M-06/17/2025-10 – Motion by Felton, seconded by Johns, and unanimously passed to modify the phasing to reduce Interim General Manager salary on July 21, 2025, to \$130,000 then on August 1, 2025, the Interim General Manager will return to his Utility Operation Superintendent Salary.

PERSONNEL POLICY MANUAL ADJUSTMENT-REVIEW AND APPROVE DRAFT 5.10 OF HSA POLICY – There was no public comment

The board discussed paying the HSA benefit in four quarterly payments in the rear instead of pre-paying to make sure employees earn their benefits before receiving payments.

M-06/17/2025-11 – This has been tabled until July 2025 so the board can review the policy after amendments are made.

APPROVAL OF SETTING THE HEALTH SAVINGS ACCOUNTS (HSA) OF EMPLOYEES BASED UPON BY THE PUBLIC EMPLOYEE’S BENEFITS PROGRAM (PEBP) FOR FISCAL YEAR 2025/26 – There was no public comment

The board discussed the contributions to the exempt employees Health Savings Account. Felton asked that we research what other local agencies offer. Johns would like to see numbers comparing high-deductible plan vs. low-deductible plan.

M-06/17/2025-12 – This has been tabled until July 2025 so the board can review the comparisons.

APPROVAL OF SALARY ADJUSTMENT FOR EXEMPT EMPLOYEES – There was no public comment

The district has three exempt employees who are not represented by the Labor Union. Felton questioned the 2% merit, and it was explained that it’s based on an employee’s individual performance reviews.

M-06/17/2025-13 – Motion by Felton, seconded by Trigg, and unanimously passed to approve a 3.5% salary adjustment along with a 2% merit increase on performance reviews based on the merit policy for the district’s exempt employees

effective July 1, 2025, for FY 25/26. This will not apply to Dornbrook per his contract agreement.

REVIEW AND APPROVE JOB TITLE CHANGES FOR THE UTILITY BILLING COORDINATOR – There was no public comment

The Utility Billing Coordinator continues to adopt extra responsibilities that are not in the job description. It's appropriate that they be compensated for the hard work and effort that they continue to contribute while working for the district. Felton noted that we aren't proposing to change the job description, that we are creating a new role in the district. It was discovered that the Utility Billing Coordinator job description doesn't need to be changed at this time in order compensate accordingly. The board decided to make an increase retroactive back to May 20th.

M-06/17/2025-14 – The Motion was rescinded by Trigg

The board left it up to Dornbrook to decide on the course of action as it pertains to the pay raise for the Utility Billing Coordinator.

CDL PAY IN UNION CONTRACT

Inside the Union Contract Article 10 (Compensation) Item I (Special Skills Pay) 10.8.1 states each employee will receive additional compensation, from presentation of proof to the district, for the duration of this contract, if the employee maintains the special skill, for Commercial Driver's License, either Class A or B, to be given an additional 2.5% additional compensation. The issue is that this doesn't apply to everyone in the union, due to the Street Maintenance position job descriptions stating that a CDL is required and/or by a certain time frame after employment. Therefore, it doesn't apply to Street Maintenance. Felton proposed at the next union negotiations we address this subject to make sure it doesn't apply to administrative positions.

The Board decided a motion is not needed and chose to be consistent with the Union Contract which overrides Kingsbury GID policies and job titles.

REVIEW AND APPROVE REVISED QUOTE FOR SPRINGBROOK SOFTWARE EXPANSION – There was no public comment

An amendment to the special-order terms on the contract was presented to the board as previously suggested at the May 20th board meeting.

M-06/17/2025-15 – Motion by Johns, seconded by Felton and unanimously passed to approve the expansion of Springbrook Software with the amendment that was made to the terms as requested by the board at the May 20th meeting as well as directing Dornbrook to enter into the agreement with Springbrook.

BOARD REPORTS

Parks brought up the issue with agendas noting that policy says the agenda items need to be submitted two weeks prior to the meeting. Agenda setting procedures were discussed with Trigg proposing a new system where board members could suggest items for future agendas with support from two other board members. Parks mentioned the list of outstanding items can be added to the end of each agenda in the future to be voted on by the board if it's to be placed on the next agenda.

Parks asked how much leeway the board can give to Dornbrook to complete tasks without putting them on the agenda. The legal Counsel mentioned that the Board may create policies that concur duties to Dornbrook.

Felton mentioned the delayed Kahle Complete Street project, which can provide us with time to plan for water line replacement. Grant writing opportunities were reviewed as Felton will introduce the county's grant writer to Dornbrook. The Board also discussed investment strategies for a matured CD, considering options between municipal bonds and the state fund, with a decision pending further research.

MANAGEMENT REPORTS

General Manager's Reports

The Board discussed investment strategies for matured CDs, including options such as municipal bonds and

the State investment fund. While no decision was made pending further research, it was noted that the District's financial policy grants the General Manager discretion in making investment decisions. Met with DOWL and discussed many different topics including rate studies that they provide. Drafted and mailed a letter to Toy, trying to reach out to her. Attended his first TWA meeting and discussed topics with the board. Potential milestone rewards for employees are part of retaining good employees. 298 Building was discussed and will be revisited in Dornbrook's report in July.

Utility Operations Superintendent Report

Hired a new full-time Street Maintenance worker. Four interviews next week for the water crew which has two positions open.

Administrative and Human Resources Report

Questioned emails if the board wants them or not, they acknowledged they need company emails. Johns mentioned it may be easier to contact technical support rather than take up the staff's time.

Engineer's Report

There were no comments

Attorney's Report

There were no comments

CORRESPONDENCE

There were no comments

FINAL PUBLIC COMMENT

There were no comments

ADJOURNMENT

M-6/17/25-16 – Motion by Johns, and unanimously passed to adjourn the meeting at 9:02 p.m.

Respectfully submitted,

Sandy Parks, Chair

Attest:

Cindy Trigg, Secretary

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #07**

TITLE: APPROVAL OF LIST OF CLAIMS

For Discussion and Possible Action. Review and approve the monthly claims which were paid by the district in June 2025

MEETING DATE: 15 July 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

It is recommended that the Board of Trustees review and approve the list of claims for June 2025 from check number 65378 to 65493.

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:

- List of Claims for June 2025

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 |

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
From 6/12/2025 Through 7/11/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65378	6/13/2025	CARRIE BAUWENS	Employee: BAUWEN; Pay Date: 6/13/2025	1,600.19
65379	6/13/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 6/13/2025	2,060.01
65380	6/13/2025	LELAND B. CHURCHYARD II	Employee: CHURCH; Pay Date: 6/13/2025	2,193.47
65381	6/13/2025	CAROLINE L. NELSON	Employee: CNELSO; Pay Date: 6/13/2025	650.61
65382	6/13/2025	TY CROCKETT	Employee: CROCKE; Pay Date: 6/13/2025	930.13
65383	6/13/2025	DERREK DORNBROOK	Employee: DORNBR; Pay Date: 6/13/2025	3,941.51
65384	6/13/2025	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 6/13/2025	2,204.71
65385	6/13/2025	JOSEPH ESENARRO	Employee: ESENAR; Pay Date: 6/13/2025	4,484.79
65386	6/13/2025	BRANDY JOHNS	Employee: JOHNS; Pay Date: 6/13/2025	2,040.55
65387	6/13/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 6/13/2025	2,959.07
65388	6/13/2025	BYRAN D. MOSS	Employee: MOSS; Pay Date: 6/13/2025	3,032.81
65389	6/13/2025	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 6/13/2025	1,565.75
65390	6/13/2025	LEIGH C. STANTON	Employee: STANTO; Pay Date: 6/13/2025	1,439.79
65391	6/13/2025	JEFF T. WOOD	Employee: WOOD; Pay Date: 6/13/2025	1,765.56
65392	6/17/2025	GREGORY FELTON	Employee: FELTON; Pay Date: 6/17/2025	739.12
65393	6/17/2025	EDWARD J. JOHNS	Employee: JOHNSE; Pay Date: 6/17/2025	739.12
65394	6/17/2025	SANDRA D. PARKS	Employee: PARKS; Pay Date: 6/17/2025	689.12
65395	6/17/2025	SARA NELSON	Employee: SNELSO; Pay Date: 6/17/2025	739.12
65396	6/17/2025	CYNTHIA M. TRIGG	Employee: TRIGG; Pay Date: 6/17/2025	739.12
65397	6/17/2025	AFLAC	ACCT. FA935 LIFE INSURANCE BAUWENS, CHURCHYARD, EDWARDS, JOH	738.30
65398	6/17/2025	AIRGAS USA, LLC	ACCT. 3255567 NITROGEN LIQ FG 265LTRS 350 PSI	542.32
65398	6/17/2025	AIRGAS USA, LLC	ACCT. 3255567 NITROGEN LIQ FG 265LTRS 350 PSI 5/30/25	542.62
65398	6/17/2025	AIRGAS USA, LLC	ACCT. 3255567 RENT LIQUID IND LG 190-300 LT NITRO	1,393.69
65399	6/17/2025	ASPEN DEVELOPERS CORP	PAY APP 6 30113 TRAMWAY/TINA WATERLINE	76,361.11

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
From 6/12/2025 Through 7/11/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65400	6/17/2025	BARTON HEALTHCARE SYSTEM	ACCT. 800002207 VISIT 43662416 DORNBROOK	100.00
65401	6/17/2025	BATTERIES PLUS BULBS #350	LINE LOCATOR 6V 7AH LEAD BATTERY	24.95
65402	6/17/2025	MIKE & LINDSAY CARUSO TTEE	REFUND PERMIT 2023-15 204 CHIMNEY ROCK RD	4,035.00
65403	6/17/2025	LELAND CHURCHYARD II	REIMBURE DISTRIBUTION 3 PERMIT DIVISION OF ENVIRONMENTAL PRO	150.00
65404	6/17/2025	DOWL, LLC	ENGINEERING SERVICES 2024 WATERLINE IMPROVEMENT 5/2025	22,700.00
65404	6/17/2025	DOWL, LLC	ENGINEERING SERVICES 2025 ROAD REHAB & REPLACEMENT 5/2025	218.75
65404	6/17/2025	DOWL, LLC	ENGINEERING SERVICES 25-26 WATER REPLACE PROJECT 5/2025	20,253.75
65404	6/17/2025	DOWL, LLC	GENERAL SERVICES TAHOE BEACH CLUB & NIFS PONDEROSA 5/2025	6,313.75
65405	6/17/2025	MICHAEL EDWARDS JR.	RECEIPT FOX & HOUND PIZZAS DINNER LEAK ANDRIA & BARRET 2/8/2	72.65
65405	6/17/2025	MICHAEL EDWARDS JR.	REIMBURSE AMAZON RECEIPT SAFETY TOE WATERPROOF WORK BOOT	176.66
65406	6/17/2025	FIRST ADVANTAGE CORPORATION	ACCT. 946233 COROLINE & DEREK PRE EMPLOYMENT DRUG TESTING	113.58
65406	6/17/2025	FIRST ADVANTAGE CORPORATION	ACCT. 946233 SIMAS PRE EMPLOYMENT DRUG TEST	56.79
65407	6/17/2025	FLYERS ENERGY LLC	FUEL DIESEL 107.6 GAL REGULAR 40.3 GAL	636.91
65407	6/17/2025	FLYERS ENERGY LLC	FUEL DIESEL 136 GAL REGULAR 75 GAL	913.79
65407	6/17/2025	FLYERS ENERGY LLC	FUEL REGULAR 100 GAL DIESEL 255 GAL	1,515.48
65407	6/17/2025	FLYERS ENERGY LLC	FUEL REGULAR 52 GAL DIESEL 140 GAL	813.92
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-150-01119-10317... EASY	51.11
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-150-0120-092376-5 DCLTSA	51.11
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-586-8471-100215-5 97 BEACH CLUB	175.51
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-1065-022924-5 160 PINERIDGE	222.39
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-2401-060791-5 PALISADES	42.03
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-2410-111700-5 EASY	100.62

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
From 6/12/2025 Through 7/11/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-2410-111700-5 EASY OVERPAID	(100.50)
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-2419-091195-5 PALISADES	99.37
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-2705-042476-5 TERRACE VIEW	331.81
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-4482-052798-5 MARKET	53.13
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-7495-061182-5 MARKET	43.63
65408	6/17/2025	FRONTIER COMMUNICATIONS	775-588-8311-081082-5 GALAXY	58.75
65409	6/17/2025	JENSEN PRECAST	CAST IRON COVER STORM WATER FRONT OF 160 PINERIDGE DR	433.00
65410	6/17/2025	KINGSBURY AUTOMOTIVE & SUPPLY	CRAFTCO ANTIFREEZE	4.79
65411	6/17/2025	KONICA MINOLTA PREMIER FINANCE	ACCT. 369177720 KONICA LEASE 6/2025	399.60
65412	6/17/2025	LINDE GAS & EQUIPMENT INC.	ACCT. 71572887 INDUSTRIAL ACETYLENE, IND HIGH PRESSURE	206.90
65413	6/17/2025	MEEKS BUILDING CENTER	STATION 2 PART FOR DRAIN 2 ABS 1/4 BEND, COUPLING, CEMENT, 1	262.87
65414	6/17/2025	SOUTH LAKE TAHOE ACE HARDWARE	PUMP STATIONS CUTEND RAYON MOPHEAD 24 OZ	31.98
65415	6/17/2025	MINDEN LAWYERS, LLC	LEGAL FEES GENERAL, KIMBERLY FIRE HYDRANT, & HYDRANT CLEARIN	2,995.25
65416	6/17/2025	PAMELA JOANNE NANCE	298 KINGSBURY GRADE 4 CLEANINGS 05/2025	800.00
65417	6/17/2025	NV ENERGY	1000044087003270836 801 KINGSBURY GRADE	73.65
65418	6/17/2025	ROUND HILL GENERAL IMPR DIST	COMMERCIAL CONSUMPTION DORLA CT 4/30 TO 5/30/25	1,426.63
65419	6/17/2025	SGS SILVER STATE LABORATORIES	BROMATE	175.00
65419	6/17/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-P/A & COLIFORMS-QT	324.00
65419	6/17/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-QT	216.00
65420	6/17/2025	SOUTH TAHOE REFUSE	ACCT. 10534153 165 TERRACE VIEW DR COMM L BIN 5/8 & 5/16/25	160.72
65420	6/17/2025	SOUTH TAHOE REFUSE	ACCT. 12276400 801 KINGSBURY GRADE COMM BIN 5/19/25	115.36
65420	6/17/2025	SOUTH TAHOE REFUSE	ACCT. 13186400 160 PINERIDGE/298 KINGSBURY COMM BIN 5/25	602.70
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000322763 3 BUCHANAN RD PUMP	36.75
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000561117 698 KINGSBURY GRADE	67.79

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
From 6/12/2025 Through 7/11/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000561180 5 KIMBERLY BROOKE LN PUMP	48.95
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000561274 4 ANDRIA DR (384) PUMP	44.50
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000561387 2 TERRACE VIEW DR	37.86
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000799713 160 PINE RIDGE DR 1	112.39
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000799716 298 KINGSBURY CIR	61.23
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000799717 298 KINGSBURY CIR UP	32.32
65421	6/17/2025	SOUTHWEST GAS CORPORATION	910000799718 298 KINGSBURY CIR DOWN	81.25
65422	6/17/2025	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 360 MEDICAL INS BREWER, DORNBROOK, ESENARRO, MOSS	6,323.12
65422	6/17/2025	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 840 MEDICAL INSURANCE MCKAY, RUNTZEL, VOSBURG	1,242.78
65423	6/17/2025	SUMMIT PLUMBING LLC	ALL STATIONS REMOVED ALL COMBUSTABLE MATERIAL	446.60
65423	6/17/2025	SUMMIT PLUMBING LLC	SEWER PUMP STATION MAINTENANCE 6/2025	7,694.72
65423	6/17/2025	SUMMIT PLUMBING LLC	STATION #2 CALL OUT RUN FLOOR DRAIN, RAN OUT 50' TRACED LINE	98.80
65424	6/17/2025	TAHOE BASIN CONTAINER	ACCOUNT 54591700 160 PINERIDGE/298 KINGSBURY BEAR PROOF RENT	32.50
65424	6/17/2025	TAHOE BASIN CONTAINER	ACCT 54591700 160 PINERIDGE/298 KINGSBURY LATE FEE WAIVED	(1.00)
65424	6/17/2025	TAHOE BASIN CONTAINER	ACCT. 54345000 801 KINGSBURY GRADE BEAR PROOF RENTAL 5/25	30.00
65425	6/17/2025	TAHOENOW VENTURES LLC	PARTIAL REFUND PERMIT 2023-10 119 SIERRA COLINA FAILED INSPE	2,624.00
65425	6/17/2025	TAHOENOW VENTURES LLC	PARTIAL REFUND PERMIT 2023-11 121 SIERRA COLINA FAILED INPEC	2,624.00
65425	6/17/2025	TAHOENOW VENTURES LLC	REFUND PERMIT 2023-12 125 SIERRA COLINA	2,724.00
65425	6/17/2025	TAHOENOW VENTURES LLC	REFUND PERMIT 2023-13 127 SIERRA COLINA	2,724.00
65426	6/17/2025	TROJAN TECHNOLOGIES CORP	STATION 1 UV SENSOR RECALIBRATION REPAIRS	750.00
65427	6/17/2025	VERIZON WIRELESS	MONTHLY GPS SERVICES & MEI SNOW EQUIPMENT 5/31/25	227.40

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
From 6/12/2025 Through 7/11/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65428	6/27/2025	CARRIE BAUWENS	Employee: BAUWEN; Pay Date: 6/27/2025	2,216.20
65429	6/27/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 6/27/2025	2,060.01
65430	6/27/2025	LELAND B. CHURCHYARD II	Employee: CHURCH; Pay Date: 6/27/2025	1,919.28
65431	6/27/2025	CAROLINE L. NELSON	Employee: CNELSO; Pay Date: 6/27/2025	1,219.39
65432	6/27/2025	TY CROCKETT	Employee: CROCKE; Pay Date: 6/27/2025	683.55
65433	6/27/2025	DERREK DORNBROOK	Employee: DORNBR; Pay Date: 6/27/2025	3,941.51
65434	6/27/2025	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 6/27/2025	2,204.71
65435	6/27/2025	JOSEPH ESENARRO	Employee: ESENAR; Pay Date: 6/27/2025	4,465.02
65436	6/27/2025	BRANDY JOHNS	Employee: JOHNS; Pay Date: 6/27/2025	2,058.43
65437	6/27/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 6/27/2025	3,017.56
65438	6/27/2025	BYRAN D. MOSS	Employee: MOSS; Pay Date: 6/27/2025	3,688.10
65439	6/27/2025	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 6/27/2025	1,565.75
65440	6/27/2025	LEIGH C. STANTON	Employee: STANTO; Pay Date: 6/27/2025	1,439.79
65441	6/27/2025	JEFF T. WOOD	Employee: WOOD; Pay Date: 6/27/2025	2,507.08
65442	6/27/2025	CARRIE BAUWENS	Employee: BAUWEN; Pay Date: 6/27/2025	471.07
65443	6/27/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 6/27/2025	762.55
65444	6/27/2025	JOSEPH ESENARRO	Employee: ESENAR; Pay Date: 6/27/2025	1,042.66
65445	6/27/2025	BRANDY JOHNS	Employee: JOHNS; Pay Date: 6/27/2025	464.42
65446	6/30/2025	BATTERIES PLUS BULBS #350	JUDYS COMPUTER BATTERY BACKUP 12V 9AH LEAD	67.90
65447	6/30/2025	DOUGLAS & ALANA BOOHER	REFUND ACCT. 357 128 HOLLY LN #A OVERPAID/CLOSED ESCROW 6/13	240.58
65448	6/30/2025	EMPIRE SOUTHWEST, LLC	ANNUAL GENERATOR SERVICE AGREEMENT 2/1/25 TO 7/31/25	7,233.50
65449	6/30/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140031448 169 TERRACE VIEW	150.00
65449	6/30/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140098488 97 BEACH CLUB DR	160.00
65449	6/30/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140191184 160 PINERIDGE DR	154.99

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65450	6/30/2025	FLYERS ENERGY LLC	FUEL REGULAR 40.10 GAL DIESEL 65 GAL	461.89
65450	6/30/2025	FLYERS ENERGY LLC	FUEL REGULAR 45 GAL DIESEL 142 GAL	799.11
65451	6/30/2025	KINGSBURY HARDWARE	GORILLA DUCT TAPE	15.49
65452	6/30/2025	NIKOLINE LOBA	REFUND ACCT. 431 OVERPAID/CLOSED ESCROW 12/20/24	350.72
65453	6/30/2025	SOUTH LAKE TAHOE ACE HARDWARE	STATION 1 HILLMAN FASTENERS CONST. CRATE FOR H2O VALVE SHIPM	11.44
65453	6/30/2025	SOUTH LAKE TAHOE ACE HARDWARE	STATION 1 HILLMAN FASTNERS, 8X2 INTER, 10X3 EXT, DUCT TAPE	53.91
65454	6/30/2025	NV ENERGY	1000044046907329692 399 EUGENE DR	974.78
65454	6/30/2025	NV ENERGY	1000044086803274204 GALAXY LN PUMP	80.97
65454	6/30/2025	NV ENERGY	1000044086803297718 403 KIMBERLY BROOKE LN	311.74
65454	6/30/2025	NV ENERGY	1000044086803301502 504 LAUREL LN UNIT PMPSTA	36.64
65454	6/30/2025	NV ENERGY	1000044086803301940 EASY ST UNIT N/T134	39.77
65454	6/30/2025	NV ENERGY	1000044086803305073 KINGSBURY GRADE UNIT PMPPLS	45.51
65454	6/30/2025	NV ENERGY	1000044086803320205 KINGSBURY GRADE UNIT PMPHS2	4,409.16
65454	6/30/2025	NV ENERGY	1000044086803320221 314 ANDRIA WAY UNIT BRADBU	1,505.91
65454	6/30/2025	NV ENERGY	1000044086803320239 698 KINGSBURY GRADE UNIT NTFRS	1,692.82
65454	6/30/2025	NV ENERGY	1000044086803320247 176 BUCHANAN RD UNIT PMPHS3	2,392.50
65454	6/30/2025	NV ENERGY	1000044086804621577 801 KINGSBURY GRADE UNIT B	39.69
65454	6/30/2025	NV ENERGY	1000044086807006297 97 BEACH CLUB DR	8,486.13
65454	6/30/2025	NV ENERGY	1000044771003320176 KINGSBURY GRADE UNIT DISMP	1,013.45
65455	6/30/2025	PUBLIC EMPLOYEES	EMPLOYEE AND EMPLOYERS PERS CONTRIBUTION 6/25	29,318.39
65456	6/30/2025	CASH	REIMBURSE PETTY CASH ACCOUNT 8/1/24 TO 5/5/2025	86.42

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65457	6/30/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-QT	135.00
65458	6/30/2025	SUMMIT PLUMBING LLC	MH N-7-3, A15-2 & A17-4 WALK FOREST LINE MANHOLES BOULDER TO	2,138.80
65459	6/30/2025	THUNDERBIRD COMMUNICATIONS INC	SCADA BUTTON FOR OPEN VPN CONNECT W/HELP DISPLAY	310.00
65460	VOID			
65461	6/30/2025	US BANK VISA REWARDS	BJ AATRIX 2024 W-2C YANISH	16.99
65461	6/30/2025	US BANK VISA REWARDS	BM AMAZON PLASMA CUTTER	30.84
65461	6/30/2025	US BANK VISA REWARDS	BM AMAZON WORK BOOTS	154.97
65461	6/30/2025	US BANK VISA REWARDS	BM LOWES STATIONS 3&5 KEMTEK LIQUID CHLORINE, BIG SHOT PEN,	115.64
65461	6/30/2025	US BANK VISA REWARDS	BM LOWES STATIONS 3&5 KEMTEK LIQUID CHLORINE QTY 6	83.88
65461	6/30/2025	US BANK VISA REWARDS	BM OWEN EQUIPMENT VACTOR TRUCK 30609 GAUGE, PRESS	60.86
65461	6/30/2025	US BANK VISA REWARDS	BM STATION 1 OZONE GENERATOR FUSE	120.50
65461	6/30/2025	US BANK VISA REWARDS	JB PORT OF SUBS BOARD MEETING 6/17/25	71.50
65461	6/30/2025	US BANK VISA REWARDS	JB SUMMIT IPM 160 PINERIDGE RODENT CONTROL	85.00
65461	6/30/2025	US BANK VISA REWARDS	JB TRACTOR SUPPLY 160 PINERIDGE PICNIC TABLE	171.35
65461	6/30/2025	US BANK VISA REWARDS	LS COSTCO 160 PINERIDGE BATH TISSUE, COFFEE, PAPER PLATES	78.60
65461	6/30/2025	US BANK VISA REWARDS	LS DOUGLAS COUNTY LIEN FEES	42.00
65461	6/30/2025	US BANK VISA REWARDS	ME KINGSBURY HARDWARE KEY FOR 744 TINA #B	3.27
65461	6/30/2025	US BANK VISA REWARDS	SM HOME DEPOT STATION 1 40LB NATURAL SALT QTY 63	509.04
65461	6/30/2025	US BANK VISA REWARDS	SM LOWES STATION 3 & 5 KEMTEK LIQUID CHLORINE QTY 8	111.84
65462	6/30/2025	VEOLIA WATER TECHNOLOGIES TREA	DIAGNOSTICS FOR OZONE SKID 3 HRS	750.00
65463	6/30/2025	SOUTH LAKE TAHOE ACE HARDWARE	STATION SALT BARREL REPAIR BALL VLV 1/2 PVC & 1/2INX2IN SCH	8.57
65464	6/30/2025	NV ENERGY	1000044086803270814 801 KINGSBURY GRADE UNIT LIGHTS	34.23

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
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Check Number	Check Date	Payee	Transaction Description	Check Amount
65464	6/30/2025	NV ENERGY	1000044086803304290 KINGSBURY GRADE UNIT F1	19.74
65465	6/30/2025	JEFRF SIMAS	REIMBURSE AMAZON RECEIPT INSULATED SNOW BOOT	160.64
65465	6/30/2025	JEFRF SIMAS	REIMBURSE AMAZON RECEIPT NON METALLIC SAFTEY WORK BOOT	205.59
65466	7/1/2025	AT & T MOBILITY	ACCT. 287301170124 CELL PHONES	653.66
65467	7/1/2025	BURGARELLO ALARM	VARIOUS STATIONS ALARM MONITORING 7/2025 TO 9/2025	2,062.02
65468	7/1/2025	COSTCO WHOLESALE MEMBERSHIP	ANNUAL MEMEBERSHIP #000111931701773	65.00
65469	7/1/2025	EMPLOYERS ASSURANCE CO.	WORKERS COMPENSATION RENEWAL DEPOSIT 7/1/25	1,118.00
65470	7/1/2025	QUADIENT LEASING USA, INC.	ACCT. 1218695 POSTAGE METER RENTAL & ONLINE-RATE MAINT 7/1-9	102.00
65471	7/1/2025	WARREN REED INSURANCE INC	INSURANCE RENEWAL 2025/2026 POOL POLICY	125,376.10
65472	7/8/2025	BEATRIZ HERNANDEZ	160 PINERIDGE DR 4 CLEANINGS 06/2025	2,000.00
65473	7/8/2025	PAMELA JOANNE NANCE	298 KINGSBURY JANITORIAL 5 CLEANINGS 6/2025	1,000.00
65474	7/8/2025	NEVADA NEWS GROUP	AD 53475 RECORD COURIER SUMMARY ANNUAL REPORT FY26	213.50
65475	7/8/2025	NEXTIVA, INC.	ACCT. 3680856 DISTRICT OFFICE PHONE LINES 7/2025	259.42
65476	7/8/2025	NV ENERGY	1000044086803294236 160 PINERIDGE DR UNIT LIGHTS	11.42
65476	7/8/2025	NV ENERGY	1000044086803297452 298 KINGSBURY GRADE APT ADOWN	93.63
65476	7/8/2025	NV ENERGY	1000044086803297460 298 KINGSBURY GRADE APT B-UP	261.03
65476	7/8/2025	NV ENERGY	1000044086803297478 298 KINGSBURY GRADE APT CDOWN	62.96
65476	7/8/2025	NV ENERGY	1000044086803297486 298 KINGSBURY GRADE APT DDOWN	73.40
65476	7/8/2025	NV ENERGY	1000044086808604306 160 PINERIDGE DR	177.00
65477	7/8/2025	PACIFIC STATES COMMUNICATIONS	MONTHLY NETWORK MONITORING SERVICES 7/2025	1,245.50

KINGSBURY GENERAL IMPROVEMENT DISTRICT
Check/Voucher Register - LIST OF CLAIMS
From 6/12/2025 Through 7/11/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65478	7/8/2025	SPRINGBROOK SOFTWARE COMPANY	COMPUTER EXP/ACH & CC CHARGES 6/2025	1,744.00
65479	7/8/2025	SUMMIT PLUMBING LLC	POWER OUTAGE/CHECKED ALL GENERATORS	321.10
65479	7/8/2025	SUMMIT PLUMBING LLC	SEWER PUMP STATION MAINTENANCE JULY 2025	8,549.75
65480	7/11/2025	CARRIE BAUWENS	Employee: BAUWEN; Pay Date: 7/11/2025	1,749.36
65481	7/11/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 7/11/2025	2,121.78
65482	7/11/2025	LELAND B. CHURCHYARD II	Employee: CHURCH; Pay Date: 7/11/2025	1,949.06
65483	7/11/2025	CAROLINE L. NELSON	Employee: CNELSO; Pay Date: 7/11/2025	1,239.48
65484	7/11/2025	TY CROCKETT	Employee: CROCKE; Pay Date: 7/11/2025	1,235.46
65485	7/11/2025	DERREK DORNBROOK	Employee: DORNER; Pay Date: 7/11/2025	3,941.51
65486	7/11/2025	MICHAEL E. EDWARDS, JR	Employee: EDWARD; Pay Date: 7/11/2025	2,908.88
65487	7/11/2025	JOSEPH ESENARRO	Employee: ESENAR; Pay Date: 7/11/2025	4,458.43
65488	7/11/2025	BRANDY JOHNS	Employee: JOHNS; Pay Date: 7/11/2025	2,015.94
65489	7/11/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 7/11/2025	3,299.92
65490	7/11/2025	BYRAN D. MOSS	Employee: MOSS; Pay Date: 7/11/2025	2,673.58
65491	7/11/2025	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 7/11/2025	1,593.71
65492	7/11/2025	LEIGH C. STANTON	Employee: STANTO; Pay Date: 7/11/2025	1,460.65
65493	7/11/2025	JEFF T. WOOD	Employee: WOOD; Pay Date: 7/11/2025	1,782.09
Report Total				488,708.62

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #8

**TITLE: CONSIDERATION TO APPROVE TASK ORDER 69 WITH DOWL
ENGINEERING**

MEETING DATE: 15 July 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Approve Task Order No. 69 with DOWL in an amount not to exceed \$50,000 for Fiscal Year 2026 General Services under the existing Master Services Agreement.

BACKGROUND:

The Kingsbury General Improvement District (District) holds a Master Services Agreement (MSA) with DOWL to provide engineering services. While specific capital improvement projects are assigned individual task orders, there remains a consistent need for general engineering support throughout the fiscal year.

Task Order No. 69 is intended to authorize DOWL to provide on-call general services and technical support for miscellaneous engineering needs that arise throughout Fiscal Year 2026 (July 1, 2025 – June 30, 2026). These services may include phone consultations, field support, design and construction management assistance, and attendance at monthly Board meetings.

Requests will be directed and approved by the General Manager, with DOWL responding accordingly. Work will be billed on a time and materials basis, not to exceed \$50,000, and will follow the hourly rates outlined in Exhibit C of the MSA. Deliverables include monthly invoices and a Board report summarizing support activities.

INCLUDED:

(A) Task Order 69 Fiscal Year 2026 General Services Agreement

Fund impacted by the 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 6 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated August 19, 2009.

Task Order

Task Order Number: 69

Date: June 25, 2025

Title: Fiscal Year 2026 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 **\$50,000**. Hourly rates and other expenses shall be in accordance with Exhibit C of the Master Services Agreement (Standard Hourly Rates). A breakdown of the individual task budgets is as follows:

Task 1	General Services	\$50,000
TOTAL:		<u>\$50,000</u>

PART 3 – SCHEDULE

The 2026 fiscal year is July 1, 2025, through June 30, 2026.

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 #9

TITLE: RECOMMENDATION OF AWARD OF THE REMAINING PORTION OF THE CONSTRUCTION CONTRACT FOR THE FY25 ROAD REPLACEMENT & REHABILITATION PROJECT

For discussion and possible action to award the last phase of the construction project Bid Alternate #2 to be included in previously awarded phases Base and Bid Alternate #1

MEETING DATE: 15 July 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION: Award Sierra Nevada Construction the third and last phase of the Contract for the FY25 Road Replacement & Rehabilitation Project and authorize the General Manager to execute appropriate documents.

BACKGROUND:

On April 15, 2025, DOWL presented the FY25 Road Project Construction Bid to the Board for award of contact to Sierra Nevada Construction, Inc (SNC). The Road Project is split into three separate areas (Base, Bid Alternate #1, and Bid Alternate #2). The Construction Contract was voted on and approved by the Board to award the first two phases of the project (Base and Bid Alternate #1). The Third phase of the FY25 Road Project was not awarded at that time due to the unknown schedule and impact to the FY24-25 Water project currently under construction on Tina and Tramway drive.

DOWL now has information on Project Schedule from the FY25 Road Contractor and has determined that a portion of the third phase (Bid Alternate #2) can be completed without impacting the Water Project. The Approved amounts for construction were a Base Bid price of \$533,007.00 and Bid Alternate #1 price of \$670,000.00. The third Phase Bid Alternate #2 price is \$611,000.00. The combined Base and Bid Alternate #1 and #2 total is \$1,814,007.00.

It cannot be determined the exact amount of Bid Alternate #2 work that can be completed. The General Manager will need to award SNC a portion up to, and not to exceed, the amount of \$611,000.00 as the project progresses. DOWL will coordinate construction progress and provide recommendations to the District for decision by the General Manager on what portions of road work will make the most impact to the District.

INCLUDED:

Attachment: DOWL's Bid tabulation for FY25 Road Rehab & Replacement Project (PWP-DO-2026-001)

Fund impacted by the above action:

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

BID OPENING FORM
Kingsbury General Improvement District
2025 Road Rehab & Replacement Project - PWP-DO-2026-001

Bid Opening Location: Planet Bids
 Date: Friday, March 21, 2025
 Time: 2:00pm
 Owner: KGID
 Engineer: DOWL

**PREVIOUSLY
AWARDED**

Bid Item	Description	Quantity	Unit	ENGINEER'S OPINION OF PROBABLE COST	SIERRA NEVADA CONSTRUCTION	WEST COAST PAVING	AVERAGE
1A	Mobilization and Demobilization	1	LS	\$1,200.00	\$10,000.00	\$112,575.00	\$12,575.00
2A	Temporary Traffic Control	1	LS	\$46,800.00	\$27,157.00	\$53,000.00	\$39,578.50
3A	Temporary Erosion Control	1	LS	\$1,200.00	\$1,000.00	\$9,300.00	\$5,150.00
4A	Sealing - Microsurface	0	SY	\$4.90	\$0.00	\$0.00	\$0.00
5A	Sealing - Chip Seal	20,150	SY	\$9.50	\$190,475.00	\$8.48	\$176,024.00
6A	Transverse Crack Repair - Pavement Reconstruction (2" width Major/Local)	105	LF	\$9.00	\$945.00	\$128.00	\$13,440.00
7A	Local Road - Half Section Reconstruction (12" width 4" AC/6" AB)	125	LF	\$552.50	\$69,062.50	\$299.00	\$37,375.00
8A	Major Road - Half Section Reconstruction (12" width 6" AC/8" AB)	125	LF	\$70,112.50	\$8,764,062.50	\$452.00	\$54,000.00
9A	Local Road - Full Section Reconstruction (24" width 4" AC/6" AB)	20	LF	\$1,125.00	\$22,500.00	\$719.00	\$14,380.00
10A	Major Road - Full Section Reconstruction (24" width 6" AC/8" AB)	170	LF	\$1,125.00	\$191,250.00	\$860.00	\$146,200.00
11A	Remove/Replace Existing Manhole Collar	5	EA	\$17,500.00	\$87,500.00	\$1,600.00	\$8,000.00
12A	Remove/Replace Existing Manhole Collar	9	EA	\$2,500.00	\$22,500.00	\$1,600.00	\$8,000.00
13A	Pave Account	1	LS	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
Base Bid Total:				\$767,562.50	\$533,407.00	\$665,794.00	\$599,400.50

Bid Item	Description	Quantity	Unit	ENGINEER'S OPINION OF PROBABLE COST	SIERRA NEVADA CONSTRUCTION	WEST COAST PAVING	AVERAGE
1B	Mobilization and Demobilization	1	LS	\$1,200.00	\$10,000.00	\$78,000.00	\$44,000.00
2B	Temporary Traffic Control	1	LS	\$61,700.00	\$10,000.00	\$74,800.00	\$52,400.00
3B	Temporary Erosion Control	1	LS	\$41,200.00	\$1,000.00	\$7,300.00	\$4,150.00
4B	Sealing - Microsurface	31,750	SY	\$4.90	\$155,575.00	\$3.44	\$115,270.00
5B	Sealing - Chip Seal	900	SY	\$9.50	\$8,550.00	\$8.12	\$7,708.00
6B	Transverse Crack Repair - Pavement Reconstruction (2" width Major/Local)	90	LF	\$9.00	\$810.00	\$125.00	\$12,150.00
7B	Local Road - Half Section Reconstruction (12" width 4" AC/6" AB)	5	LF	\$552.50	\$2,762.50	\$299.00	\$373.25
8B	Major Road - Half Section Reconstruction (12" width 6" AC/8" AB)	460	LF	\$70,112.50	\$32,452.50	\$452.00	\$54,000.00
9B	Local Road - Full Section Reconstruction (24" width 4" AC/6" AB)	0	LF	\$1,125.00	\$0.00	\$0.00	\$0.00
10B	Major Road - Full Section Reconstruction (24" width 6" AC/8" AB)	275	LF	\$1,125.00	\$309,375.00	\$860.00	\$146,200.00
11B	Remove/Replace Existing Manhole Collar	2	EA	\$17,500.00	\$35,000.00	\$1,600.00	\$8,000.00
12B	Remove/Replace Existing Manhole Collar	4	EA	\$2,500.00	\$10,000.00	\$1,600.00	\$8,000.00
13B	Pave Account	1	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Bid Alternate 1 Total:				\$1,017,367.50	\$670,000.00	\$816,268.00	\$743,134.00

Bid Item	Description	Quantity	Unit	ENGINEER'S OPINION OF PROBABLE COST	SIERRA NEVADA CONSTRUCTION	WEST COAST PAVING	AVERAGE
1C	Mobilization and Demobilization	1	LS	\$1,200.00	\$10,000.00	\$132,400.00	\$15,200.00
2C	Temporary Traffic Control	1	LS	\$61,700.00	\$10,000.00	\$80,000.00	\$50,000.00
3C	Temporary Erosion Control	1	LS	\$41,200.00	\$1,400.00	\$5,100.00	\$3,300.00
4C	Sealing - Microsurface	44,000	SY	\$4.90	\$215,600.00	\$3.41	\$151,104.00
5C	Sealing - Chip Seal	0	SY	\$0.00	\$0.00	\$0.00	\$0.00
6C	Transverse Crack Repair - Pavement Reconstruction (2" width Major/Local)	180	LF	\$9.00	\$1,620.00	\$144.00	\$15,320.00
7C	Local Road - Half Section Reconstruction (12" width 4" AC/6" AB)	150	LF	\$552.50	\$82,875.00	\$375.00	\$48,000.00
8C	Major Road - Half Section Reconstruction (12" width 6" AC/8" AB)	480	LF	\$70,112.50	\$33,656.25	\$460.00	\$54,000.00
9C	Local Road - Full Section Reconstruction (24" width 4" AC/6" AB)	5	LF	\$1,125.00	\$5,625.00	\$703.00	\$3,515.00
10C	Major Road - Full Section Reconstruction (24" width 6" AC/8" AB)	20	LF	\$1,125.00	\$22,500.00	\$860.00	\$14,380.00
11C	Remove/Replace Existing Manhole Collar	3	EA	\$17,500.00	\$52,500.00	\$1,600.00	\$8,000.00
12C	Remove/Replace Existing Manhole Collar	6	EA	\$2,500.00	\$15,000.00	\$1,600.00	\$8,000.00
13C	Pave Account	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Bid Alternate 2 Total:				\$832,260.00	\$611,400.00	\$626,639.00	\$618,819.50

BID BOUNDARY AREA				ENGINEER'S OPINION OF PROBABLE COST	SIERRA NEVADA CONSTRUCTION	WEST COAST PAVING	AVERAGE
BASE BID				\$767,563	\$533,007	\$665,794	\$599,400
BID ALTERNATE #1				\$1,017,388	\$670,000	\$816,268	\$743,135
BID ALTERNATE #2				\$832,260	\$611,000	\$626,639	\$618,820
TOTALS				\$2,617,210	\$1,814,007	\$2,108,701	\$1,961,355
% of ENGINEER'S EST				100%	69%	81%	75%

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #10

TITLE: FINANCIAL POSITION, OUTLOOK, AND CONSIDERATION OF RATE ADJUSTMENTS

MEETING DATE: 15 July 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

Staff has prepared a five-year financial outlook for both the **Water** and **Sewer** enterprise funds under three scenarios. Key assumptions include a 3% inflation rate applied across operating costs, SRF-funded waterline replacements (e.g., Maryanne, Barrett, and a portion of Summit), and service cost reductions resulting from the Market Street Lift Station project—estimated to impact the Sewer Fund starting in FY 2028.

1. No Rate Adjustments

Projections show that, under current rate structures, both funds will experience declining cash positions. Rising operational and capital costs outpace revenues, leading to an erosion of reserves and potential cash shortfalls beginning in the third year.

2. With Modest Rate Adjustments

A phased rate increase over five years helps stabilize fund reserves while funding ongoing operations and capital needs. This strategy balances long-term sustainability and affordability, avoiding sudden spikes in future rates.

3. With Rate Adjustments and SRF Long-Term Loans

Incorporating State Revolving Fund (SRF) loans to finance large capital projects, alongside phased rate increases, further improves fund solvency. This scenario reduces the need for large cash outflows, preserves liquidity, and smooths the impact of capital investments across multiple years and ratepayers.

Staff recommends that the District's contracted engineering firm, **DOWL**, pursue a **Task Order** to complete a **formal utility rate study**. This Task Order will be agendaized and brought before the Board for approval at a future meeting.

The proposed study would:

- Provide an **objective, data-driven evaluation** of current and projected rate requirements,
- Help ensure long-term **financial sustainability** of both water and sewer enterprise funds,
- Inform decisions on **rate adjustments** with a focus on **affordability, equity, and rate structure optimization**, and
- Support eligibility for **SRF funding** and other financing or grant opportunities through defensible financial planning.

BACKGROUND INFORMATION:

The Kingsbury General Improvement District (KGID) has not completed a formal rate study or adjusted water or sewer rates since 2019. Over the past several years, costs associated with utility operations, maintenance, and capital improvements have steadily increased. Without corresponding adjustments to rates, KGID's reserve levels are at risk of falling below prudent thresholds required for financial stability and emergency readiness.

INCLUDED:

- A. Current Rate Comparison to Local Utility Districts
- B. Water Fund 5-Year Projection with and Without Rate Increases
- C. Water Fund 5-Year Projection Including Proposed SRF Loan or SRF Loan and Rate Increases
- D. Sewer Fund 5-Year Projection with and Without Rate Increases
- E. Sewer Fund 5-Year Projection Including Proposed SRF Loan or SRF Loan and Rate Increases
- F. NIFS Pre-Application Projects 2025 Project Description & Cost Estimates

Fund impacted by the 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	*IVGID	**RHGID	***DCWU	****CAVE ROCK	STPUD
DWELLING UNITS						
WATER	2366	7667	520	25,367	799	14,660
3/4"	89.87	53.44	70.74	39.14	105.34	60.12
1"	150.09	85.96	125.92	80.90	147.11	100.34
1 1/2"	299.27	166.54	282.96	149.50	215.71	200.13
2"	479.00	263.62	502.97	234.16	300.37	320.31
3"	958.89	490.30				600.99
4"	1,498.08	814.06	2011.93			1,001.81
6"	2,995.28	1,622.74				2,002.96
8"	4,792.62	2,593.54				3,204.89
3/4" CONS -12,000	2.55	2.22	RES. 2.25 COMM 10.83	3.41		2.03
12,001-25,000	3.05	3.55	RES. 2.79 COMM 14.42	4.73		3.02
25,001 UNLIMITED	3.55	4.14		7.45		
SEWER BASE RATE COMM						
RESIDENTIAL & 3/4" SERVICE	60.40	89.51	34.54	75.68	59.58	19.86
1" SERVICE LINE		146.20	97.56			19.20
1.5" SERVICE LINE		286.65				
2" SERVICE LINE		455.87				
3" SERVICE LINE		851.00				
4" SERVICE LINE		1,415.35				
6" SERVICE LINE		2,824.95				
8" SERVICE LINE		4,517.15				
CONSUMPTIVE RATES						
RESIDENTIAL			1ST 3,000 GAL INCLUDED IN BASE RATE THEN \$34.54 PER 1,000 GAL			
		\$5.88 PER 1,000 GAL				
TIMESHARE, COMMERCIAL & WITH IRRIGATION	NA 1ST 4,000 GAL INCLUDED IN BASE RATE THEN \$17.26 PER 1,000 GAL	\$6.95 PER 1,000 GAL				

*INCLINE VILLAGE RATES GIVEN ABOVE WAS ADOPTED ON 5/14/25.

**ROUNDHILL GID WATER POSSIBLE INCREASES OF 2.9% UP TO CPI AND SEWER 2.9% UP TO CPI.

***DOUGLAS COUNTY WILL HAVE SEWER INCREASE FROM \$75.68 2025 TO \$78.71 2026, \$81.07 2027, \$83.50 2028, \$86.01 2029.

****SOUTH TAHOE PUD WILL HAVE A WATER RATE INCREASE OF 9.5% 2026, 9.5% 2027, 9.5% 2028, AND 9.5% 2029.

SEWER RATES WILL ALSO INCREASE THE SAME AS WATER AT 9.5%.

**KINGSBURY GID
WATER FUND
5 YEAR PROJECTION INCLUDING PROPOSED RATE INCREASES
FY 2024-2030**

Without Pg. 10 increase

	ACTUAL 06/24	PROJECTED 06/25	BUDGETED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
REVENUES							
OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519
TOTAL OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519
EXPENDITURES							
PAYROLL & BENEFITS	\$ 932,568	\$ 1,081,548	\$ 1,513,927	\$ 1,559,345	\$ 1,606,125	\$ 1,654,309	\$ 1,703,938
SERVICES & SUPPLIES	\$ 521,227	\$ 1,197,342	\$ 1,231,250	\$ 1,268,188	\$ 1,306,233	\$ 1,346,420	\$ 1,385,783
GAIN ON DISPOSAL OF EQUIPMENT	\$ 5,715	\$ 53,889	\$ 3,200				
TOTAL OPERATING EXPENSES	\$ 1,459,510	\$ 2,332,779	\$ 2,748,377	\$ 2,827,532	\$ 2,912,358	\$ 2,999,729	\$ 3,089,721
NET INCOME FROM OPERATING	\$ 3,454,755	\$ 2,711,206	\$ 2,311,342	\$ 2,228,987	\$ 2,144,161	\$ 2,056,790	\$ 1,966,798
NON-OPERATING REVENUE							
INTEREST EARNED	\$ 377,820	\$ 313,159	\$ 345,198	\$ 223,200	\$ 172,800	\$ 195,300	\$ 216,000
GRANT REVENUE	\$ -	\$ 2,220,612	\$ 3,775,000	\$ -	\$ -	\$ -	\$ -
SALE OF LAND TO NDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NON-OPERATING REVENUE	\$ 377,820	\$ 2,533,771	\$ 4,120,198	\$ 223,200	\$ 172,800	\$ 195,300	\$ 216,000
NON-OPERATING EXPENSE							
PRINCIPAL PAYMENTS OF LEASE LIABILITIES	\$ 26,267						
3M SRF LOAN INTEREST EXP 2.96% - 2	\$ 27,749	\$ 21,527	\$ 15,120	\$ 8,520	\$ 1,724	\$ -	\$ -
3M SRF LOAN INTEREST EXP 2.86% - 3	\$ 38,416	\$ 33,177	\$ 27,787	\$ 22,242	\$ 16,538	\$ 10,671	\$ 4,635
11M SRF LOAN INTEREST EXP 2.39% - 4	\$ 149,158	\$ 133,667	\$ 117,742	\$ 101,466	\$ 84,798	\$ 67,729	\$ 50,250
6M SRF LOAN INTEREST EXP 2.28% - 5	\$ 91,114	\$ 84,269	\$ 77,267	\$ 70,104	\$ 62,777	\$ 55,282	\$ 47,615
SUBTOTAL NON-OPERATING EXPENSES	\$ 332,704	\$ 272,639	\$ 237,916	\$ 202,332	\$ 165,837	\$ 133,682	\$ 102,501
NET INCOME FROM NON-OPERATING	\$ 45,116	\$ 2,261,132	\$ 3,882,282	\$ 20,868	\$ 6,963	\$ 61,618	\$ 113,499
TOTAL NET INCOME	\$ 3,499,871	\$ 4,972,338	\$ 6,193,624	\$ 2,249,855	\$ 2,151,123	\$ 2,118,408	\$ 2,080,297
LOAN PROCEEDS							
GRANT/LOAN FUNDED CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY/CAPITAL PROJECTS***	\$ 5,080,394	\$ 3,294,062	\$ 5,926,726	\$ 3,266,701	\$ 6,275,356	\$ 6,845,046	\$ 2,616,671
BOND PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEPREC RESERVE FUND **	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

3M SRF LOAN PRINC - 2	\$	208,675	\$	214,896	\$	221,304	\$	227,903	\$	116,488	\$	-	\$	-
3M SRF LOAN PRINC - 3	\$	182,544	\$	187,783	\$	193,173	\$	198,718	\$	204,422	\$	210,289	\$	216,325
11M SRF LOAN PRINC - 4	\$	645,565	\$	661,086	\$	676,980	\$	693,257	\$	709,924	\$	726,993	\$	744,472
6M SRF LOAN PRINC - 5	\$	298,522	\$	305,367	\$	312,369	\$	319,532	\$	326,859	\$	334,354	\$	342,020
ADJUST TO CASH FLOW	\$	31,625	\$	(62,422)	\$	(3,202)	\$	(3,202)	\$	(3,202)	\$	(3,202)	\$	(3,202)
TOTAL CAPITAL EXPENDITURES	\$	6,447,324	\$	4,600,772	\$	7,327,351	\$	4,702,908	\$	7,629,847	\$	8,113,480	\$	3,916,286
NET GAIN OR LOSS	\$	(2,947,453)	\$	371,565	\$	(1,133,726)	\$	(2,453,054)	\$	(5,478,723)	\$	(5,995,072)	\$	(1,835,989)
CASH BEGINNING	\$	8,953,092	\$	6,005,639	\$	6,377,204	\$	5,243,478	\$	2,790,424	\$	(2,688,299)	\$	(8,683,371)
CASH ENDING	\$	6,005,639	\$	6,377,204	\$	5,243,478	\$	2,790,424	\$	(2,688,299)	\$	(8,683,371)	\$	(10,519,360)
CASH RESTRICTED FOR CAPITAL PROJECTS	\$	444,966	\$	705,636	\$	912,280	\$	912,280	\$	912,280	\$	912,280	\$	912,280
ENDING NET UNRESTRICTED CASH	\$	5,560,673	\$	5,671,568	\$	4,331,198	\$	1,878,144	\$	(3,600,579)	\$	(9,595,651)	\$	(11,431,640)
DEPRECIATION EXPENSE	\$	1,389,156	\$	1,456,914	\$	1,455,823	\$	1,455,823	\$	1,455,823	\$	1,455,823	\$	1,455,823

**KGID PLEDGED WATER REVENUES AND DEBT COVERAGE SCHEDULE
WITHOUT RATE INCREASES**

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519
OPERATING EXPENSES*	\$ 1,459,510	\$ 2,332,779	\$ 2,748,377	\$ 2,827,532	\$ 2,912,358	\$ 2,999,729	\$ 3,089,721
NET PLEDGED REVENUES	\$ 3,449,040	\$ 2,657,317	\$ 2,308,142	\$ 2,228,987	\$ 2,144,161	\$ 2,056,790	\$ 1,966,798
COMBINED DEBT SERVICE	\$ 1,022,445	\$ 980,686	\$ 964,762	\$ 948,485	\$ 813,606	\$ 678,325	\$ 660,846
DEBT COVERAGE	3.37	2.71	2.39	2.35	2.64	3.03	2.98
DEPRECIATION EXPENSE	\$ 1,389,156	\$ 1,456,914	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823
REVENUES AFTER DEPRECIATION	\$ 1,037,439	\$ 219,717	\$ (112,443)	\$ (175,321)	\$ (125,268)	\$ (77,358)	\$ (149,871)
RATE INCREASE TO FUND DEPRECIATION			\$ (2.44)	\$ (3.81)	\$ (2.72)	\$ (1.68)	\$ (3.25)

\$89.87 RATE COMPONENT	FY 25 BILLING	FY 25 PROJECTED	FY 24 BILLING	FY 24 AUDITED	FY 23 BILLING	FY 23 AUDITED	FY 22 BILLING	FY 22 AUDITED
BASE RATE @ 25.6%	1,047,660.54	1,064,444.93	1,001,593.68	1,003,381.25	989,318.99	988,873.73	984,227.49	983,544.83
DISTRIBUTION DEBT SERVICE @ 21.17%	866,798.08	880,246.06	828,698.48	829,749.26	818,419.59	817,752.22	814,336.12	813,345.47
TREATMENT DEBT SERVICE @ 32.5%	1,315,918.08	1,351,346.10	1,258,079.20	1,273,823.85	1,242,667.80	1,255,406.10	1,236,275.12	1,248,640.90
CAPITAL IMPROVEMENT @ 13.04%	533,834.96	542,201.64	510,336.00	511,097.32	504,112.12	503,707.56	501,519.18	500,993.15
ADMIN FEE @ 8.04%	328,868.54	319,749.27	314,414.40	301,406.32	310,562.98	297,048.39	308,965.21	295,447.65
FY 2022 TO 2025								
	BASE RATE	TREATMENT DEBT	DISTRIBUTION DEBT	CAPITAL IMPROV	ADMIN FEE			
TOTAL BILLING	4,022,800.70	5,052,940.20	3,328,252.27	2,049,802.26	1,262,811.13			
TOTAL PROJECTED/AUDITED	4,040,244.74	5,129,216.95	3,341,093.01	2,057,999.67	1,213,651.63			
OVER-/UNDER	-17,444.04	-76,276.75	-12,840.74	-8,197.41	49,159.50			
*AVERAGE INCREASE 10% FY 2027	\$8.99	\$98.86	***AVERAGE INCREASE 8% FY 2029			\$8.54	\$115.31	
AVERAGE INCREASE 8% FY 2028	\$7.92	\$106.77	**AVERAGE INCREASE 5% FY 2030			\$5.77	\$121.07	

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	*PROJECTED 06/27	**PROJECTED 06/28	***PROJECTED 06/29	****PROJECTED 06/30
REVENUES							
OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,490,015	\$ 5,871,491	\$ 6,283,485	\$ 6,551,581
TOTAL OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,490,015	\$ 5,871,491	\$ 6,283,485	\$ 6,551,581
EXPENDITURES							
PAYROLL & BENEFITS	\$ 932,568	\$ 1,081,548	\$ 1,513,927	\$ 1,559,345	\$ 1,606,125	\$ 1,654,309	\$ 1,703,938
SERVICES & SUPPLIES	\$ 521,227	\$ 1,204,303	\$ 1,302,013	\$ 1,341,073	\$ 1,381,306	\$ 1,422,745	\$ 1,465,427
GAIN ON DISPOSAL OF EQUIPMENT	\$ 5,715	\$ 53,889	\$ 3,200				
TOTAL OPERATING EXPENSES	\$ 1,459,510	\$ 2,339,740	\$ 2,819,140	\$ 2,900,418	\$ 2,987,431	\$ 3,077,054	\$ 3,169,365
NET INCOME FROM OPERATING	\$ 3,454,755	\$ 2,704,245	\$ 2,240,579	\$ 2,589,597	\$ 2,884,061	\$ 3,206,432	\$ 3,382,216
NON-OPERATING REVENUE							
INTEREST EARNED	\$ 377,820	\$ 313,159	\$ 345,198	\$ 223,200	\$ 172,800	\$ 195,300	\$ 216,000
GRANT REVENUE	\$ -	\$ 2,220,612	\$ 3,775,000	\$ -	\$ -	\$ -	\$ -
SALE OF LAND TO NDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NON-OPERATING REVENUE	\$ 377,820	\$ 2,533,771	\$ 4,120,198	\$ 223,200	\$ 172,800	\$ 195,300	\$ 216,000
NON-OPERATING EXPENSE							
PRINCIPAL PAYMENTS OF LEASE LIABILITIES	\$ 26,267						
3M SRF LOAN INTEREST EXP 2.96% - 2	\$ 27,749	\$ 21,527	\$ 15,120	\$ 8,520	\$ 1,724	\$ -	\$ -
3M SRF LOAN INTEREST EXP 2.86% - 3	\$ 38,416	\$ 33,177	\$ 27,787	\$ 22,242	\$ 16,538	\$ 10,671	\$ 4,635
11M SRF LOAN INTEREST EXP 2.39% - 4	\$ 149,158	\$ 133,637	\$ 117,742	\$ 101,466	\$ 84,798	\$ 67,729	\$ 50,250
6M SRF LOAN INTEREST EXP 2.28% - 5	\$ 91,114	\$ 84,269	\$ 77,267	\$ 70,104	\$ 62,777	\$ 55,282	\$ 47,615
SUBTOTAL NON-OPERATING EXPENSES	\$ 332,704	\$ 272,609	\$ 237,916	\$ 202,332	\$ 165,837	\$ 133,682	\$ 102,501
NET INCOME FROM NON-OPERATING	\$ 45,116	\$ 2,261,162	\$ 3,882,282	\$ 20,868	\$ 6,963	\$ 61,618	\$ 113,499
TOTAL NET INCOME	\$ 3,499,871	\$ 4,965,407	\$ 6,122,861	\$ 2,610,465	\$ 2,891,023	\$ 3,268,049	\$ 3,495,715

LOAN PROCEEDS	\$	-	\$	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
GRANT/LOAN FUNDED CAPITAL PROJECTS	\$	-	\$	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY/CAPITAL PROJECTS***	\$	5,080,394	\$	3,482,885	\$	5,926,726	\$	3,266,701	\$	6,275,356	\$	6,845,046	\$	2,616,671	
BOND PRINCIPAL	\$	-	\$	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DEPREC RESERVE FUND **	\$	-	\$	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
3M SRF LOAN PRINC - 2	\$	208,675	\$	214,896	\$	221,304	\$	227,903	\$	116,488	\$	-	\$	-	
3M SRF LOAN PRINC - 3	\$	182,544	\$	187,783	\$	193,173	\$	198,718	\$	204,422	\$	210,289	\$	216,325	
11M SRF LOAN PRINC - 4	\$	645,565	\$	661,086	\$	676,980	\$	693,257	\$	709,924	\$	726,993	\$	744,472	
6M SRF LOAN PRINC - 5	\$	298,522	\$	305,367	\$	312,369	\$	319,532	\$	326,859	\$	334,354	\$	342,020	
ADJUST TO CASH FLOW	\$	31,625	\$	(62,422)	\$	(3,202)	\$	(3,202)	\$	(3,202)	\$	(3,202)	\$	(3,202)	
TOTAL CAPITAL EXPENDITURES	\$	6,447,324	\$	4,789,595	\$	7,327,351	\$	4,702,908	\$	7,629,847	\$	8,113,480	\$	3,916,286	
NET GAIN OR LOSS	\$	(2,947,453)	\$	175,812	\$	(1,204,489)	\$	(2,092,444)	\$	(4,738,824)	\$	(4,845,430)	\$	(420,571)	
CASH BEGINNING	\$	8,953,092	\$	6,005,639	\$	6,181,451	\$	4,976,961	\$	2,884,518	\$	(1,854,306)	\$	(6,699,736)	
CASH ENDING	\$	6,005,639	\$	6,181,451	\$	4,976,961	\$	2,884,518	\$	(1,854,306)	\$	(6,699,736)	\$	(7,120,308)	
CASH RESTRICTED FOR CAPITAL PROJECTS	\$	444,966	\$	705,636	\$	912,280	\$	912,280	\$	912,280	\$	912,280	\$	912,280	
ENDING NET UNRESTRICTED CASH	\$	5,560,673	\$	5,475,815	\$	4,064,681	\$	1,972,238	\$	(2,766,586)	\$	(7,612,016)	\$	(8,032,588)	
DEPRECIATION EXPENSE	\$	1,389,156	\$	1,456,914	\$	1,455,823	\$	1,455,823	\$	1,455,823	\$	1,455,823	\$	1,455,823	

KGID PLEDGED WATER REVENUES AND DEBT COVERAGE SCHEDULE **WITH RATE INCREASES**

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,490,015	\$ 5,871,491	\$ 6,283,485	\$ 6,551,581
OPERATING EXPENSES*	\$ 1,459,510	\$ 2,339,740	\$ 2,819,140	\$ 2,900,418	\$ 2,987,431	\$ 3,077,054	\$ 3,169,365
NET PLEDGED REVENUES	\$ 3,449,040	\$ 2,650,356	\$ 2,237,379	\$ 2,589,597	\$ 2,884,061	\$ 3,206,432	\$ 3,382,216
COMBINED DEBT SERVICE	\$ 1,022,445	\$ 980,656	\$ 964,762	\$ 948,485	\$ 813,606	\$ 678,325	\$ 660,846
DEBT COVERAGE	3.37	2.70	2.32	2.73	3.54	4.73	5.12
DEPRECIATION EXPENSE	\$ 1,389,156	\$ 1,456,914	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823
REVENUES AFTER DEPRECIATION	\$ 1,037,439	\$ 212,787	\$ (183,206)	\$ 185,289	\$ 614,632	\$ 1,072,284	\$ 1,265,547
RATE INCREASE TO FUND DEPRECIATION			\$ (3.98)	\$ 4.02	\$ 13.35	\$ 23.29	\$ 27.49

**KINGSBURY GID
WATER FUND
5 YEAR PROJECTION INCLUDING PROPOSED SRF LOAN OR SRF LOAN & RATE INCREASES
FY 2024-2030**

	ACTUAL 06/24	PROJECTED 06/25	BUDGETED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
<u>REVENUES</u>							
OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519
TOTAL OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519
<u>EXPENDITURES</u>							
PAYROLL & BENEFITS	\$ 932,568	\$ 1,081,548	\$ 1,513,927	\$ 1,559,345	\$ 1,606,125	\$ 1,654,309	\$ 1,703,938
SERVICES & SUPPLIES	\$ 521,227	\$ 1,197,342	\$ 1,231,250	\$ 1,268,188	\$ 1,306,233	\$ 1,345,420	\$ 1,385,783
GAIN ON DISPOSAL OF EQUIPMENT	\$ 5,715	\$ 53,889	\$ 3,200				
TOTAL OPERATING EXPENSES	\$ 1,459,510	\$ 2,332,779	\$ 2,748,377	\$ 2,827,532	\$ 2,912,358	\$ 2,999,729	\$ 3,089,721
NET INCOME FROM OPERATING	\$ 3,454,755	\$ 2,711,206	\$ 2,311,342	\$ 2,228,987	\$ 2,144,161	\$ 2,056,790	\$ 1,966,798
<u>NON-OPERATING REVENUE</u>							
INTEREST EARNED	\$ 377,820	\$ 313,159	\$ 345,198	\$ 223,200	\$ 172,800	\$ 195,300	\$ 216,000
GRANT REVENUE	\$ -	\$ 2,220,612	\$ 3,775,000	\$ -	\$ -	\$ -	\$ -
SALE OF LAND TO NDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NON-OPERATING REVENUE	\$ 377,820	\$ 2,533,771	\$ 4,120,198	\$ 223,200	\$ 172,800	\$ 195,300	\$ 216,000
<u>NON-OPERATING EXPENSE</u>							
PRINCIPAL PAYMENTS OF LEASE LIABILITIES	\$ 26,267						
3M SRF LOAN INTEREST EXP 2.96% - 2	\$ 27,749	\$ 21,527	\$ 15,120	\$ 8,520	\$ 1,724	\$ -	\$ -
3M SRF LOAN INTEREST EXP 2.86% - 3	\$ 38,416	\$ 33,177	\$ 27,787	\$ 22,242	\$ 16,538	\$ 10,671	\$ 4,635
11M SRF LOAN INTEREST EXP 2.39% - 4	\$ 149,158	\$ 133,667	\$ 117,742	\$ 101,466	\$ 84,798	\$ 67,729	\$ 50,250
6M SRF LOAN INTEREST EXP 2.28% - 5	\$ 91,114	\$ 84,269	\$ 77,267	\$ 70,104	\$ 62,777	\$ 55,282	\$ 47,615
14M SRF LOAN INTEREST EXP EST 2.8% - 6	\$ -	\$ -	\$ -	\$ -	\$ 24,176	\$ 165,193	\$ 220,348
SUBTOTAL NON-OPERATING EXPENSES	\$ 332,704	\$ 272,639	\$ 237,916	\$ 202,332	\$ 190,013	\$ 298,875	\$ 322,849
NET INCOME FROM NON-OPERATING	\$ 45,116	\$ 2,261,132	\$ 3,882,282	\$ 20,868	\$ (17,213)	\$ (103,575)	\$ (106,849)
TOTAL NET INCOME	\$ 3,499,871	\$ 4,972,338	\$ 6,193,624	\$ 2,249,855	\$ 2,126,947	\$ 1,953,215	\$ 1,859,949
LOAN PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ 6,991,324	\$ 7,008,676.0	\$ -
GRANT/LOAN FUNDED CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 2,896,701	\$ 4,984,681	\$ 6,118,618	
CAPITAL OUTLAY/CAPITAL PROJECTS***	\$ 5,080,394	\$ 3,294,062	\$ 5,926,726	\$ 370,000	\$ 1,290,675	\$ 726,428	\$ 2,616,671
BOND PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**KGID PLEDGED WATER REVENUES AND DEBT COVERAGE SCHEDULE
WITH SRF LOAN AND NO RATE INCREASES**

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519	\$ 5,056,519
OPERATING EXPENSES*	\$ 1,459,510	\$ 2,332,779	\$ 2,748,377	\$ 2,827,532	\$ 2,912,358	\$ 2,999,729	\$ 3,089,721
NET PLEDGED REVENUES	\$ 3,449,040	\$ 2,657,317	\$ 2,308,142	\$ 2,228,987	\$ 2,144,161	\$ 2,056,790	\$ 1,966,798
COMBINED DEBT SERVICE	\$ 1,022,445	\$ 980,686	\$ 964,762	\$ 948,485	\$ 837,782	\$ 843,518	\$ 881,194
DEBT COVERAGE	3.37	2.71	2.39	2.35	2.56	2.44	2.23
DEPRECIATION EXPENSE	\$ 1,389,156	\$ 1,456,914	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823
REVENUES AFTER DEPRECIATION	\$ 1,037,439	\$ 219,717	\$ (112,443)	\$ (175,321)	\$ (149,444)	\$ (242,551)	\$ (370,219)
RATE INCREASE TO FUND DEPRECIATION			\$ (2.44)	\$ (3.81)	\$ (3.25)	\$ (5.27)	\$ (8.04)

\$89.87 RATE COMPONENT	FY 25		FY 25		FY 24		FY 24		FY 23		FY 22	
	BILLING	PROJECTED	BILLING	AUDITED	BILLING	AUDITED	BILLING	AUDITED	BILLING	AUDITED	BILLING	AUDITED
BASE RATE @ 25.6%	1,047,660.54	1,064,444.93	1,001,593.68	1,003,381.25	989,318.99	988,873.73	984,227.49	983,544.83				
DISTRIBUTION DEBT SERVICE @ 21.17%	866,798.08	880,246.06	828,698.48	829,749.26	818,419.59	817,752.22	814,336.12	813,345.47				
TREATMENT DEBT SERVICE @ 32.5%	1,315,918.08	1,351,346.10	1,258,079.20	1,273,823.85	1,242,667.80	1,255,406.10	1,236,275.12	1,248,640.90				
CAPITAL IMPROVEMENT @ 13.04%	533,834.96	542,201.64	510,336.00	511,097.32	504,112.12	503,707.56	501,519.18	500,993.15				
ADMIN FEE @ 8.04%	328,868.54	319,749.27	314,414.40	301,406.32	310,562.98	297,048.39	308,965.21	295,447.65				
FY 2022 TO 2025												
	BASE RATE	TREATMENT DEBT	DISTRIBUTION DEBT	CAPITAL IMPROV	ADMIN FEE							
TOTAL BILLING	4,022,800.70	5,052,940.20	3,328,252.27	2,049,802.26	1,262,811.13							
TOTAL PROJECTED/AUDITED	4,040,244.74	5,129,216.95	3,341,093.01	2,057,999.67	1,213,651.63							
OVER/UNDER	-17,444.04	-76,276.75	-12,840.74	-8,197.41	49,159.50							

*AVERAGE INCREASE 2.5% FY 2027

**AVERAGE INCREASE 2.5% FY 2028

\$2.25 \$92.12 ***AVERAGE INCREASE 2.5% FY 2029

\$2.30 \$94.42 ****AVERAGE INCREASE 2.5% FY 2030

\$2.36 \$96.78

\$2.42 \$99.20

ACTUAL 06/24 PROJECTED 06/25 PROJECTED 06/26 PROJECTED 06/27 PROJECTED 06/28 PROJECTED 06/29 PROJECTED 06/30

REVENUES

OPERATING REVENUES \$ 4,908,550 \$ 4,990,096 \$ 5,056,519 \$ 5,164,893 \$ 5,275,976 \$ 5,389,836 \$ 5,506,543

TOTAL OPERATING REVENUES \$ 4,908,550 \$ 4,990,096 \$ 5,056,519 \$ 5,164,893 \$ 5,275,976 \$ 5,389,836 \$ 5,506,543

EXPENDITURES

PAYROLL & BENEFITS \$ 932,568 \$ 1,081,548 \$ 1,513,927 \$ 1,559,345 \$ 1,606,125 \$ 1,654,309 \$ 1,703,938

SERVICES & SUPPLIES \$ 521,227 \$ 1,197,342 \$ 1,231,250 \$ 1,268,188 \$ 1,306,233 \$ 1,345,420 \$ 1,385,783

GAIN ON DISPOSAL OF EQUIPMENT \$ 5,715 \$ 53,889 \$ 3,200

TOTAL OPERATING EXPENSES \$ 1,459,510 \$ 2,332,779 \$ 2,748,377 \$ 2,827,532 \$ 2,912,358 \$ 2,999,729 \$ 3,089,721

NET INCOME FROM OPERATING

\$ 3,454,755 \$ 2,711,206 \$ 2,311,342 \$ 2,337,361 \$ 2,363,618 \$ 2,390,107 \$ 2,416,822

NON-OPERATING REVENUE

INTEREST EARNED \$ 377,820 \$ 313,159 \$ 345,198 \$ 223,200 \$ 172,800 \$ 195,300 \$ 216,000

GRANT REVENUE \$ - \$ 2,220,612 \$ 3,775,000 \$ - \$ - \$ - \$ -

SALE OF LAND TO NDOT \$ - \$ - \$ - \$ - \$ - \$ - \$ -

OTHER REVENUE \$ - \$ - \$ - \$ - \$ - \$ - \$ -

TOTAL NON-OPERATING REVENUE \$ 377,820 \$ 2,533,771 \$ 4,120,198 \$ 2,23,200 \$ 172,800 \$ 195,300 \$ 216,000

NON-OPERATING EXPENSE

PRINCIPAL PAYMENTS OF LEASE LIABILITIES \$ 26,267 \$ 21,527 \$ 15,120 \$ 8,520 \$ 1,724 \$ - \$ -

3M SRF LOAN INTEREST EXP 2.96% - 2 \$ 27,749 \$ 33,177 \$ 27,787 \$ 22,242 \$ 16,538 \$ 10,671 \$ 4,635

3M SRF LOAN INTEREST EXP 2.86% - 3 \$ 38,416 \$ 33,177 \$ 27,787 \$ 22,242 \$ 16,538 \$ 10,671 \$ 4,635

11M SRF LOAN INTEREST EXP 2.39% - 4 \$ 149,158 \$ 133,637 \$ 117,742 \$ 101,466 \$ 84,798 \$ 67,729 \$ 50,250

6M SRF LOAN INTEREST EXP 2.28% - 5 \$ 91,114 \$ 84,269 \$ 77,267 \$ 70,104 \$ 62,777 \$ 55,282 \$ 47,615

14M SRF LOAN INTEREST EXP EST 2.8% - 6 \$ - \$ - \$ - \$ - \$ 24,176 \$ 165,193 \$ 220,348

SUBTOTAL NON-OPERATING EXPENSES \$ 332,704 \$ 272,609 \$ 237,916 \$ 202,332 \$ 190,013 \$ 298,875 \$ 322,849

NET INCOME FROM NON-OPERATING \$ 45,116 \$ 2,261,162 \$ 3,882,282 \$ 20,868 \$ (17,213) \$ (103,575) \$ (106,849)

TOTAL NET INCOME \$ 3,499,871 \$ 4,972,368 \$ 6,193,624 \$ 2,358,229 \$ 2,346,405 \$ 2,286,532 \$ 2,309,973

LOAN PROCEEDS	\$	-	\$	-	\$	-	\$	-	\$	6,991,324	\$	7,008,676.0	\$	-
GRANT/LOAN FUNDED CAPITAL PROJECTS	\$	-	\$	-	\$	-	\$	2,896,701	\$	4,984,681	\$	6,118,618		
CAPITAL OUTLAY/CAPITAL PROJECTS***	\$	5,080,394	\$	3,294,062	\$	5,926,726	\$	370,000	\$	1,290,675	\$	726,428	\$	2,616,671
BOND PRINCIPAL	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DEPREC RESERVE FUND **	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
3M SRF LOAN PRINC - 2	\$	208,675	\$	214,896	\$	221,304	\$	227,903	\$	116,488	\$	-	\$	-
3M SRF LOAN PRINC - 3	\$	182,544	\$	187,783	\$	193,173	\$	198,718	\$	204,422	\$	210,289	\$	216,325
11M SRF LOAN PRINC - 4	\$	645,565	\$	661,086	\$	676,980	\$	693,257	\$	709,924	\$	726,993	\$	744,472
11M SRF LOAN PRINC - 5	\$	298,522	\$	305,367	\$	312,369	\$	319,532	\$	326,859	\$	334,354	\$	342,020
14M SRF LOAN PRINC - 6	\$	-	\$	-	\$	-	\$	-	\$	-	\$	230,087	\$	460,174
ADJUST TO CASH FLOW	\$	31,625	\$	(62,422)	\$	(3,202)	\$	(3,202)	\$	(3,202)	\$	(3,202)	\$	(3,202)
TOTAL CAPITAL EXPENDITURES	\$	6,447,324	\$	4,600,772	\$	7,327,351	\$	4,702,908	\$	7,629,847	\$	8,343,567	\$	4,376,460
NET GAIN OR LOSS	\$	(2,947,453)	\$	371,596	\$	(1,133,726)	\$	(2,344,680)	\$	1,707,882	\$	951,641	\$	(2,066,487)
CASH BEGINNING	\$	8,953,092	\$	6,005,639	\$	6,377,235	\$	5,243,508	\$	2,898,829	\$	4,606,711	\$	5,558,352
CASH ENDING	\$	6,005,639	\$	6,377,235	\$	5,243,508	\$	2,898,829	\$	4,606,711	\$	5,558,352	\$	3,491,865
CASH RESTRICTED FOR CAPITAL PROJECTS	\$	444,966	\$	705,636	\$	912,280	\$	912,280	\$	912,280	\$	912,280	\$	912,280
ENDING NET UNRESTRICTED CASH	\$	5,560,673	\$	5,671,599	\$	4,331,228	\$	1,986,549	\$	3,694,431	\$	4,646,072	\$	2,579,585
DEPRECIATION EXPENSE	\$	1,389,156	\$	1,456,914	\$	1,455,823	\$	1,455,823	\$	1,455,823	\$	1,455,823	\$	1,455,823

KGID PLEDGED WATER REVENUES AND DEBT COVERAGE SCHEDULE WITH SRF LOAN & RATE INCREASES

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 4,908,550	\$ 4,990,096	\$ 5,056,519	\$ 5,164,893	\$ 5,275,976	\$ 5,389,836	\$ 5,506,543
OPERATING EXPENSES*	\$ 1,459,510	\$ 2,332,779	\$ 2,748,377	\$ 2,827,532	\$ 2,912,358	\$ 2,999,729	\$ 3,089,721
NET PLEDGED REVENUES	\$ 3,449,040	\$ 2,657,317	\$ 2,308,142	\$ 2,337,361	\$ 2,363,618	\$ 2,390,107	\$ 2,416,822
COMBINED DEBT SERVICE	\$ 1,022,445	\$ 980,656	\$ 964,762	\$ 948,485	\$ 837,782	\$ 843,518	\$ 881,194
DEBT COVERAGE	3.37	2.71	2.39	2.46	2.82	2.83	2.74
DEPRECIATION EXPENSE	\$ 1,389,156	\$ 1,456,914	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823
REVENUES AFTER DEPRECIATION	\$ 1,037,439	\$ 219,748	\$ (112,443)	\$ (66,947)	\$ 70,013	\$ 90,766	\$ 79,805
RATE INCREASE TO FUND DEPRECIATION			\$ (2.44)	\$ (1.45)	\$ 1.52	\$ 1.97	\$ 1.73

CURRENTLY ON WAITING LIST WITH NDEP

NDEP DWSR Funding Maryanne Watermain Replacement

Request Funding Required 7/1/2026	
Program Funds	\$9,971,000
Local Funds	\$144,000
Total Project	<u>\$10,115,000</u>

NDEP DWSR Funding Summit Watermain Replacement

Request Funding Required 7/1/2029	
Program Funds	\$2,508,000
Local Funds	\$68,000
Total Project	<u>\$2,576,000</u>

NDEP DWSR Funding Squaw et al Water Replacement

Request Funding Required 7/1/2030	
Program Funds	\$1,444,000
Local Funds	\$34,000
Total Project	<u>\$1,478,000</u>

KINGSBURY GID
SEWER

5 YEAR PROJECTION INCLUDING PROPOSED RATE INCREASES
FY 2024-2030

Without rate increase

	ACTUAL 06/24	PROJECTED 06/25	BUDGETED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
REVENUES							
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781
TOTAL OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781
EXPENDITURES							
PAYROLL & BENEFITS	\$ 228,058	\$ 259,587	\$ 399,120	\$ 411,094	\$ 423,426	\$ 436,129	\$ 449,213
SERVICES & SUPPLIES	\$ 1,375,274	\$ 1,647,534	\$ 1,812,744	\$ 1,867,126	\$ 1,643,071	\$ 1,442,355	\$ 1,485,626
GAIN ON DISPOSAL OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET INCOME FROM OPERATING	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (397,439)	\$ (185,716)	\$ 2,297	\$ (54,058)
NON-OPERATING REVENUE							
INTEREST EARNED	\$ 211,568	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200
GRANT REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST EXPENSE	13,374	0	0	0	0	0	0
NET INCOME FROM NON-OPERATING	\$ 198,194	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200
TOTAL NET INCOME	\$ 458,515	\$ 146,850	\$ (154,274)	\$ (246,239)	\$ (78,616)	\$ 134,597	\$ 97,142
LOAN PROCEEDS							
GRANT/LOAN FUNDED CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY/CAPITAL PROJECTS***	\$ 937,661	\$ 97,402	\$ 507,766	\$ 579,306	\$ 7,449,444	\$ 409,200	\$ 175,000
BOND PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEPREC RESERVE FUND **	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0
ADJUST TO CASH FLOW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CAPITAL EXPENDITURES	\$ 937,661	\$ 97,402	\$ 507,766	\$ 579,306	\$ 7,449,444	\$ 409,200	\$ 175,000
NET GAIN OR LOSS	\$ (479,146)	\$ 49,448	\$ (662,040)	\$ (825,545)	\$ (7,528,060)	\$ (274,603)	\$ (77,858)
CASH BEGINNING	\$ 4,779,908	\$ 4,300,762	\$ 4,350,210	\$ 3,688,170	\$ 2,862,625	\$ (4,665,435)	\$ (4,940,038)
CASH ENDING	\$ 4,300,762	\$ 4,350,210	\$ 3,688,170	\$ 2,862,625	\$ (4,665,435)	\$ (4,940,038)	\$ (5,017,896)
CASH RESERVE VEHICLES & EQUIPMENT	\$ 248,564	\$ 409,298	\$ 562,564	\$ 715,830	\$ 715,830	\$ 715,830	\$ 715,830
ENDING NET UNRESTRICTED CASH	\$ 4,052,198	\$ 3,940,912	\$ 3,125,606	\$ 2,146,795	\$ (5,381,265)	\$ (5,655,868)	\$ (5,733,726)
DEPRECIATION EXPENSE	\$ 85,080	\$ 98,437	\$ 98,437	\$ 98,437	\$ 98,437	\$ 238,888	\$ 240,000

KGID PLEDGED SEWER REVENUES AND DEBT COVERAGE SCHEDULE WITHOUT RATE INCREASES

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781
OPERATING EXPENSES*	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET PLEDGED REVENUES	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (397,439)	\$ (185,716)	\$ 2,297	\$ (54,058)
COMBINED DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT COVERAGE		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
DEPRECIATION EXPENSE	\$ 85,080	\$ 98,437	\$ 98,437	\$ 98,437	\$ 98,437	\$ 238,888	\$ 240,000
REVENUES AFTER DEPRECIATION	\$ 175,241	\$ (141,542)	\$ (429,520)	\$ (495,876)	\$ (284,153)	\$ (236,591)	\$ (294,058)
RATE INCREASE TO FUND DEPRECIATION			\$ (14.42)	\$ (16.64)	\$ (9.54)	\$ (7.94)	\$ (9.87)
\$60.40 RATE COMPONENT							
BASE RATE	1,788,645.00	1,788,645.00	1,787,997.04	1,787,026.00	1,794,626.54	1,793,232.00	1,780,377.00
FY 2022 TO 2025							
TOTAL BILLING	7,163,934.54						
TOTAL PROJECTED/AUDITED	7,149,280.00						
OVER-/UNDER	14,654.54						
*AVERAGE INCREASE 8% FY 2027	\$4.83	\$65.23	*AVERAGE INCREASE 8% FY 2029				
*AVERAGE INCREASE 8% FY 2028	\$5.22	\$70.45	*AVERAGE INCREASE 4.5% FY 2030				
ACTUAL	06/24	PROJECTED	06/25	PROJECTED	06/27	PROJECTED	06/29
REVENUES							
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 2,024,541	\$ 2,179,802	\$ 2,347,483	\$ 2,449,349
TOTAL OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 2,024,541	\$ 2,179,802	\$ 2,347,483	\$ 2,449,349
EXPENDITURES							
PAYROLL & BENEFITS	\$ 228,058	\$ 259,587	\$ 399,120	\$ 411,094	\$ 423,426	\$ 436,129	\$ 449,213
SERVICES & SUPPLIES	\$ 1,375,274	\$ 1,647,534	\$ 1,812,744	\$ 1,867,126	\$ 1,643,071	\$ 1,442,355	\$ 1,485,626
GAIN ON DISPOSAL OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET INCOME FROM OPERATING	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (253,679)	\$ 113,304	\$ 468,999	\$ 514,511
NON-OPERATING REVENUE							
INTEREST EARNED	\$ 211,568	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200
GRANT REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NON-OPERATING REVENUE	\$ 211,568	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200

NET INCOME FROM NON-OPERATING		\$	211,568	\$	176,809	\$	151,200	\$	107,100	\$	132,300	\$	151,200
TOTAL NET INCOME		\$	471,889	\$	(154,274)	\$	(102,479)	\$	220,404	\$	601,299	\$	665,711
LOAN PROCEEDS		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
GRANT/LOAN FUNDED CAPITAL PROJECTS		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY/CAPITAL PROJECTS***		\$	937,661	\$	507,766	\$	579,306	\$	7,449,444	\$	409,200	\$	175,000
BOND PRINCIPAL		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DEPREC RESERVE FUND **		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
ADJUST TO CASH FLOW		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL CAPITAL EXPENDITURES		\$	937,661	\$	507,766	\$	579,306	\$	7,449,444	\$	409,200	\$	175,000
NET GAIN OR LOSS		\$	(465,772)	\$	(662,040)	\$	(681,785)	\$	(7,229,040)	\$	192,099	\$	490,711
CASH BEGINNING		\$	4,779,908	\$	4,314,136	\$	4,363,584	\$	3,701,544	\$	3,019,759	\$	(4,017,182)
CASH ENDING		\$	4,314,136	\$	4,363,584	\$	3,701,544	\$	3,019,759	\$	(4,017,182)	\$	(3,526,471)
CASH RESTRICTED FOR CAPITAL PROJECTS		\$	248,564	\$	409,298	\$	562,564	\$	715,830	\$	715,830	\$	715,830
ENDING NET UNRESTRICTED CASH		\$	4,065,572	\$	3,954,286	\$	3,138,980	\$	2,303,929	\$	(4,925,111)	\$	(4,242,301)
DEPRECIATION EXPENSE		\$	85,080	\$	98,437	\$	98,437	\$	98,437	\$	238,888	\$	240,000

**KGID PLEDGED SEWER REVENUES AND DEBT COVERAGE SCHEDULE
WITH RATE INCREASES**

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 2,024,541	\$ 2,179,802	\$ 2,347,483	\$ 2,449,349
OPERATING EXPENSES*	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET PLEDGED REVENUES	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (253,679)	\$ 113,304	\$ 468,999	\$ 514,511
DEPRECIATION EXPENSE	\$ 85,080	\$ 98,437	\$ 98,437	\$ 98,437	\$ 98,437	\$ 238,888	\$ 240,000
REVENUES AFTER DEPRECIATION	\$ 175,241	\$ (141,542)	\$ (429,520)	\$ (352,116)	\$ 14,867	\$ 230,111	\$ 274,511
RATE INCREASE TO FUND DEPRECIATION			\$ (14.42)	\$ (11.82)	\$ 0.50	\$ 7.72	\$ 9.21

**KINGSBURY GID
SEWER FUND
5 YEAR PROJECTION INCLUDING PROPOSED SRF LOAN OR SRF LOAN & RATE INCREASES
FY 2024-2030**

	ACTUAL 06/24	PROJECTED 06/25	BUDGETED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
REVENUES							
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781
TOTAL OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781
EXPENDITURES							
PAYROLL & BENEFITS	\$ 228,058	\$ 259,587	\$ 399,120	\$ 411,094	\$ 423,426	\$ 436,129	\$ 449,213
SERVICES & SUPPLIES	\$ 1,375,274	\$ 1,647,534	\$ 1,812,744	\$ 1,867,126	\$ 1,643,071	\$ 1,442,355	\$ 1,485,626
GAIN ON DISPOSAL OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET INCOME FROM OPERATING	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (397,439)	\$ (185,716)	\$ 2,297	\$ (54,058)
NON-OPERATING REVENUE							
PRINCIPAL PAYMENTS OF LEASE LIABILITIES	\$ 211,568	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200
GRANT REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALE OF LAND TO NDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NON-OPERATING REVENUE	\$ 211,568	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200
NON-OPERATING EXPENSE							
INTEREST EXPENSE	\$ 13,374	\$ -	\$ -	\$ -	\$ -	\$ 66,892	\$ 110,174
7M SRF LOAN INTEREST EXP EST 2.8%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL NON-OPERATING EXPENSES	\$ 13,374	\$ -	\$ -	\$ -	\$ -	\$ 110,174	\$ 110,174
NET INCOME FROM NON-OPERATING	\$ 198,194	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 22,126	\$ 41,026
TOTAL NET INCOME	\$ 458,515	\$ 146,850	\$ (154,274)	\$ (246,239)	\$ (78,616)	\$ 24,423	\$ (13,032)
LOAN PROCEEDS							
GRANT/LOAN FUNDED CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 500,000	\$ 6,500,000	\$ -	\$ -
CAPITAL OUTLAY/CAPITAL PROJECTS**	\$ 937,661	\$ 97,402	\$ 507,766	\$ 79,306	\$ 949,444	\$ 409,200	\$ 175,000
BOND PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEPREC RESERVE FUND **	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7M SRF LOAN PRINC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 460,174	\$ 460,174
ADJUST TO CASH FLOW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CAPITAL EXPENDITURES	\$ 937,661	\$ 97,402	\$ 507,766	\$ 579,306	\$ 7,449,444	\$ 869,374	\$ 635,174

	NET GAIN OR LOSS	\$ (479,146)	\$ 49,448	\$ (662,040)	\$ (325,545)	\$ (1,028,060)	\$ (844,951)	\$ (648,206)
CASH BEGINNING	\$	4,779,908	\$ 4,300,762	\$ 4,350,210	\$ 3,688,170	\$ 3,362,625	\$ 2,334,565	\$ 1,489,614
CASH ENDING	\$	4,300,762	\$ 4,350,210	\$ 3,688,170	\$ 3,362,625	\$ 2,334,565	\$ 1,489,614	\$ 841,408
CASH RESERVE VEHICLES & EQUIPEMENT	\$	248,564	\$ 409,298	\$ 562,564	\$ 715,830	\$ 715,830	\$ 715,830	\$ 715,830
ENDING NET UNRESTRICTED CASH	\$	4,052,198	\$ 3,940,912	\$ 3,125,606	\$ 2,646,795	\$ 1,618,735	\$ 773,784	\$ 125,578
DEPRECIATION EXPENSE	\$	1,389,156	\$ 1,456,914	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823	\$ 1,455,823

**KGID PLEDGED SEWER REVENUES AND DEBT COVERAGE SCHEDULE
WITH SRF LOAN AND NO RATE INCREASES**

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781	\$ 1,880,781
OPERATING EXPENSES*	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET PLEDGED REVENUES	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (397,439)	\$ (185,716)	\$ 2,297	\$ (54,058)
COMBINED DEBT SERVICE	\$ 13,374	\$ -	\$ -	\$ -	\$ -	\$ 110,174	\$ 110,174
DEBT COVERAGE	19.46	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.02	(0.49)
DEPRECIATION EXPENSE	\$ 85,080	\$ 98,437	\$ 98,437	\$ 98,437	\$ 98,437	\$ 238,888	\$ 240,000
REVENUES AFTER DEPRECIATION	\$ 161,867	\$ (141,542)	\$ (429,520)	\$ (495,876)	\$ (284,153)	\$ (346,765)	\$ (404,232)
RATE INCREASE TO FUND DEPRECIATION			\$ (9.33)	\$ (10.77)	\$ (6.17)	\$ (7.53)	\$ (8.78)

\$60.40 RATE COMPONENT	FY 25	FY 25	FY 24	FY 24	FY 23	FY 22
	BILLING	PROJECTED	BILLING	AUDITED	AUDITED	AUDITED
BASE RATE	1,788,645.00	1,788,645.00	1,787,997.04	1,787,026.00	1,793,232.00	1,780,377.00
FY 2022 TO 2025	BASE RATE					
TOTAL BILLING	7,163,934.54					
TOTAL PROJECTED/AUDITED	7,149,280.00					
OVER-UNDER	14,654.54					
*AVERAGE INCREASE 4% FY 2027	\$2.42	\$62.82	*AVERAGE INCREASE 3.5% FY 2029			
*AVERAGE INCREASE 4% FY 2028	\$2.51	\$65.33	*AVERAGE INCREASE 1.5% FY 2030			
				\$2.29	\$2.29	\$67.62
				\$1.01	\$1.01	\$68.63

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	*PROJECTED 06/27	**PROJECTED 06/28	***PROJECTED 06/29	****PROJECTED 06/30
REVENUES							
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,952,661	\$ 2,027,437	\$ 2,095,465	\$ 2,163,493
TOTAL OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,952,661	\$ 2,027,437	\$ 2,095,465	\$ 2,163,493
EXPENDITURES							
PAYROLL & BENEFITS	\$ 228,058	\$ 259,587	\$ 399,120	\$ 411,094	\$ 423,426	\$ 436,129	\$ 449,213
SERVICES & SUPPLIES	\$ 1,375,274	\$ 1,647,534	\$ 1,812,744	\$ 1,867,126	\$ 1,643,071	\$ 1,442,355	\$ 1,485,626
GAIN ON DISPOSAL OF EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENSES	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET INCOME FROM OPERATING	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (325,559)	\$ (39,061)	\$ 216,981	\$ 228,654

NON-OPERATING REVENUE							
INTEREST EARNED	\$ 211,568	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200
GRANT REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALE OF LAND TO NDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL NON-OPERATING REVENUE	\$ 211,568	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 132,300	\$ 151,200
NON-OPERATING EXPENSE							
PRINCIPAL PAYMENTS OF LEASE LIABILITIES	\$ 13,374	\$ -	\$ -	\$ -	\$ -	\$ 66,892	\$ 110,174
7M SRF LOAN INTEREST EXP EST 2.8%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,892	\$ 110,174
SUBTOTAL NON-OPERATING EXPENSES	\$ 13,374	\$ -	\$ -	\$ -	\$ -	\$ 66,892	\$ 110,174
NET INCOME FROM NON-OPERATING	\$ 198,194	\$ 189,955	\$ 176,809	\$ 151,200	\$ 107,100	\$ 65,408	\$ 41,026
TOTAL NET INCOME	\$ 458,515	\$ 146,850	\$ (154,274)	\$ (174,359)	\$ 68,039	\$ 282,389	\$ 269,680

LOAN PROCEEDS	\$ -	\$ -	\$ -	\$ 500,000	\$ 6,500,000	\$ -	\$ -
GRANT/LOAN FUNDED CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 500,000	\$ 6,500,000	\$ -	\$ -
CAPITAL OUTLAY/CAPITAL PROJECTS***	\$ 937,661	\$ 97,402	\$ 507,766	\$ 79,306	\$ 949,444	\$ 409,200	\$ 175,000
BOND PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEPREC RESERVE FUND **	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7M SRF LOAN PRINC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 460,174	\$ 460,174
ADJUST TO CASH FLOW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL CAPITAL EXPENDITURES	\$	937,661	\$	97,402	\$	507,766	\$	579,306	\$	7,449,444	\$	869,374	\$	635,174
NET GAIN OR LOSS	\$	(479,146)	\$	49,448	\$	(662,040)	\$	(253,665)	\$	(881,405)	\$	(586,985)	\$	(365,494)
CASH BEGINNING	\$	4,779,908	\$	4,300,762	\$	4,350,210	\$	3,688,170	\$	3,434,505	\$	2,553,100	\$	1,966,115
CASH ENDING	\$	4,300,762	\$	4,350,210	\$	3,688,170	\$	3,434,505	\$	2,553,100	\$	1,966,115	\$	1,600,621
CASH RESTRICTED FOR CAPITAL PROJECTS	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
ENDING NET UNRESTRICTED CASH	\$	4,300,762	\$	4,350,210	\$	3,688,170	\$	3,434,505	\$	2,553,100	\$	1,966,115	\$	1,600,621
DEPRECIATION EXPENSE	\$	85,080	\$	98,437	\$	98,437	\$	98,437	\$	98,437	\$	238,888	\$	240,000

KGID PLEDGED WATER REVENUES AND DEBT COVERAGE SCHEDULE WITH SRF LOAN & RATE INCREASES

	ACTUAL 06/24	PROJECTED 06/25	PROJECTED 06/26	PROJECTED 06/27	PROJECTED 06/28	PROJECTED 06/29	PROJECTED 06/30
OPERATING REVENUES	\$ 1,863,653	\$ 1,864,016	\$ 1,880,781	\$ 1,952,661	\$ 2,027,437	\$ 2,095,465	\$ 2,163,493
OPERATING EXPENSES*	\$ 1,603,332	\$ 1,907,121	\$ 2,211,864	\$ 2,278,220	\$ 2,066,497	\$ 1,878,484	\$ 1,934,839
NET PLEDGED REVENUES	\$ 260,321	\$ (43,105)	\$ (331,083)	\$ (325,559)	\$ (39,061)	\$ 216,981	\$ 228,654
COMBINED DEBT SERVICE	\$ 13,374	\$ -	\$ -	\$ -	\$ -	\$ 66,892	\$ 110,174
DEBT COVERAGE	19.46	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3.24	2.08
DEPRECIATION EXPENSE	\$ 85,080	\$ 98,437	\$ 98,437	\$ 98,437	\$ 98,437	\$ 238,888	\$ 240,000
REVENUES AFTER DEPRECIATION	\$ 161,867	\$ (141,542)	\$ (429,520)	\$ (423,996)	\$ (137,498)	\$ (88,799)	\$ (121,520)
RATE INCREASE TO FUND DEPRECIATION			\$ (9.33)	\$ (9.21)	\$ (2.99)	\$ (1.93)	\$ (2.64)

CURRENTLY ON WAITING LIST WITH NDEP

NDEP DWSR Funding Market Street Lift Station

Request Funding Required 7/1/2027

Program Funds 7,000,000

Local Funds 154,000

Total Project 7,154,000

NIFS Pre-Application Projects 2025

Project Description & Cost Estimates

General Notes:

- Costs are taken from the recent **Capital Outlay** for the water fund submitted to the state (unless otherwise noted). Costs include **Engineering & Construction**.
- Costs are increased by **30%** for additional **Administrative/Permitting Costs**, Costs for Materials, and other general requirements per the type of funding you may receive.
 - o American Iron & Steel (AIS), Build America Buy America (BABA), **USDA** will increase costs and add project requirements that are not typical for self-funded projects.
 - o Typically funded projects require a **Preliminary Engineering Report**.
 - o **Administrative Costs are higher** for permitting. Most Funded Projects require a similar amount of administrative tasks and time regardless of the Funding amount (within reason, Assume some increase with significant projects).
- Projects are from the **2020 Capital Improvement Plan and Water Master Plan**. Water System was modeled and projects designated by previous GID General Managers.
- Water System Master Plan in 2019 found **deficiencies in the water system** including inadequate operating pressure, Fire Flow issues, and general ageing and undersized infrastructure.
- With the significant waterline replacement projects in the past years, issues can be pushed along and end up in areas that were not previously an issue. These areas of the water system are currently known to have issues currently.

Priority List Water Projects:

1. Maryanne & Barrett Waterline Replacement Project

a. Background:

- i. Project Size is larger than typical GID Water projects per direction of previous General Manager. **Benefits to a larger size Project is economies of scale** and interest from larger, more capable, contractors that typically do not bid on smaller projects.
- ii. Much of the waterline around these areas have been replaced. Completion of this area will complete most of the North KGID / Andria Dr system.
- iii. DOWL contracted for Design through Construction administration and Inspection. Board Approved July 2024.

b. Construction Description:

- i. Approximately 9,000 LF of 8-inch watermain replacement, New Fire Hydrants, Service Laterals, Pressure Reducing valve / Vault, and Patch Paving over Water Main Limits.
- ii. Two Areas of Replacement:
 1. Maryanne Dr, Barrett West, Drew Ct, & Carol Ct
 2. Panorama Dr & Vista Dr

c. **Estimated Cost: \$13,260,000**

2. Summit & Terrace View Waterline Replacement Project

- a. Background:
 - i. Water Master Plan project and KGID identified replacement need.
 - ii. Fire Flows inadequate with existing size of water mains.
- b. Construction Description:
 - i. Approximately 2,200 LF upsizing existing 6-in main with 8-in watermain replacement and appurtenances.
- c. Estimated Cost: **\$3,750,000**

2029

3. Squaw et al Waterline Replacement Project

- a. Background:
 - i. Undersized 6" pipe to be replaced for fire flow capabilities.
 - ii. Estimated for Construction beyond 2030 at time of 5-year capital outlay plan.
- b. Construction Description:
 - i. Approximately 1,200 LF upsizing existing 6-in main with 8-in watermain replacement and appurtenances.
 - ii. Combined Two Areas of Replacement:
 - 1. Squaw, Spooner & Snowbird
 - 2. Orion.
- c. Estimated Cost: **\$1,950,000**

2030 cap. I.P.

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #11

TITLE: DISCUSSION AND POSSIBLE ACTION TO RENEGOTIATE CURRENT SNOW REMOVAL CONTRACT, ADVERTISE FOR REQUESTS FOR PROPOSALS (RFPs) OR COMPETITIVE BIDS FOR SNOW REMOVAL CONTRACT SERVICES

For Discussion and Possible Action. To renegotiate current snow removal contract, advertise for Requests for Proposals (RFPs) or Competitive Bids for Snow Removal Contract Services

MEETING DATE: 15 July 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

That the Board of Trustees discuss the Discuss and provide direction to staff on whether to renegotiate current snow removal contract with Manchester Enterprises Inc., advertise for Requests for Proposals (RFPs) or solicit formal competitive bids for the District's snow removal contract services for the upcoming winter seasons.

BACKGROUND:

The Kingsbury General Improvement District (KGID) currently contracts snow removal services with Manchester to maintain safe and accessible roads and facilities during winter months. The existing contract is set to expire on September 30, 2025.

Three options are available:

1. Renegotiate seasonal contract guarantee option with Manchester.
2. Issue a Request for Proposals (RFP): Allows evaluation based on qualifications, experience, methodology, and cost.
3. Solicit Competitive Bids: Focuses solely on the lowest responsible bidder that meets technical specifications.

Key considerations include:

- Quality and reliability of past services
- Flexibility in contractor selection criteria
- Transparency and competitiveness of process
- Timeline to award the new contract before the next snow season

INCLUDED:

- (A) Manchester Snow Removal Contract
- (B) Manchester Snow Removal Contract Renegotiation Notification Letter

- | | |
|---|---|
| <input 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 checked="" type="checkbox"/> Snow Removal Fund |
| <input type="checkbox"/> Not Budgeted for | <input type="checkbox"/> Emergency Spending |

**KINGSBURY GENERAL IMPROVEMENT DISTRICT
SNOW REMOVAL CONTRACT**

THIS CONTRACT is entered into this 23rd day of August 2022, by and between the KINGSBURY GENERAL IMPROVEMENT DISTRICT, hereinafter referred to as "District" and Manchester Ent. Inc. Nevada License No. 17085A hereinafter referred to as "Contractor." 35817

This contract is made with reference to the following facts which are deemed a material part of this contract:

RECITALS

(1) The District is organized pursuant to N.R.S. Chapter 318, and has powers to maintain certain public roads within its boundaries, including the removal of snow.

(2) The District, after public notice by advertisement for bids for snow removal and review of said bids at a duly noticed public meeting, agreed to accept the bid of Contractor, as in the best interest of the District.

(3) Contractor's proposal is attached as **Exhibit "B"**.

NOW THEREFORE, IT IS AGREED by and between the Contractor and the District as follows:

I. Scope of Work and Contract

The Contractor shall perform all the work and furnish all labor and equipment required to perform snow removal on District maintained streets and those private streets within the KGID boundaries which the District directs Contractor to plow, as set forth in the General Conditions and Specifications, **Exhibit "A,"** and Contractor's Proposal, **Exhibit "B"** hereof, dated August 2, 2022, Contractor's Qualification Statement, **Exhibit "C,"** District Map, **Exhibit "D"** each attached hereto and incorporated herein by reference. The exhibits are an integral part of this Contract.

II. Time of Performance

This Contract shall become effective on October 1, 2022 and shall continue through September 30, 2025, a term of three (3) years. Upon mutual consent of both parties, this contract may be extended annually for up to two (2) additional years.

III. Payments

Payments shall be made to the Contractor for said work performed at the time and in the manner provided in the General Conditions and Specifications.

IV. Independent Contractor

It is understood and agreed by and between the parties hereto that the Contractor shall perform this Contract as an independent contractor, and nothing herein shall be construed to be inconsistent with this relationship or status, nor shall anything in this Contract be in any way construed to constitute the Contractor, or any of the Contractor's employees or agents, as the agent, employee or representative of the District.

V. Contractor's Representations

In order to induce District to enter into the Agreement, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
2. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Contractor is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Contractor does not consider that any further examinations, investigations, explorations, tests, studies or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
5. Contractor is aware of the general nature of work to be performed by District and others at the Site that relates to the Work as indicated in the Contract Documents.
6. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
7. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

VI. Indemnification and Hold Harmless

The Contractor assumes all liability and agrees to indemnify, protect and hold the District harmless from all liability and expense on account of claims, suits and costs growing out of or connected with operations by the Contractor and the Contractor's employees and agents under this Contract; provided, however, that the District shall not be relieved hereby from non-immunized liability for the District's own negligence or that of its employees. Any and all provisions of this Contract by which the Contractor agrees to indemnify and hold the District harmless shall be

XI. Attorney Fees

In the event that any action is filed in relation to this Contract, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees.

XII. Notices

All notices, demands and other communications to be given or delivered under or by reason of the provisions of this Contract shall be in writing and shall be deemed to have been given when personally delivered or mailed by certified mail, postage prepaid, return receipt requested. Notices, demands and communications shall, unless another address is specified in writing, be sent to the addresses indicated below:

If to the District:
Mitch Dion, General Manager or
Judy Brewer, Admin. & H.R. Supervisor
Kingsbury General Improvement District
255 Kingsbury Grade
Post Office Box 2220
Stateline, Nevada 89449

If to the Contractor:

XIII. Severability

The unenforceability, invalidity, or illegality of any provision of this Contract shall not render the other remaining provisions unenforceable, invalid or illegal, and the remaining provisions shall not in any way be affected or impaired thereby.

XIV. Integration

This Contract with exhibits incorporated and part thereof, Exhibit "A" – General Conditions & Specification, Exhibit "B" – Bid Form, Exhibit "C" – Contractor's Qualification Statement and Exhibit "D" – District Map contains and constitutes the entire contract by and between the parties hereto and supersedes any and all prior written or oral agreements, express or implied, involving that which is the subject matter of this Contract.

IN WITNESS WHEREOF, District has caused this Contract to be executed by its officers, duly authorized, and Contractor has subscribed same this ____ day of September, ____.

construed to apply under all working conditions and to all stationary or mobile locations where work is to be performed regardless of the hazards and dangers to persons or property, whether disclosed or undisclosed.

The Contractor shall indemnify and hold the District harmless against any suit, action, claim, demand, lien, loss, damage, fine, judgment or decree and any expenses connected therewith, including reasonable attorney's fees for or on account of the violation of any statute, ordinance, building code or regulations, or for any property damages, or for personal injury or death to any person, including contractors, employees or agents, which may arise from the work or operations of Contractor under this Contract.

VII. Compliance with Laws

The Contractor agrees to observe and promptly comply with, at the Contractor's own expense, all present, amended, and future applicable federal, state and local laws, ordinances, rules and regulations, including safety and hazardous materials laws and regulations of any governing authority, and including any applicable licensing requirements and regulations for the payment of sales and use taxes on equipment, materials and supplies provided for the public work.

VIII. Right of Inspection

District reserves the right, with prior arrangement, to inspect the equipment and materials the Contractor uses for snow removal and de-icing under this Contract. District inspection does not imply compliance with environmental, DOT or other regulations pertinent to this activity.

IX. Assignment

Neither this Contract nor any interest therein, or claim hereunder, shall be assigned or transferred by the Contractor to any party or parties without the express written approval of the District. Contractor may not subcontract any portion of this Contract or its obligation without the District's prior written consent.

X. Dispute Resolution

In the event of a dispute regarding interpretation, enforcement of, or a parties' performance under this Contract, the parties shall first engage in mediation, initiated by the written request of any party. The parties agree to share equally the cost of any such mediation process; however, they agree to assume the expense of their own counsel. Venue for any mediation shall be within Douglas County, Nevada. Commencement of mediation shall not affect any of the rights or obligations of either party hereunder, all of which shall continue to be performed on a timely basis. If the dispute(s) is (are) not resolved through mediation, and is (are) litigated, the prevailing party shall be entitled to reasonable attorney fees and costs.

DISTRICT:

KINGSBURY GENERAL IMPROVEMENT DISTRICT

BY 
Mitchell S. Dion, General Manager

ATTEST:

BY 

CONTRACTOR:

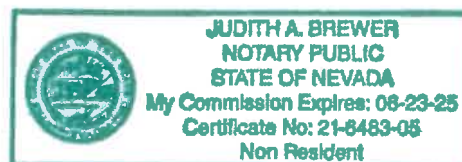
BY 

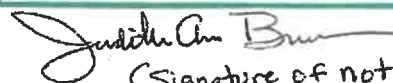
ATTEST:

BY 

State of Nevada
County of Douglas

This instrument was acknowledged before me
on December 2, 2022 by Mitchell S. Dion




(Signature of notarial officer)

RECEIVED
JUN 12 2025
initial

MANCHESTER ENT. INC.

PO BOX 2275, STATELINE, NV 89449 (775) 588-2842

June 9, 2025

KGID

PO Box 2220

Stateline, NV 89449

RE: 2022-2025 Seasonal (3) Year Snow Removal Contract

To Whom It may Concern:

With much regret due to rising inflation costs (Insurance, Fuel, & Labor), we need to either re-negotiate our seasonal contract guarantee option or not exercise our option of extending our current 2022-2025 Snow Removal Contract beyond the (3) original years.

We are open to a negotiation of altering the current guarantee but leaving the 2022 equipment hourly contract rates. The 2022 equipment rates are significantly lower than our standard 2025 rates. The reduced guarantee is not conducive for current inflation rates and MEI is now, currently, operating from a loss from last year's snow removal season.

We are letting you know now, as opposed to contract end, in order to allow time for KGID to request bids in time for new season. Please let me know which option KGID would be open to.

Best Regards,



Charlena Manchester

Owner

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #12

TITLE: REGARDING THE POTENTIAL SALE OF KINGSBURY GID OWNED PROPERTY AT 298 KINGSBURY GRADE

For Discussion and Possible Action. Potential sale of the Kingsbury General Improvement District (KGID) property located at 298 Kingsbury Grade

MEETING DATE: 15 July 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

That the Board of Trustees discuss the potential sale of the Kingsbury General Improvement District (District) property located at 298 Kingsbury Grade, provide direction to staff regarding the process, and authorize staff to initiate steps necessary for a potential sale, including but not limited to property appraisal, public notice, and preparation of sale documentation.

BACKGROUND:

Kingsbury GID currently owns the parcel located at 298 Kingsbury Grade. The property is no longer deemed essential for current or anticipated operations of the District. In light of ongoing maintenance costs, potential market value, and long-term strategic planning, the Board may wish to consider initiating the process of selling the property.

INCLUDED:

(A) Rental Activity, Cost, Improvements Worksheet

(B) Douglas County Parcel Assessment/Sales Information

Fund impacted by the above action:

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

298 KINGSBURY GRADE
RENTAL ACTIVITY, COST, IMPROVEMENTS

(Included in General Fund)
Ordinary Income/Expense

	AUDITED 2019/2020	AUDITED 2020/2021	AUDITED 2021/2022	AUDITED 2022/2023	AUDITED 2023/2024	PROJECTED 2024/2025	PROPOSED 2025/2026	TOTAL W/PROJECTED & PROPOSED
Income								
Rental Income & Reimbursed Expenses	\$12,824.58	\$91,304.07	\$101,263.07	\$101,493.64	\$101,244.07	\$93,687.74	\$94,000.00	\$595,817.17
Other Revenue	\$1,281.36	\$115.94	\$0.00	\$285.00	\$15.91	\$5,471.67	\$6,766.68	\$12,238.35
Total Income	\$14,105.94	\$91,420.01	\$101,263.07	\$101,778.64	\$101,259.98	\$99,878.30	\$100,766.68	\$610,472.62
Expense								
Property Insurance	\$0.00	\$0.00	\$2,746.42	\$3,083.40	\$3,597.51	\$3,607.13	\$3,785.99	\$16,820.45
Leasing								
Mgmt-Advtg-Mktg (Misc. Expend)	\$0.00	\$7,886.85	\$6,826.67	\$6,771.37	\$6,770.70	\$6,974.51	\$7,000.00	\$42,230.10
Equipment Rental Bear Box	\$0.00	\$193.85	\$195.00	\$195.00	\$195.00	\$200.85	\$220.00	\$1,199.70
UTILITIES Electric/Gas	\$781.36	\$11,941.30	\$13,078.73	\$14,451.87	\$15,202.55	\$16,218.00	\$17,191.00	\$88,864.81
Total Leasing	\$781.36	\$20,022.00	\$20,100.40	\$21,418.24	\$22,168.25	\$23,393.36	\$24,411.00	\$132,294.61
Property Maintenance								
Janitorial	\$0.00	\$6,325.12	\$6,375.00	\$7,775.00	\$10,400.00	\$10,800.00	\$10,800.00	\$52,475.12
Equipment Supplies/Maint/Repair	\$0.00	\$0.00	\$192.50	\$110.00	\$125.00	\$0.00	\$400.00	\$827.50
Supplies	\$0.00	\$318.20	\$328.76	\$270.59	\$406.63	\$400.00	\$400.00	\$2,124.18
Publication Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$82.50	\$0.00	\$0.00	\$82.50
Bldg Repairs & Maintenance	\$0.00	\$5,663.90	9980.96	\$8,155.87	\$4,593.62	\$25,733.96	\$5,000.00	\$59,128.31
Total Property Maintenance	\$0.00	\$12,307.22	\$16,877.22	\$16,311.46	\$15,607.75	\$36,933.96	\$16,600.00	\$114,637.61
Travel								
Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expense	\$781.36	\$32,329.22	\$39,724.04	\$40,813.10	\$41,373.51	\$63,934.45	\$44,796.99	\$263,752.67
Other Expenses								
Capital Outlay	\$0.00	\$0.00	\$0.00	\$7,095.00	\$0.00	\$0.00	\$0.00	\$7,095.00
Total Other Expenses	\$0.00	\$0.00	\$0.00	\$7,095.00	\$0.00	\$0.00	\$0.00	\$7,095.00
Total Expenditures	\$781.36	\$32,329.22	\$39,724.04	\$47,908.10	\$41,373.51	\$63,934.45	\$44,796.99	\$270,847.67
NET INCOME	\$13,324.58	\$59,090.79	\$61,539.03	\$53,870.54	\$59,886.47	\$35,943.85	\$55,969.69	\$339,624.95
ZILLOW ESTIMATE (INCLUDES 160 PINERIDGE)			\$3,467,300.00		298 KINGSBURY PUCHASE PRICE			\$1,219,163.61
04/09/2020 TOTAL COST 160 PINERIDGE/298 KINGSBURY			\$2,770,699.54		AMANA 3 TON CONDENSER 7/14/22			\$3,845.00
160 PINERIDGE ALLOCATION of PURCHASE PRICE			\$1,551,535.93		70,000 BTU FURNACE 11/14/22			\$3,250.00
					TOTAL FIXED ASSETS			\$1,226,258.61

298 KINGSBURY GRADE

RENTAL ACTIVITY, COST, IMPROVEMENTS

TENANTS	LEASE DATE	LAST INCREASE	CURRENT RENT	PODIUM SIGN	LEASE MONTH TO MONTH	BALANCE DUE AND NOTES
BLACK TIE SKI RENTALS UNIT 1A	11/1/2016	11/1/2019	\$1,540.00	\$25.00	YES	4/30/25 \$527.58
V'S IMAGE OPTION UNIT 1B	4/1/2016	4/1/2019	\$1,266.29	\$25.00	YES	4/30/25 \$1,794.77 (WAS SUPPOSED TO INCREASE 4/1/2020 TO \$1,304.28, BUT DID NOT GIVEN COVID BREAK)
DA DAVIDSON UNITS 1C & 1H	4/1/2024	3/1/2021	\$525.00		YES	4/30/25 \$250.10
TAHOE TECHNOLOGY UNIT 1D	1/29/2018	2/1/2019	\$290.00		YES	4/30/25 \$5.03
K2 SQUARED UNIE 1E	10/14/2020	10/14/2020	\$650.00		YES	4/30/25 \$0.00
K2 SQUARED UNIE 1F	10/1/2021	10/1/2021	\$500.00		?	4/30/24 \$322.40 HAVE NOT RECEIVED A COPY OF THE LEASE.
SAVE UNITED UNIT 2E	11/12/2018	11/12/2018	\$125.00	\$25.00	YES	4/30/25 \$0.00
SEINKEWICZ UNIT 2F	9/1/2020	9/1/2020	\$125.00		YES	4/30/25 \$0.00
TAHOE MESSAGE UNITS 2H & 2K	4/13/2018	9/1/2019	\$656.00	\$50.00	YES	4/30/25 \$578.14 (WAS SUPPOSED TO INCREASE 9/1/2020 TO \$728.00, BUT DID NOT GIVEN COVID BREAK)
SIERRA BLUE YOGA UNITS 2I & 2J	7/1/2024	6/1/2018	\$1,050.00	\$50.00	YES	4/30/25 \$654.68
BRUCE CABLE UNIT 2B	10/24/2017	11/1/2024	\$910.00		NO	4/30/25 \$2,823.32 LEASE TERMS OUT 10/31/2027



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RESIDENTS
VISITORS
RFP/ BIDS

Login

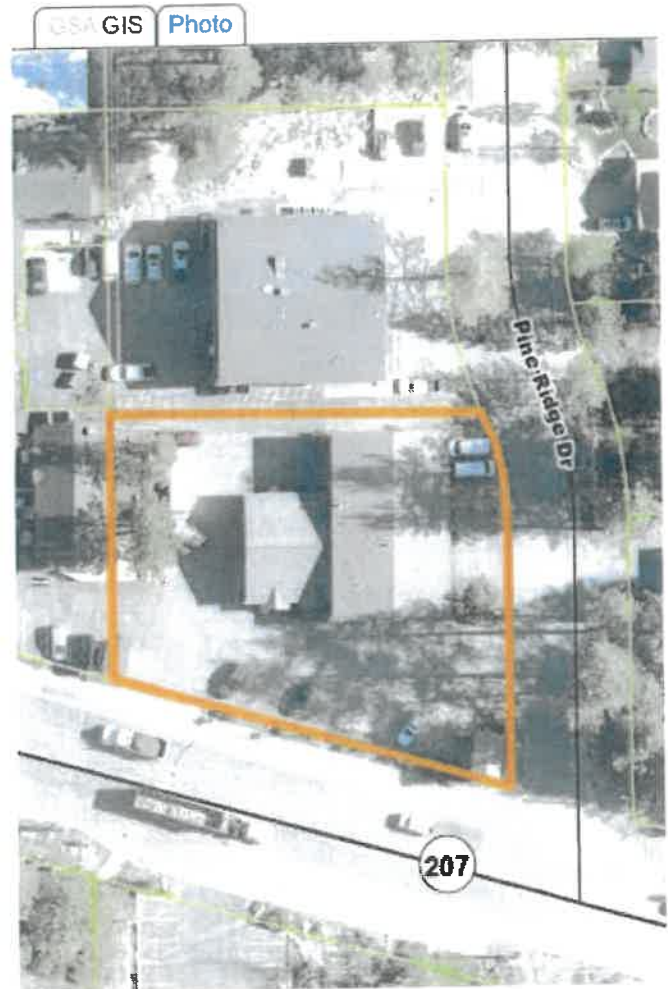
Parcel 1318-23-401-034

Owners

KINGSBURY GENARAL IMP DIST
ATTN CAMERON MCKAY
PO BOX 2220
STATELINE, NV 89449

Parcel Summary

Location	298 KINGSBURY GRADE
Use Code	710: Communication, Transportation, and Utility Property of a Local Nature
Tax District	410: KINGSBURY GID
Acres	.4900
Section	23
Township	13
Range	18
Lot	B
Exemption	361.060A: COUNTY, CITIES, TOWNS AND OTHER POLITICAL SUBDIVISIONS (100%)
Plat Maps	1318-23-4.pdf (270kb) 1318-23-4A.pdf (950kb)
Lineage	Split from 0000-07-211-110



Keyline Description

BLA 689/2551
Changed from Parcel # 0000-07-211-110

Value History

	2017	2024	2023	2022	2021	2020	2019
Total Building Value	\$369,908	\$392,148	\$371,076	\$370,503	\$364,734	\$379,029	\$377,417
Total Excess Value	\$16,251	\$17,236	\$16,395	\$0	\$0	\$0	\$0
Total Secured Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$213,000	\$213,000	\$213,000	\$193,000	\$183,000	\$183,000	\$183,000
Market Value	\$599,159	\$622,384	\$600,471	\$563,503	\$547,734	\$562,029	\$560,417

	2023	2024	2025	2026	2027	2028	2029
Net Operating Income	\$209,706	\$217,834	\$210,165	\$197,226	\$191,707	\$196,710	\$0
Off-Balance Sheet	\$0	\$0	\$0	\$0	\$0	\$0	\$196,146
Net Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Document	Date	Type	Description	Improvement	Value	Grantor	Grantee
GBS 944502	2020-04-09	U	GRANT BARGAIN SALE DEED	Improved	\$2,695,000	Grantor: JM RANCHES LLC	Grantee: KINGSBURY GENARAL IMP DIST
RRD 740869	2009-04-06	U	RE-RECORDED DOCUMENT	Improved	\$0	Grantor: MCCALLISTER 1990 TRUST	Grantee: JM RANCHES LLC
GBS 707306	2007-08-09	Q	GRANT BARGAIN SALE DEED	Improved	\$1,375,000	Grantor: MCCALLISTER 1990 TRUST	Grantee: JM RANCHES LLC

Buildings

Building # 1, Section # 1, OFFICE BLDG, Office Building

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Land	Value
COMM	344	7624	\$1,395,878	1976	1976	0.00%	73.50%	26.50%	\$369,908

Structural Elements

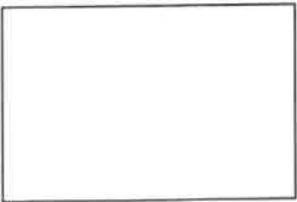
Type	Description	Code	Details
EW_C	EXT WALL-Commercial	896	Stud Walls - Wood Siding
HEAT_C_EX	HEAT Comm Extreme Adj	612E	Warm/Cool Air
ST	Number of Stories (COMM)	2.00	
WH	Average Wall Height (COMM)	9.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GBA	7,624	100%	7,624

Extra Features

Code	Description	Length	Width	Area	YrBlt	Cost	Deprec %	Opn Value*	Final Value
WDCRT	WOOD COV DECK-COMP ROOF-REDWOOD-TAHOE			60.00	1976	\$44,500	27%	\$708	\$708



Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value	Final Value
BDT	BALCONY DECKS-TAHOE			124.00	\$48.00	1976	\$5,952	27%	\$1,577	\$1,577
ASPT	ASPHALT-TAHOE			10000.00	\$5.00	1976	\$50,000	27%	\$13,250	\$13,250
WODRT	WOOD OPEN DECK REDWOOD-TAHOE			108.00	\$25.00	1976	\$2,700	27%	\$716	\$716

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
710	Communication, Transportation, and Utility Property of a Local Nature				1.00	SITE	\$213,000.00	0.49	21,344	1.00	\$213,000

Personal Property

Account #	Encumbrance	Description	Description
CP000043	Unsecured	BRUCE L CABLE CPA APC	CP - COMMERCIAL PROPERTY
CP003122	Unsecured	BLACKTIE SKI RENTALS OF SO LAKE/ADVENTURE RENTALS	CP - COMMERCIAL PROPERTY
CP003251	Unsecured	STILL WATER YOGA LAKE TAHOE	CP - COMMERCIAL PROPERTY
CP003369	Unsecured	V'Z IMAGE OPTION'Z	CP - COMMERCIAL PROPERTY
CP011889	Unsecured	CARING HANDS MASSAGE THERAPY	CP - COMMERCIAL PROPERTY



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

**TITLE: HEALTH SAVINGS ACCOUNTS (HSA) OF EMPLOYEES BASED UPON BY
THE PUBLIC EMPLOYEES' BENEFITS PROGRAM (PEBP) FOR THE FISCAL YEAR
2025/2026**

For Discussion and Possible Action. Discussion and approval of the Health Savings Accounts for the employees based on the PEBP for fiscal year 2025/2026

MEETING DATE: July 15, 2025

PREPARED BY: Judy Brewer, Administrative and Human Resource Supervisor

RECOMMENDED ACTION: Approve the adjusted contributions to the Public Employees' Benefits Program to fund Health Savings Accounts for employees based upon the 2025/2026 PEBP to the maximum amount allowed by the IRS.

BACKGROUND INFORMATION: The district provides the HSA contribution to supplement the healthcare benefit for out-of-pocket expenses. This benefit was initiated for non-represented employees with the intention to equalize benefits for exempt employees and other employees electing the state insurance plan/PEBP for out-of-pocket expenses. In 2025, IRS increased the maximum contribution for individuals by \$150 for a total of \$4,300.00. The family maximum contribution increased \$250 this year to \$8,550.00. Consistent with the district practices, it is recommended that the district fund up to the maximum allowed contribution (less the State contributions of \$600.00).

Included:

- FY2025/2026 HSA Contribution Spreadsheet

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 Employees Benefits Program Local 39 vs. PEBP - 2025

Monthly Charges

Name:	Local 39:	PEBP:	Difference:
Brandy	2,555.00	1,979.98	575.02
Joe	2,555.00	1,979.98	575.02
Mike	2,555.00	1,365.83	1,189.17
Shane	2,555.00	1,979.98	575.02
Blair	2,555.00	1,979.98	575.02
Jeff W.	2,555.00	1,365.83	1,189.17
Jeff S.	2,555.00	997.33	1,557.67
Carrie	2,555.00	997.33	1,557.67
Leigh	2,555.00	997.33	1,557.67
Total:	22,995.00	13,643.57	Monthly Svgs. 9,351.43

Name:	PEBP:
Derek	1,979.98
Joe	1,979.98
Judy	1,365.83
Total:	5,325.79

Deductible/Out of Pocket

Union	In-Network	Out-Network
Self-Ded.	\$170.00	\$170.00
Family-Ded.	\$340.00	\$340.00
Out of Pocket	\$1,000.00	\$1,000.00
PEBP	In-Network	Out-Network
Self-Ded.	\$3,300.00	\$3,300.00
Out of Pocket-Self	\$6,850.00	\$21,200.00
Out of Pocket-Fam.	\$8,000.00	\$21,200.00

Annual HSA Contributions 2025

Individual = \$4,300.00
Family = \$8,550.00

Benefit Comparison	Local 39:	State (High Deductible):
Office Visits	90%	80% (primary, urgent, ER)
Lab and X-ray	90%	80%
Chiropractic/Acupuncture	30 visits	80% 20 visits
Outpatient Surgery	Non-Elec 100%/Elec 80%	Non-Elec 80%/Elec 50%
Inpatient Hospital	100%	80%
Outpatient Hospital	80%	80%
Chemical Dep./Mental Health Inpatient	100%	80%
Chemical Dep./Mental Health Outpatient	90%	80%
Ambulance	80%	80%
Physical Therapy	90%	80%

Pharmacy - Generic	4.00 copay	80%
Pharmacy - Brand Name	7.00 Copay	80%

Dental - Plan Max	2,000 per person per year	2,000 per person per year
Deductible	30.00/pp, max 60.00 per fam./yr	100.00/pp - 300.00/fam. 3+
Diagnostic/Preventave	100%	100%
Basic (X-rays, oral surgery, fillings	85%	80%
Restorative (Crowns, inlays)	85%	50%
Prostodontic (fixed bridges, dentures)	85%	50%
Orthodontia	Not Covered	Not Covered

Vision - Plan Max	One exam, lenses, frames 1x/yr	Not Covered
Exam	10.00 copay	80%
Plastic Lenses	25.00 copay	0
Frames	140.00 allowance, 20% over 140.00	0
Contacts	55.00 for standard, 10% disc prem	0

Life Insurance/Accidental Death	500 times monthly dues rates	15,000.00
Dependent Life Insurance	Spouse 1,500.00	Voluntary

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

TITLE: PERSONNEL POLICY MANUAL ADJUSTMENT – REVIEW DRAFT 5.10 OF HSA POLICY

For Discussion and Possible Action. For discussion and possible action to approve Policy 5.10 regarding HSA contributions for exempt employees covered by a High-Deductible Health Plan.

MEETING DATE: 15 July 2025

PREPARED BY: Judy Brewer, Administrative and H.R. Supervisor

RECOMMENDED ACTION:

It is recommended that the board approve and adopt draft 5.10 regarding HSA contributions/policy to the Personnel Manual.

BACKGROUND INFORMATION:

The district adopted the Personnel Manual in March 2022. There is no guidance regarding the HSA contributions for full-time employees who are not a member of the Union. This incentive is to offset the high-deductible plan offered by the State of Nevada.

Therefore, it is appropriate to include guidance relating to the benefits associated with the HSA in the district policy.

INCLUDED:

Draft of HSA Policy

Fund impacted by the above action:

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

FIN-5.10 HSA Policy

5.10.1 Purpose.

The purpose of the Kingsbury General Improvement District Health Savings Account Policy is to provide guidance for the benefit of covering the high-deductible health plan through PEBP (Public Employees Benefit Program) for full-time employees that are not eligible for the Union Local 39 insurance plan.

5.10.2 Eligibility.

- (a) To qualify for Health Savings Account (HSA) you must be enrolled in a High-Deductible Health Plan (HDHP).
- (b) Employees cannot be covered by other non-HDHP health coverage, including Medicare, or health FSAs/HRAs, Tricare, Tribal, etc. that cover pre-deductible medical expenses.
- (c) Spouses and or dependents are eligible for HSA contributions under the plan.
- (d) Spouses cannot have a separate HSA that can be used to pay for your medical expenses.
- (e) Employees cannot be claimed on someone else's tax return (excludes joint returns).
- (f) Eligibility commences on the first day of the next contribution period following benefit.

5.10.3 Benefits.

- (a) Benefits are based on the district's fiscal year, which runs from July 1st through June 30th.
- (b) Contributions are paid in arrears, that is, after the employee has earned the benefit.
Oct. = (July -Sept.), Jan. = (Oct.-Dec.), Apr. = (Jan.-March), July = (Apr.-June)
- (c) For continuing employees, approved contribution amounts will be made by the second payday of the next contribution period.
- (d) For departing employees, the contribution will be prorated based on the days worked for the district during the employee's final contribution period. Example: the approved contribution period amount is \$2,500. Your employment terminates on August 31st. The contribution will be based on a fraction of which the numerator is the number of days of that contribution period up to date of departure, which in this example is 62 days. The denominator will be the total number of days in the contribution period, or 183. That resulting decimal equivalent, here 0.338, will be multiplied by the approved contribution amount, \$2,500, with the product representing the dollar value of the contribution to be paid. $\$2,500 \times 0.338 = \846.99 . Contribution will be made at the time of employee exit.

5.10.4 Contributions.

- (a) The amount of contributions to the HSA is to be determined annually by the Board of Trustees.
- (b) Contributions will be made in four quarterly payments and are paid in arrears.
- (c) Public Employees Benefits Program (PEBP) currently funds \$600.00 annually towards the contribution for each full-time employee enrolled in the HSA plan.

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #15

TITLE: DISCUSSION AND POSSIBLE ACTION TO ADOPT A FIRE HYDRANT FLOW TESTING POLICY AND ESTABLISH A SERVICE FEE

MEETING DATE: 15 July 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:

That the Board of Trustees adopt a formal policy establishing procedures and requirements for fire hydrant flow testing and approve a standard fee of \$250 for each scheduled test.

- **Fee:** A flat fee of **\$250** per hydrant flow test shall be charged to cover the cost of staff coordination and hydrant operation.
- **Responsibility:** The **architect, engineer, or property owner** requesting the flow test shall be responsible for:
 - Performing the test.
 - Providing their own equipment (e.g., pressure gauges, pitot tube, etc.).
 - Recording and analyzing the data collected during the test.
- **Kingsbury General Improvement District (District) Role:** A **District-certified water operator** will be required to operate the hydrant(s) to ensure proper procedure, prevent damage, and maintain system integrity.
- **Notice Requirement:** The applicant must submit a **written notice at least one week (7 calendar days)** in advance of the proposed testing date. Scheduling is subject to operator availability and other operational considerations.

BACKGROUND:

Tahoe Douglas Fire Protection District (TDFPD) has historically conducted fire hydrant flow testing for architects, engineers, and property owners. However, TDFPD has recently ceased providing this service. To date, the District has not participated in these tests, but given the service gap and ongoing demand, it is appropriate to formalize a process whereby the District supports such testing in a defined and limited role. This ensures consistency, accountability, and protection of District infrastructure.

INCLUDED:

- A. Draft Fire Hydrant Flow Test Application

Fund impacted by the above action:

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



P.O. Box 2220, Stateline, Nevada 89449

FIRE HYDRANT FLOW TEST APPLICATION

NAME: _____

COMPANY NAME: _____

MAILING ADDRESS: _____

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

TELEPHONE: _____ **FAX NUMBER:** _____

EMAIL: _____

Kingsbury General Improvement District is hereby requested to furnish the Applicant operation of a fire hydrant for the purpose of a flow test. There is a \$250 service fee due and payable at the time of application.

Signature of Applicant: _____ **Date:** _____

Print Name of Applicant: _____

Service Address: _____



P.O. Box 2220, Stateline, Nevada 89449

FIRE HYDRANT FLOW TEST APPLICATION

NAME: _____

COMPANY NAME: _____

MAILING ADDRESS: _____

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

TELEPHONE: _____ **FAX NUMBER:** _____

EMAIL: _____

Kingsbury General Improvement District is hereby requested to furnish the Applicant operation of a fire hydrant for the purpose of a flow test. There is a \$250 service fee due and payable at the time of application.

Signature of Applicant: _____ **Date:** _____

Print Name of Applicant: _____

Service Address: _____

MEMORANDUM

TO: Board of Trustees, Kingsbury General Improvement District
FROM: Derek Dornbrook, General Manager
DATE: July 15, 2025
SUBJECT: General Manager's Report

General Administration

- The Memorandum of Understanding (MOU) with Tahoe Douglas Fire Protection District (TDFPD) has been formally adopted and signed.
- Contacted Tahoe Regional Planning Agency (TRPA) regarding KGID's board meeting sign-in procedure; TRPA declined the request to revise sign-in language from "representing KGID" to "self."
- Communicated the District's position of neutrality on the Barton Hospital Project to Chris Morton and Brent Knittel.
- Issued an introductory letter and payment plan proposal to Virginia Toy.
- Executed the Springbrook software contract to enhance financial and utility billing operations.
- Ongoing collaboration with DOWL on active and future infrastructure projects.

Legislative & Regulatory Update

Report provided by Harper-Christine Johnson, Government Affairs Consultant:

1. Legislation passed increasing Board Trustee compensation from \$9,000 to \$14,500 annually.
2. It is now illegal to impersonate a government official to market or sell solar energy systems.
3. Property interest disclosures in the Lake Tahoe Basin are now annual rather than quarterly.
4. Violation of watercraft speed limits over 5 nautical MPH on Lake Tahoe is a misdemeanor.
5. A new MOU has been executed between multiple agencies (Federal Interagency Partnership, Nevada, California, Washoe Tribe, and TRPA) to enhance sound management and lake protection.
6. The Tahoe Basin Scenic Byway Corridor Recreation Safety Zone has been established.
7. Governor vetoed legislation on prevailing wage mandates.
8. Proposed bill banning disposable plastic bottled water failed to pass.

Financial & Capital Management

- Reinvested Moreton Capital CD with First Foundation Bank: 15-month term at a 4.25% interest rate.
- Investigating funding opportunities for capital and resilience improvements, including potential NDEP drought relief programs—may be applicable for fire protection and stormwater reuse infrastructure.

Water & Environmental Concerns

- TWSA Fireworks Spill Incident: A fireworks barge sank at Camp Richardson, releasing unrecoverable pyrotechnics. The District will monitor potential perchlorate contamination and environmental impact.
- Water Treatment & Distribution: Staff certifications have been successfully granted by NDEP.
- Drafted new Fire Hydrant Flow Testing Policy.
- Continuing to research easement request for 495 Laurel Lane. A meeting with the property owner is scheduled. May be considered for August Board agenda.

IT & Technology

- Engaged Techstatic for support and ongoing technical infrastructure improvements.

August Board Meeting – Preliminary Agenda Items

- 495 Laurel Lane Easement Request
- DOWL Master Services Agreement
- Market Street Lift Station discussion
- DOWL Rate Study Task Order
- Trustees are invited to submit additional agenda items ("laundry list") for inclusion.

MEMORANDUM OF UNDERSTANDING

AMONG

Kingsbury General Improvement District ("KGID")

AND

Tahoe Douglas Fire Protection District ("TDFPD")

This Memorandum of Understanding ("MOU") is made and entered into as of ~~May~~ ^{JUNE} 18, 2025, by and between KGID and TDFPD collectively referred to as the "Parties."

I. PURPOSE

The primary purpose of this MOU is to establish a cooperative framework between KGID and TDFPD for removing snowplow berms, cutter discharge, and natural snowfall, in front of, on top, or around fire hydrants, thus preventing access or operation of fire hydrants within KGID's responsibility area.

KGID and TDFPD seek to enhance efficiency, reduce costs, and improve service and safety for their community.

The Nevada State Fire Marshal is not bound by this MOU. Nothing in the MOU should be interpreted to limit any of the powers of the State Fire Marshal, nor does it preclude the State Fire Marshal from taking any action they deem appropriate.

II. SCOPE OF COOPERATION

The Parties agree to collaborate in the following areas:

- Area of Cooperation 1:** KGID and TDFPD agree, by mutual understanding, that KGID is responsible for all ongoing costs and duties associated with managing both natural snowfall and any snowplow berm and/or cutter discharge piled in front of, around, or on top of hydrants, in order to ensure clear access to hydrants within the statutory timeframe.
- Area of Cooperation 2:** TDFPD will inform KGID of priority hydrants which need to be cleared first.
- Area of Cooperation 3:** KGID recognizes that TDFPD has multiple other GIDs which face the same issue, and that although not required to do so, TDFPD will continue to provide assistance to

KGID to remove snow from hydrants, as able, in order to assist KGID in reducing costs to ratepayers and increasing community safety.

III. ROLES AND RESPONSIBILITIES

The Parties shall work collaboratively to fulfill the following roles and responsibilities:

A. Responsibilities of KGID:

1. KGID will work with and direct its snow removal contractor to refrain from plowing berms in front of or on top of hydrants to the best of their ability.
2. Avoiding the creation of berms which block hydrants may not be feasible during plowing. If so, KGID's snow removal contractor will return to those locations and will remove berms, cutter debris, and natural snowfall as required to clear the hydrant.
3. The need for snow removal varies depending on hydrant riser height. Rather than clear snow removal after a set number of inches of snowfall, removal shall be required only when snowfall, berms, or cutter discharge begins to hinder access or operation of the hydrant.

Hydrant riser heights will be primarily mapped by TDFPD with KGID to avoid unnecessary effort and expense. The need for snow removal is based on the size of the snow event coupled with ability to access the hydrant.

4. If Zephyr Crew is used, as provided below, the actual crew and administrative cost will be billed to KGID without markup. Zephyr Crew may not be available for snow removal, as snow removal is not their mission, nor is it funded for that purpose. Use of the Zephyr Crew is an event of last resort.
5. KGID will work with snow removal contractor to identify potential issues and ways to make berm avoidance easier for their operators and equipment. This may necessitate modification to existing equipment, new equipment, better or different hydrant marking, or may only require a change in practice.
6. KGID will endeavor to maintain reporting and compliance obligations by email or other immediate form of communication with TDFPD.

7. Upon the determination of a clear hydrant marking method compliant with local and National Fire Code, KGID will purchase the markers and place the markers at the hydrants as needed so that TDFPD may gain an unobstructed and clear view of each hydrant location and so that KGID is in compliance with code.

B. Responsibilities of TDFPD:

1. During and after snow storms, TDFPD may provide an on-duty engine crew free of charge to clear non-berm natural snowfall from hydrants, subject to staffing, scheduling and workload. KGID recognizes that because TDFPD's sole mission is fire prevention, emergency medical response, and fire response, TDFPD's assistance with snow removal may not always be available, and that assistance with snow removal may be limited due to calls or training. Additionally, KGID recognizes that TDFPD cannot add staffing or incur overtime for snow removal. However, TDFPD will work in good faith to provide a reasonable amount of assistance that does not interfere with TDFPD's primary mission or training for that mission. In the event that KGID needs additional help, KGID shall first contact third parties to do so, and then only if unsuccessful, contact TDFPD representatives to discuss use of the Zephyr Crew as an event of last resort. If the Zephyr Crew is used, the actual crew and administrative cost will be billed to KGID without markup.
2. TDFPD will share mapping and identification of priority hydrants with KGID. TDFPD will identify and share with KGID the priority of hydrant clearing to effectuate snow removal that begins with the highest priority and ends with the lowest priority.

Non-priority hydrants will be cleared only after priority hydrants are cleared, or in the case that it is more efficient to do so.

There is potential for a real-time online map showing cleared hydrants to first responders. KGID will provide real-time mapping if and only if the technology is obtained.

IV. FUNDING AND COST-SHARING

The Parties agree to share or allocate costs as follows, unless otherwise agreed to in a writing signed by the Parties' representatives:

1. KGID will bear the costs of maintenance of the hydrants.

2. KGID will bear the costs of the hydrant markers.
3. KGID will bear the cost of the snowplow contractors and other crews.
4. TDFPD will share mapping of Priority hydrants with KGID.
5. TDFPD may provide an on-duty engine crew, if available per section III(B) above, to clear non-berm natural snowfall from hydrants without charge to KGID.
6. TDFPD may provide the Zephyr crew, if available, and only as an event of last resort per section III(B) above, at the actual crew and administrative cost.

V. GOVERNANCE AND DECISION-MAKING

1. The Parties shall establish a Joint Committee composed of representatives from both Districts to oversee implementation and resolve disputes.
 - a. KGID representative shall be its General Manager.
 - b. TDFPD representative shall be the Fire Chief.
2. Decisions shall be made by consensus and other collaborative methods.
3. Meetings shall be held as necessary.
4. In the event that a disagreement between parties arises, snow removal shall not be delayed or interrupted during the time it takes to reach a consensus. KGID recognizes and agrees that it is still solely responsible for snow removal within the statutory timeframe.
5. If KGID acts in good faith and with diligent pursuit to resolve any disagreement that may arise relative to this MOU, TDFPD shall not pursue criminal penalties and/or civil sanctions against KGID, its employee(s) or its Trustee(s). This subsection shall survive and be binding on both parties in the event the MOU is terminated.

VI. DURATION AND TERMINATION

1. This MOU shall commence May ____ 2025 and remain in effect in perpetuity until and unless terminated in writing.
2. Any Party may terminate this MOU with 30 days' written notice to the other Parties.

VII. DISPUTE RESOLUTION

1. In the event of a dispute, the Parties agree to first attempt resolution through negotiation for mutual cooperation.
2. If negotiation fails, the Parties shall seek mediation.

VIII. GENERAL PROVISIONS

1. **Amendments** – This MOU may only be amended in writing and signed by authorized representatives of the Parties.
2. **Severability** – If any provision of this MOU is deemed invalid, the remainder shall continue in full force.
3. **Governing Law** – This MOU shall be governed by the laws of the State of Nevada.

IX. Consideration

In exchange for TDFPD entering into this Agreement, KGID shall dismiss with prejudice its Appeal in front of the Nevada Supreme Court, Case No. 90070.

X. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this MOU as of the date first written above.

KGID

By: 

Name: Derek J. Dendroole

Title: General Manager

Date: 6/26/25

TDFPD

By: 

Name: SCOTT LINDGREN

Title: FIRE CHIEF

Date: 6/26/25



KINGSBURY GENERAL IMPROVEMENT DISTRICT ANNUAL CLIENT MEETING MINUTES

Meeting: Annual Client Meeting
Date: Thursday, June 12, 2025
Time: 10:00 AM
Location: District Office
160 Pine Ridge Dr,
Stateline, NV 89449
Attendees: Derek Dornbrook, Joe Esenarro, Brandy Johns (Kingsbury GID)
Matt Van Dyne, Travis Marshall (DOWL)

MEETING ACTION ITEMS / TO-DO:

- 1. DOWL to provide an up-to-date Master Services Agreement document**
- 2. DOWL to provide a 2026 General Services Agreement for review**
- 3. DOWL to have separate in-depth discussion with General Manager & Utility Superintendent on active/Future Construction Projects (Review Plans, Status, Budgets, etc).**
- 4. DOWL to send a Short Summary of Priority List project on NIFS to give to GM for action to seek funding at June Board Meeting.**

MEETING GOALS

- New General Manager Introduction & DOWL Relationship
- Review status of all active Task Orders & Construction Projects
- Indirect knowledge of District projects
- Upcoming Projects & CIP Plan Review
- Identify District needs moving forward
- Discuss DOWL performance

A. OWNER/ENGINEER RELATIONSHIP

1. Derek's Background & Introduction

2. DOWL's Background & History w/ KGID

- a. KGID Engineer since 2009 (MSA)
- b. 2009 & 2022 RFQ Awarded to Farr West / DOWL
- c. 80+ Completed / Active Projects for the District
- d. Services provided: Planning and Funding Acquisition (Hydraulic Modeling, Preliminary Engineering Reports, etc); Rate Studies; Master Planning (Sewer & Water); Water Rights; GIS Services; Water & Sewer Line & Infrastructure Design; Construction Admin & Inspection Services; Stormwater Design; Pavement & Road Design; Groundwater & Hydrogeology; Development Engineering Review (Tahoe Beach Club); Land Surveying; Electrical Engineering & Instrumentation.

3. How is relationship going?

- a. What are the biggest challenges anticipated for KGID in 2025?
 - i. General Manager transition
 - ii. How can DOWL assist with these?
- b. Ideas for 2025

4. Future Board Meeting – DOWL can support as needed with General Manager transition

5. Other meetings needed

B. MASTER SERVICES, GENERAL SERVICES & MISC CONTRACTS

1. Master Services Agreement (MSA) & Task Order Process

- a. Existing MSA from 2009
 - i. Intended to renew in 2022; however, were told to continue MSA from 2009
 - ii. Would like to renew to refresh and get under better MSA (same terms, end date, etc.)

Notes:

- DOWL to provide GM a current MSA document for review and to coordinate with Lawyer for any edits as needed.
- An MSA allows KGID to work directly with DOWL with Task Orders for any items that are more time intensive/targeted without the need to solicit services for each new project.
 - o Task Orders are brought to the Board for Approval.
- GM discussed agenda item in July Board Meeting for MSA

2. Annual General Services Task Order – T&M not to exceed

- a. Items not Specific enough for a task order
- b. Can be Utilized during GM Transition – Extension of KGID Staff
- c. Reimbursement for Development Review
- d. Discuss General Services Budget & 2026 General Services Task Order

Notes:

- DOWL to provide GM a 2026 General Services Task Order for review / July Board Meeting
- Discussed KGID General Services Yearly Budget (Not including reimbursable expenses) – DOWL noted that other agencies in the Basin were around \$50k

3. Geographical Information System (GIS) Services

- a. DOWL does not provide GIS services currently since KGID took it in-house
- b. Can be minimal on-call work, or can be more extensive

Notes:

- KGID agreed that GIS is helpful tool in the field and would continue to use GIS
- DOWL discussed the contract for GIS can be large (Such as starting a brand new project, cataloging all utilities in the District, etc), vs a smaller contract for updates with new projects & on-call work.
 - o DOWL has significant work put into the KGID GIS system before transferring to KGID a few years ago, and with that knowledge and experience, GIS would not need to be as time intensive to provide updates / maintenance if the District chooses to change current GIS Admin group.
- KGID mentioned the possibility for change of current GIS staff.
- GIS is budgeted under Engineering

C. DOWL ACTIVE GENERAL SERVICES WORK WITH KGID

1. Recent General Service tasks past few months:

a. General

- i. Monthly reporting, Board meetings, FY Budgeting, Operations questions, etc.

b. Ponderosa MHP NIFS Draw Request

- i. Asset Management Plan, Coordination with OFA for Documentation
- ii. Final Draw Request – DOWL Admin work reimbursement

Notes:

- DOWL has separated the Administrative work regarding the NIFS draw request for KGID to submit for final Draw reimbursement – Will continue to work with KGID staff to submit Final Draw.

c. State Budgets – Capital Outlay Plans for all three Funds

- i. 2-Year & 5-Year Engineering / Construction Cost Estimates

Notes:

- Cost estimates were for Engineering / Construction and do not account for outside Funding cost increases.
 - o KGID has typically self-funded most projects with Previous GMs

d. Tahoe Beach Club Re-Design

Notes:

- DOWL discussed long history of TBC and the constant re-designs and relationship between Developer/KGID/DOWL
- Work performed by DOWL for development reviews are reimbursed by the developer. KGID sends bill to developer after review.

D. DISTRICT FINANCES

1. Rate Adjustments – KGID Reached out in May to Discuss

- a. Discuss / Answer any other questions from GM

Notes:

- DOWL discussed that when completing a Rate Study for a Client, the deliverable produced is given to the Client for their own use and modification. The Model is suitable to add forecasting, current budgets, etc to the model that can be completed with minimal involvement from DOWL.
 - o Transparency is a priority for the Public, DOWL aims to provide that to our Clients.
- The GM had reached out to DOWL a couple months ago to discuss the Water/Sewer Rate Studies and another firm.

2. Budget Cycle:

- a. District plan on active projects and future projects
- b. What projects to keep moving forward and what to pause and/or review to determine action and timeline

Notes:

- Rate Adjustments could be impacted by Funding.

3. State Revolving Fund – KGID Interested in Seeking funding

- a. DOWL prepared Pre-Applications for future projects
- b. Discuss Funding Requirements, Materials, Additional Admin Work from KGID
- c. Does KGID need anything from DOWL for Board Meeting Agenda Item?

Notes:

- DOWL discussed State/Federal Funding and cost increases (Add 25% - 30%) due to some restrictions/requirements from the funding source (American/Iron Steel, Build America Buy America, USDA, etc) that affect administrative work and Material Costs.
 - o Engineering Cost increases due to the typical Preliminary Engineering Report required some funding sources.
- When seeking funding, larger Loans/Grants from the State will help offset admin/material Costs. Typically a similar amount of work is required regardless of the funding amount.
- Discussed the possibility of a 50/50 Split of State funds with Self-funding is an option.
- KGID is interested in Seeking Funding and will put in June Board Report for Board Decision.

E. FUTURE SERVICES, PROJECTS, & CIP REVIEW

1. Master Planning & Capital Projects:

- a. Water CIP Review
- b. Road CIP Review
- c. Sewer & Water Master Plan completed

2. General Construction around District:

- a. Barton Hospital at Kahle Dr
 - i. ATTENTION to be had regarding existing (currently inactive C900) water mains in US-50
- b. Kahle / US-50 project delayed a year
- c. Any others?

Notes:

- Both Hospital and Kahle Dr projects have been delayed
- DOWL will coordinate with the District to Discuss the Waterline in Kahle, given there is more time to vet options and prepare as needed.

3. MISC

- a. Sewer Projects – KGID identified needs, but no detail provided to DOWL
 - Market Street Lift Station is a large Risk to the District, and is a major Concern due to limited emergency storage vs flows.
 - DOWL Discussed the Sewer Master Plan and some options to reduce risk from Market St and potentially eliminate the risk if option is vetted further.
- b. 323 Tramway Parking Garage
- c. Andria Sewer issues – Retention held from Contractor
- d. TO 64 Task Tina/Tramway order budget (REV 2) – GM signed old Task Order after revisions sent.
- e. DOWL completed recent Water Rights Renewal Permitting
- f. Copper water services
 - Keep Copper Services for now, future discussion is needed. Discussed PFAS vs Copper Federal Regulations and any future regulations.

Notes:

- Market Street Lift Station is a large Risk to the District, and is a major Concern due to limited emergency storage vs flows in the event of a failure.
 - o DOWL Discussed the Sewer Master Plan and some options to reduce risk from Market St and potentially eliminate the risk if option is vetted further.

F. ACTIVE TASK ORDERS & CONSTRUCTION

1. TO 66 ~ 2026/2027 Maryanne, Barrett, Panorama Water project

- a. Phase: Design & Permitting
 - i. DOWL Contracted for Design through Construction
 - ii. Construction Pushed to start in 2027

2. TO 67 ~ 2025 Road Replacement & Rehab

- a. Phase: Construction & Inspection
 - i. Sierra Nevada Construction (SNC) Awarded at March Board meeting / Construction anticipated July 2025 ~ 15 Weeks. Meeting with All parties in early July.
 - ii. Field investigation using Army Corps of Engineers Pavement Evaluation
 - a. Road Reconstruction, Potholes, Cracks, Manhole/Valve Collars, Full Road Surfacing (MicroPAVER results)
 - iii. MicroPAVER analysis Every 2-years w/ KGID Field Crew
 - iv. Preliminary Road CIP Plan produced from Field Quantities

3. TO 64 ~ 2024 Water Project Tina/Tramway

- a. Phase: Construction (Year 2)
 - i. Project was combined with Ponderosa MHP. No State Funding this portion.
 - ii. Single Construction project, Separate Task Orders.

4. TO 65 ~ Ponderosa MHP

- a. Phase: Closeout
 - i. First NIFS draw request was successful
 - ii. DOWL anticipates working with KGID to bill all Admin time for final Draw (As needed)

5. TO 61 ~ 2023 Water Project Andria Dr

- a. Phase: Closeout
 - i. Discussed in previous Board Meeting – Contractor broke and left a Sewer Lateral that was found. District withholding Last Pay App #7. DOWL working with Joe to finalize.

6. TO 33 ~ Tahoe Beach Club Management/Inspection Services (Closed)

- a. On Call Construction Services to resume summer 2025
- b. Task order Closed and has been moved to a subsection in General Services

7. TO 54 ~ Sewer Master Plan

- a. Final Documentation provided to past GM. No further comments received.
 - i. Market Street Lift Station – Discuss History
 - ii. KGID identified Sewer Projects

G. OPEN DISCUSSION



HARPER
Professional
Services

83rd Nevada Legislative Session (2025) Report Prepared for Kingsbury General Improvement District June 24, 2025

Of the 1,210 bills and resolutions that were introduced during the 83rd (2025) Session of the Nevada Legislature, eight bills had a nexus or direct effect on the Kingsbury General Improvement District.

AB301 – Signed by the Governor / Effective July 1, 2025 – As it pertains to KGID, trustees may receive an increased limit in compensation from \$9,000 to a limit of \$14,500 per year for his or her service. Only GIDs that offer water, sewer, or garbage collection services are eligible for this salary increase. This increase is at the sole discretion of each eligible GID, it is not automatic or mandatory. AB301 makes minor adjustments and changes to municipal administration, such as the removal of the requirement to keep certain records in a well-bound book. Please see the complete legislation (as enrolled) by following this link:

<https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bill/12374/Text#>

I testified in support of this legislation on behalf of KGID. My support testimony can be viewed beginning at 4:27:11 by following this link:

<https://sg001-harmony.sliq.net/00324/Harmony/en/PowerBrowser/PowerBrowserV2/20250509/-1/?fk=16754&viewmode=1>

SB379 – Signed by the Governor / Effective October 1, 2025 – In relevant part, this legislation makes it illegal for someone to impersonate a government official when promoting, soliciting, or offering for sale solar energy systems. It modifies NRS Chapter 675 and adds section 23.4(b)2. I testified in support of



this legislation on behalf of KGID. My support testimony can be viewed beginning at 12:20:45 by following this link:

<https://sg001-harmony.sliq.net/00324/Harmony/en/PowerBrowser/PowerBrowserV2/20250509/-1/?fk=16734&viewmode=1>

SB10 – Signed by the Governor / Effective May 26, 2025 – Modifies the reporting requirement of the State Forester Firewarden regarding real property or interests in real property transferred in the Lake Tahoe Basin. Reports are now due annually instead of quarterly.

SB106 – Signed by the Governor / Effective May 30, 2025 – Creates an additional limitation for operators of watercraft on Lake Tahoe. It is now a misdemeanor to exceed 5 nautical miles per hour within 600 feet of the shore.

SB83 – Signed by the Governor / Effective July 1, 2025 – In October 1997, Governor Bob Miller, on behalf of the State of Nevada, signed a Memorandum of Agreement between the Federal Interagency Partnership on the Lake Tahoe Ecosystem, the States of Nevada and California, the Washoe Tribe of Nevada and California, the Tahoe Regional Planning Agency and interested local governments, in which the parties affirmed their commitment to the Tahoe Regional Planning Compact, to the sound management and protection of the resources within the Lake Tahoe Basin and the support of a healthy, sustainable economy and to achieve environmental thresholds for Lake Tahoe, and agreed to cooperate to carry out, including, without limitation, providing financial support for, the Environmental Improvement Program. In prior Legislative

**83rd Nevada Legislative Session (2025) Report
Prepared for Kingsbury General Improvement District
June 24, 2025**

Christine Johnson
Owner
christine@harper-insight.com
702.327.0828



Sessions, the State of Nevada has approved bond measures in support of this intergovernmental priority.

In 2025, the State approved a bond measure of not more than \$10,500,000 to support the following:

1. Continued implementation of forest health, restoration and fuels management projects;
2. Control and prevention of invasive terrestrial and aquatic species;
3. Enhancement of recreational opportunities;
4. Protection of sensitive species and improvement of wildlife habitat; and
5. Water quality, erosion control and stream restoration and enhancement projects of the Environmental Improvement Program to be carried out pursuant to grants and project agreements.

SB426 – Signed by the Governor / Effective October 1, 2025 – Creates the Lake Tahoe Basin Scenic Byway Corridor Recreation Safety Zone in the Lake Tahoe Region, consisting of a portion of U.S. Highway 50, Nevada State Route 28, Nevada State Route 431 and Nevada State Route 207.

AB213 – Vetoed by the Governor – Required the payment of prevailing wages to workers who perform custom fabrication on any project financed or otherwise undertaken by the Tahoe-Douglas Visitor's Authority.

SB324 – Failed to Pass Legislature – Proposed to make it illegal to sell, offer to sell, or distribute for sale water in a disposable plastic bottle less than 4 liters in any community that abuts the Lake Tahoe Watershed.

83rd Nevada Legislative Session (2025) Report
Prepared for Kingsbury General Improvement District
June 24, 2025

Christine Johnson
Owner
christine@harper-insight.com
702.327.0828

RECEIVED

JUL 01 2025

Initial: _____

MORETON CAPITAL MARKETS, LLC
101 SOUTH 200 EAST, SUITE 300
SALT LAKE CITY, UT 84111

ORIGINAL



CONFIRMATION NOTICE

TRANSACTION DATE
06/26/2025
SETTLEMENT DATE
07/07/2025
PROCESSING DATE
06/26/2025

ACCOUNT NUMBER
7K5-00471
ACCOUNT TYPE
CASH 0307
TRANSACTION TYPE
67

0003140 01 MB 0.622 01 TR 00008 012D1001 000000
KINGSBURY GENERAL
IMPROVEMENT DISTRICT
GENERAL FUND
ATTN DISTRICT MANAGER
PO BOX 2220
STATELINE NV 89449-2220



WE CONFIRM THE FOLLOWING TRANSACTION(S):

DESCRIPTION

SYMBOL

32028U6D3

YOU BOUGHT

FIRST FNDTN BK IRVINE CA GD

C/D FDIC INS TO LIMITS

DUE 10/07/2026 04 250%

INTEREST DATES JAN, JUL 07

07/07/25 DATED DATE

CERTIFICATE OF DEPOSIT

PLEASE SEE WWW.RBCWM-USA.COM

FOR IMPORTANT DISCLOSURES

SOLICITED

MOODY N/A S&P N/A

YIELD TO MATURITY 4.250

NOT RATED BY MOODY'S/S&P

SOLD PURSUANT TO OFFERING DOC,

IF AVAILABLE

TIME OF EXECUTION 11:22:00

EASTERN DAYLIGHT TIME

QUANTITY	PRICE	PRINCIPAL/ GROSS AMOUNT	ACCRUED INTEREST	COMMISSION	MARK UP/DOWN PER SHARE	OTHER FEES/ SERVICE CHARGE	SALES CHARGE RATE
250000	100.00	250000.00	0.00	0.00		0.00	
250000		250000.00	0.00	0.00		0.00	

THANK YOU

IMPORTANT TAX INFORMATION

PLEASE RETAIN FOR YOUR RECORDS

NET AMOUNT

250000.00

PLEASE MAKE CHECKS PAYABLE TO:
RBC CLEARING & CUSTODY

YOUR FINANCIAL PROFESSIONAL:

CORY MCKENDRICK

NC0SL CJM

801-535-3653

S 003140 012U1001 005101 E

NEED FUNDING?

FREE ADVICE for water and wastewater utilities on funding & mitigation of drought, water scarcity, and cascading disasters, e.g., wildfires

One-stop shop of government funding agencies and experts



Nevada is one of the most water-limited states in the nation. The severe drought of 2020-2022 showed that drought is becoming a way of life in Nevada. Because of drought, Nevada is now more vulnerable to cascading disasters such as wildfires and floods.

What can WATER and WASTEWATER utilities do to mitigate drought and cascading disasters, especially if you are a small or rural community? How can you access federal funding to implement mitigation projects? **Now is the time to prepare... before the next drought arrives.**

Who is providing help? The U.S. EPA is coordinating with federal and Nevada state partners to offer a one-stop shop to help water and wastewater utilities and small communities identify possible mitigation projects for drought and cascading disasters. We will provide **FREE individualized ADVICE** to make it easy to understand the types of mitigation funds available and who to contact when you want to get started.

What types of projects could be eligible? Deeper wells, rehabilitation of wells, generators, **leak detection programs**, meter upgrades, water conservation campaigns, alternative water sources, drought response plans, **fire-protection of critical assets**, aquifer storage and recovery, green infrastructure, **stormwater capture**, water reuse, floodplain and stream restoration, etc. Nature-based solutions are especially encouraged.

If you answer yes to either of these questions, EPA would like to hear from you:

- Does your WATER or WASTEWATER utility need help identifying possible mitigation projects to address drought and cascading disasters, such as wildfires?
- Do you need advice on potential funding sources to implement these projects?



FEMA



NEVADA DIVISION OF
WATER RESOURCES



NEVADA DIVISION OF
ENVIRONMENTAL PROTECTION



BUREAU OF
RECLAMATION

How to get **FREE** advice for your utility: Email your utility name, city, state and phone number to:

DroughtQuestions@epa.gov

and we will contact you. We encourage small and rural utilities to reach out.

WHO SHOULD REQUEST HELP?

Drinking water, wastewater and stormwater utility staff and community leaders involved in risk and finance.

Funding and Mitigation Resources for Water and Wastewater Utilities

- [EPA's Drought Response and Recovery Guide](#)
- [EPA's Federal Funding for Utilities – Water/Wastewater – in National Disasters \(Fed FUNDS\)](#)
- [EPA's Sewer Overflow and Stormwater Reuse Municipal Grants Program](#)
- [EPA's Water Technical Assistance \(WaterTA\)](#)
- [EPA's Addressing and Mitigating Drought with Drinking Water State Revolving Fund](#)
- [EPA's Integrating Water Reuse into the Clean Water State Revolving Fund](#)
- [EPA's Drinking Water Tribal Set-Aside \(DWTSA\) Program](#)
- [EPA's Hazard Mitigation for Natural Disasters](#)
- [EPA Region 9 Environmental Finance Center](#)
- [Bureau of Reclamation \(USBR\) WaterSMART Grants](#)
- [USDA Rural Development \(RD\) Water Grants/Loans](#)
- [USDA RD Emergency Community Water Assistance Grant Program](#)
- [Grants - Nevada Division of Environmental Protection](#)
- [Nevada Hazard Mitigation](#)
- [Nevada Water Initiative](#)
- [Nevada Water Conservation Planning Guide](#)

NEWS

Hazardous materials incident near Camp Richardson



by **Paula Peterson**

Sunday, June 22, 2025 - 12:18pm



Damaged boats at Camp Richardson Marina on Sunday. Photo by David Greco.

EL DORADO COUNTY, Calif. – The El Dorado County Sheriff's Office (EDSO) Office of Emergency Management is alerting the residents along Jameson Beach Road of a hazardous materials incident. The incident occurred at the pier of Camp Richardson, and there is concern that the water system for homes may be impacted.

Out of an abundance of caution, EDSO is asking homeowners in the area not to use the water system until they can evaluate the potential impacts.

The Grove Restaurant, lodge, and other facilities at Camp Richardson are open, and crews are working to remove all of the damaged boats along the shore.

Greetings TWSA,

The Incline Village fireworks organization has provided additional information about the fireworks incident at Incline Beach, Incline Village, NV. The article includes the number of missing ordinances by shell size; 59 are missing in total, ranging from 3" to 12". Please see the link below.

<https://inclinefireworks.com/ordinance-recovered-from-july-4th-barge-incident/>

I've attached the NDEP spill report as well.

Regards,

Sarah Vidra

Executive Director, Tahoe Water Suppliers Association
Source Water Protection Supervisor, Incline Village GID
1220 Sweetwater Road, Incline Village, Nevada 89451
Office: 775-832-1284
Cell: 775-413-4161
sgv@ivgid.org

Hello TWSA team,

As many have already heard, the barge holding fireworks offshore of Incline Beach succumbed to mother nature early this morning. A multi-agency effort is currently underway to secure the fireworks and remove them from water. At this time only information being made public are the official statements that have come from IVGID.

North Lake Tahoe Fire Protection District, and Washoe County Sherrif's Office. I was present on the beach this morning and can confirm to the TWSA MEMBERS AND NDEP ONLY, as implied in the Sherrif's Office statement, unexploded fireworks entered the lake and have washed up on beaches.

Speaking with the teams on the ground, TRPA, and NDEP have been contacted, and I made it clear to the responsible parties that a spill report must be completed. IVGID staff had already planned to conduct monitoring for perchlorate which is a component of fireworks that has potential impacts on human health. We have amended our sampling plan and will take samples today and early next week. The EPA has previously proposed regulations for perchlorate under the SWDA, but no regulations have ever been solidified, but it will be a good indicator chemical of what if any impact this incident has on IVGID's intake. IVGID will continue to closely monitor the situation and TWSA staff will send notifications to the board as we learn more.

This has been sent to all TWSA members for clarity and transparency although at this time there are no anticipated potential impacts to any intakes other than IVGID.

Once we have notification from NDEP of an official spill report being filed, we will share that information with this group.

Thank you,

Mark Helleckson

Source Water Protection Specialist - IVGID Public Works

1220 Sweetwater Road, Incline Village, NV 89451

p: 775-832-1284

Please note that my typical schedule is Tues-Fri each week.



NDEP # 250707-03

Report Date: 7/7/2025 Report Time: 2:04 PM

Incident Date: 7/4/2025 Incident Time: 4:30 AM



Complaint/Spill Report Form

State of Nevada

Telephone: (888) 331-6337

Fax: (775) 687-8335

Do You Want to Remain Anonymous? No

Reporting Person: Shelia Leijon

Reporting Agency: Incline Firework - Non-Profit

Reporter Email: saleijon@hotmail.com

Address: PO 4439 Phone: (775)762-1091

City: Incline Village State: NV Zip: 89450

Discharger/Owner/Operator of Facility: Lantis Fireworks & Laser

Address: P.O. Box 491 DOT#: _____

City: Draper State: UT Zip: 84020

Contact Person Erick McHenry Phone: (801)608-2065

APN#: _____ UST Facility ID / BWPC Permit #: _____

Facility Address if different from discharger: Across From Incline Beach

City: Incline State: NV County: Washoe County

Location of Complaint/Spill: Coordinates: N39 14.216 & W119. 57.024

Township: _____ Range: _____ Section: _____ Q,Q2: _____ Mile Marker: _____

Easting: _____ Northing: _____

Type of Material Discovered: Other

Material Description: Fireworks

Concentration / Analytical Data: Unknown

Quantity Found: Unknown Container: Consumer Packaged Product

Media Affected: Surface Water including Storm Drains If UST, Confirmed Visually? No

Cause of Complaint/Spill:

Barge with fireworks sunk releasing them to Lake Tahoe. About 59 Fireworks/Ordinance (Preliminary) were not recovered and are likely at 175 Feet below the surface of the lake. Incline Village GID is testing the water quality. Chemical composition of fireworks includes: Potassium Perchlorate, Potassium Nitrate, Strontium Carbonate, Sulfur, Carbon, Aluminum + Magnesium alloy, LAC, Resin, PVC Organic powder. Manufacturer believes that the shells were breached since they are wrapped in paper and thin cardboard and the active compounds are currently dissolving in the water. The IVGID water intakes are 1.2 miles from the the incident, IVGID does not expect water quality issues. IVGID will share water quality results when received.

Remedial Action Taken:

There are no plans to recover the fireworks. Washoe County DEM, North Lake Fire District, IVGID participated in the incident - final incident report will be provided.

Oversite/Enforcement:

NDEP BSDW

cc: LEPC Washoe County, Darryl Cleveland

Email Address:

ddragoni@ndep.nv.gov; rmorgan@ndep.nv.gov; lkieu@ndep.nv.gov;
aseifert@ndep.nv.gov; e-data_bsdwn@ndep.nv.gov; alanza@ndep.nv.gov

dcleveland@tmcc.edu

Tahoe Drinking Water Association; Health District - Northern
Nevada Health District; TRPA, Steve Sweet; NDEP BWQP,
cc: Washoe County EM, Kelly Echeverria

reg.reports@ivgid.org; steve_gibbs@ivgid.org;
madonna_dunbar@ivgid.org; aseifert@ndep.nv.gov; lkieu@ndep.nv.gov; E-
Data_BSDW@ndep.nv.gov; jey@ivgid.org; tas@ivgid.org;
jrestori@washoecounty.us; jenglish@washoecounty.us;
lfranklin@washoecounty.us; wrubio@washoecounty.us;
BLucier@washoecounty.gov; DAKelly@washoecounty.gov;
ssweet@trpa.org; ddragoni@ndep.nv.gov; kuchnicki@ndep.nv.gov;
wfettgather@ndep.nv.gov; salm@ndep.nv.gov; vparker@ndep.nv.gov;
KEcheverria@washoecounty.gov

Comments:

Report Taken By: Alexi Lanza

26207 fin

**DIVISION OF ENVIRONMENTAL PROTECTION
BUREAU OF SAFE DRINKING WATER**



DEREK DORNBROOK,
HAVING SUBMITTED ACCEPTABLE EVIDENCE OF THE NECESSARY QUALIFICATIONS
IN THE OPERATION OF PUBLIC WATER SYSTEMS AS REQUIRED BY THE NEVADA
DIVISION OF ENVIRONMENTAL PROTECTION, IS HEREBY GRANTED THIS
CERTIFICATE FOR:

WATER DISTRIBUTION OPERATOR II

GRADE D-2 FULL

WITNESS OUR HAND AND SEAL:


Jennifer Carr, Administrator
Nevada Division of Environmental Protection

Effective as of June 16, 2025
Expires December 31, 2026



OPERATOR ID OP4047

CERTIFICATE NO 31358

KGID BOARD LAUNDRY LIST

1. Pump station discussion with Dowl (gravity vs. re-routing or bypassing)
2. **New snow removal contract out to bid before September**
3. **Prepare comprehensive report on 298 Kingsbury (Revenue, Costs, and future options)**
4. Easement for 494 Laurel (Access to property)
5. **Rate study options and recommendations**
6. **Email access issues with the board of trustees**
7. Logging Road, if we take on the property will the state clean it up?
8. Meet with the fire department to discuss potential variance for sprinkler system requirements for Sprung structure vs. fire wall options
9. Status of flooded houses lawsuit from plow hitting fire hydrant (Legal proceeding update)
10. Update the capital improvement plan
11. G.M. to review allocation of costs across different funds
12. Seek Reimbursement from Far West's retention for \$1,256.00 (474 Andria)
13. Meet with Manchester regarding salt/sand, Fire Hydrant clearing charges of 21k
14. Obtain current water usage data from the existing Barton facility
15. Bill Far West \$5,788.60 for sewer lateral repair costs
16. Total paid out for fire hydrant clearing issues to Minden Lawyers
17. Status of EPOKE, per Mitch "In total disrepair"
18. Create a storm water master plan, infrastructure failing (e.g.-retaining walls)
19. Establish connection with Douglas County's grant writer-Harper
20. Prepare discussion for Kahle Complete Street project water line replacement, including potential grant applications
21. Prepare an RFQ for Housecleaning Services at 160 Pineridge and possibly 298 Kingsbury
22. Draft a Conflict-of-Interest Policy

MEMO TO: Board of Trustees

FROM: Joe Esenarro, Utility Operations Superintendent

SUBJECT: Operations Report for the meeting of July 15, 2025

Working with Derek on daily operations, upcoming projects and contacts.

Interviews for full time water operators.

Review and finalize permits for deposit refunds.

Met with Jonas, Badger meter rep. trouble shooting our equipment for radio reads.

Sent out the injection valve actuator for repair.

Replaced 2" water meters, 137 Kahle Drive, 145 Michelle.

Ozone Generator #1 was reprogrammed

Water crew continues replacing meter registers and endpoints throughout the district for radio reads.

Water crew repaired fire hydrant lateral leak on Kingsbury Grade, Service line leak at 127 Woodland, and a main line leak on Sherwood Ct.

Road crew has been patching potholes, cleaning drains, Crack sealing, and sweeping the roads throughout the district.

Weekly progress meetings on the water line project.

Inventory and audit have been completed.

Met with SNC on the upcoming road rehab project that starts July 21st.

Submitted NDEP quarterly reports to the state.

PFAS samples were taken by Broadbent & Associates, an independent contractor for NDEP, at the Lake Station. PFAS samples were taken voluntary in an effort to characterize the extent of Polyfluoroalkyl substances in drinking water in Nevada.
Water production for the month was 25,330,000 gallons.

Monthly meter reads were completed.

Underground Service Alerts have been very steady, committing at least one operator on a regular basis during the dig season. A total of 266 tickets has been completed since May 1.

TRAINING:

All utility personnel attended the monthly safety meeting.

Byran, Blair, Jeff, Shane, completed Confined Space training and have received their certifications.

MEMO TO: Derrek Dornbrook, General Manager

FROM: Judy Brewer, Administrative & Human Resource Supervisor

SUBJECT: Management Report for July 2025

Human Resources

- Re-posted Water Operator position on Indeed
- Renewed our SAM.gov entity for 2025-2026
- Sent letter to Yanish's last known address then sent the amount of her uncashed check to NV State Treasurer's Office of unclaimed property
- Organized and cleaned up personnel files
- Registered for Pool/Packs Leadership Conference on October 14-16 in Tahoe
- Working on reviews for administrative staff
- Had employee "Team Goal-Safe Days" pizza party. For every 6 months that passes without a District employee receiving a documented safety violation.

Rental Property (298 Kingsbury)

- Full occupancy

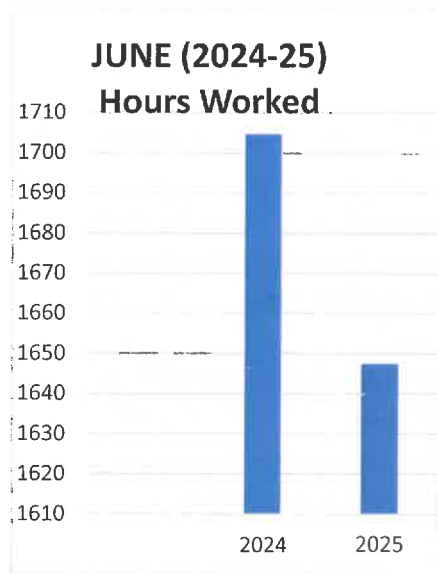
General Information

- Document imaging project continuing to move forward
- Would like to see all the Board of Trustee emails working – Disbursed instructions
- Receiving a record number of Escrow reads to be completed
- Having an employee BBQ potluck on July 22nd
- Filed Notary Bond with Douglas County Clerk
- Our network has been stalling more than normal with Charter
- Having issues with Badger picking up meter reads which creates extra work

SERVICE REQUEST (JUNE 24 vs JUNE 25)

June 2024			June 2025		
<u>REQUEST CODE:</u>	<u>COUNT:</u>	<u>AMOUNT:</u>	<u>REQUEST CODE:</u>	<u>COUNT:</u>	<u>AMOUNT:</u>
OFF/ON	1	50.00	OFF/ON	0	0.00
INSPECTION	16	0.00	INSPECTION	3	0.00
CHANGE	11	0.00	CHANGE	7	0.00
NEW	7	0.00	NEW	1	0.00
OFF	8	450.00	OFF	3	150.00
ON	9	400.00	ON	6	350.00
ONCALL	0	0.00	ONCALL	0	0.00
REREAD	0	0.00	REREAD	0	0.00
PROFILE	0	0.00	PROFILE	1	0.00
TAMPER	1	200.00	TAMPER	1	200.00
ESCROW	0	0.00	ESCROW	3	150.00
LEAK	0	0.00	LEAK	1	0.00
TOTAL	53	1,100.00	TOTAL	26	850.00

HOURS WORKED COMPARISON



LIENS (JULY 2025)

County Tax roll collection:

759 Boulder Court, #Q	\$92,680.41
495 Tramway Drive, #12	\$92,748.61

Service Turned Off:

165 Irwin A&B	\$59,104.52	Turned off in 2016
302 Griffin Court	\$16,164.66	Turned off in 2021



MEMORANDUM

TO: Derek Dornbrook, General Manager, Kingsbury GID
FROM: Travis Marshall, PE, Project Manager, DOWL
DATE: July 9, 2025
SUBJECT: Engineering Report for the Meeting of July 15, 2025

GENERAL

Assisted with General Service tasks requested and general correspondence:

- Aided District staff with Drinking Water State Revolving Fund (DWSRF) with Loan Application and meeting with DWSRF to discuss priority water project funding.
- Coordinated with District Staff to compile and submit Engineering Fees to NIFS for final draw request.
- Prepared and sent updated task order for General Services for the 2026 Fiscal Year.
- Prepared updated Master Services Agreement and coordinated with District for General Manager and Legal team review.
- Discussions with District Staff and General Manager regarding sewer and water rates and Rate Study.

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:

- Construction anticipated to be completed in September 2026.
- June Pay App for construction under final review and to be submitted at the June Board Meeting for Signature.
- DOWL to continue coordination between Water Project Contractor and upcoming Road Project Contractor to get regularly updated schedules.

Task Order #65: Ponderosa MHP Waterline Replacement Project

- DOWL continues to provide documentation to SRF Staff and breakdown of reimbursable fees for final draw request to close out project.

Task Order #66: 25-26 Water Replacement Project: Maryanne, Barrett, and Panorama

- DOWL and the District met with Drinking Water SRF Staff to discuss funding options for project and Loan Applications requirements.
- Two-year Construction project anticipated to begin in Summer 2027 per current direction from the District.
- Replacement of approximately 9,200 LF of water main with ductile iron for Maryanne, Barrett, and Panorama. Minor streets include Carol Cir, Drew Ct, and Vista Dr.

MEMORANDUM

Task Order #67: 2025 Road Rehabilitation & Replacement Project

- A Pre-construction meeting will be held a week before construction activities begin (July 21st start date).
- DOWL has reviewed material submittals and traffic control plans to prepare for construction.
- Road Construction Phases 1 & 2 (3 phases total) awarded to SNC at this time, with potential for all phases to be completed depending on active Water project schedule.
- Project includes full rehabilitation for Andria/N Benjamin, Tramway, Quaking Aspen, S Benjamin, and Terrace View. Other roadwork includes a district-wide crack repair, full section replacements, and Manhole/valve collar reconstruction.

TASK ORDERS ON AGENDA

Task Order #69: 2026 General Services

- Prepared updated General Services Scope and provided to General Manager for review.
- Task Order to be presented by DOWL and District at Board Meeting for action.