Inverness Public Utility District

Fire Department ❧ Water System

12781 Sir Francis Drake Blvd • P.O. Box 469 • Inverness CA 94937 • (415) 669-1414

Board of Directors	AGENDA	Regular Meeting
Tuesday, July 21, 2026	11:30 a.m.	Inverness Firehouse, 50 Inverness Way

1) **Call to Order:** Attendance Report

2) **Public Expression:** Opportunity for members of the public to address the Board on matters under the Board's jurisdiction but not on the posted agenda. Directors or staff "***may briefly respond to statements made or questions posed***" during Public Expression, but "***no action or discussion shall be undertaken on any item not appearing on the posted agenda***" (Gov. Code §54954.2(a)(3)). Members of the public may comment on any item listed on the posted agenda at the time the item is considered by the Board.

3) **Consent Calendar**
All items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board of Directors, staff, or public requests that a specific item be removed for separate discussion and action.
   - **A. Approval of Minutes:** June 16, 2026, Regular Meeting Minutes
   - **B. Approval of Expenditures**
     - **1)** Accounts Payable: June 2026
     - **2)** Credit Card Purchases: June 2026
     - **3)** Payroll Expenses: June 2026

4) **Business of the District**
A. Capitalization Project – Firehouse Roof Replacement not to exceed $25,000: Receive and review two (2) estimates for replacement of the firehouse roof and provide advice and approval of project.
B. Capitalization Project – Firehouse Backup Generator Replacement not to exceed $60,000: Receive and review three (3) options for replacement of the firehouse backup generator and provide advice and approval of project.

5) **Reports**: Receive Reports On Administrative and Operational Activities for June 2026
   - **A. General Manager's Administrative Report**
     - 1) Capital Projects Report Fiscal Year 2025-2026
     - 2) District Capital Projects Planning Document 2026-2031
     - 3) CalPERS CERBT Reimbursement Request for FY2025-2026 OPEB Expenditures
   - **B. Operations Reports**
     - 1) Water System Report June 2026 – Rich Perez
     - 2) Fire Department Report June 2026 – David Briggs
       - California Board of Forestry 2026 Fire Risk Reduction Community List
     - 3) Marin Wildfire Prevention Authority (MWPA) Report June 2026 – David Briggs

6) **Committee Meetings/Reports**
   1. Personnel Committee Report

7) **Closed Session:** Public Employee Performance Evaluation (General Manager) pursuant to Gov.Code Sec. 54957.

8) **Re-Convene in Open Session:** Report on Action Taken in Closed Session.

9) **Adjournment**

Posted: 07/16/2026

Material provided in the meeting packet is available on the District's website, www.invernesspud.org, or by contacting the District office.
Items may not be taken up in the order shown on this Agenda.
For assistance in participating in this event due to a disability as defined under the ADA, please call in advance to (415) 669-1414.

THE PUBLIC IS CORDIALLY INVITED TO ATTEND AND TO COMMENT ON AGENDA ITEMS

Inverness Public Utility District
Board Meeting

Agenda Item No. 1

Call to Order;

Attendance Report

Inverness Public Utility District
Board Meeting

Agenda Item No. 2

Public Expression

Opportunity for members of the public to address the Board on matters under the Board's jurisdiction but not on the posted agenda.

Directors or staff "*may briefly respond to statements made or questions posed*" during Public Expression, but "*no action or discussion shall be undertaken on any item not appearing on the posted agenda*" (Gov. Code §54954.2(a)(3)).

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Inverness Public Utility District
Board Meeting

Agenda Item No. 3

Consent Calendar

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A. Approval of Minutes

B. Approval of Expenditures
   - **a. Accounts Payable**
   - **b. Payroll Expenditures**
   - **c. Credit Card Statements**

Board of Directors Minutes - Regular Meeting

Tuesday, June 16, 2026 | 11:30 a.m. | Inverness Firehouse, 50 Inverness Way

1) **Call to Order**: Meeting called to order at 11:32 am.
Directors Present: Kathryn Donohue, Kenneth Emanuels, Brent Johnson and David Press
Directors Absent: Dakota Whitney
Staff Present: Shelley Redding, General Manager & Rich Perez, Water Superintendent
Guests/Public Present: None
Quorum: Yes

2) **Public Expression**: Summary of public comments No public comments were received.

3) **Consent Calendar**
Motion: D. Press, Second: K. Emanuels
Vote: AYES 4, NOES 0
Action Taken: Approval of the Consent Calendar with the Board minutes from May 19, 2026 Regular Board Meeting and Approval of Accounts Payable, Credit Card Statement and Payroll expenses for May 2026 and as presented.

A. Approval of Minutes: May 19, 2026, Regular Meeting Minutes
Action/Notes: None

B. Approval of Expenditures
Action/Notes: None
(1) Accounts Payable: May 2026 - Notes: None
(2) Credit Card Purchases: May 2026 - Notes: None
(3) Payroll Expenses: May 2026 - Notes: None

4) **Business of the District**

A. Resolution 304-2026: Public Hearing Setting the District's Appropriations Limit for FY 2026-2027.
Discussion: Director Donohue opened the public hearing at 11:35 am and asked comments or questions from the public. There were no comments. She requested comments and questions from the Board of Directors. There were no comments or questions. The public hearing was closed at 11:36 am.
Motion: B. Johnson, **Second:** D. Press
Vote: AYES 4, NOES 0 **Action:** Approval of Resolution 304-2026 setting the District's Appropriation Limit for 2026-2027 as presented.

B. Approve Employee Pay Rates for Fiscal Year 2026-2027.
Discussion: Staff presented a memorandum reflecting staff payrates for FY 2025-2026 and proposed pay rate increases for FY 2026-2027.
Motion: K. Emanuels, **Second:** B. Johnson
Vote: AYES 4, NOES 0 Action: Approval of proposed pay rate increases as presented.

C. Consider and Approve FY 2026-2027 Budget
Discussion: Staff presented a proposed budget draft for FY 2026-2027. Areas of significant change continue to be the increased costs associated with insurance, utilities and supplies. Revenue will see increases with the water rates (CPI increase) and Ad Valorem taxes based on property assessments from recent sales.
Motion: K. Emanuels **Second:** D. Press
Vote: AYES 4, NOES 0 Action: Approval of FY 2026-2027 Budget as presented.

D. Acceptance of Extra-Help Work Agreements with Annuitant for Fiscal Year 2026-2027:
Discussion: Staff presented a draft work agreement document for FY 2026-2027 for Wade Holland which specifies limitations on hours as defined by CalPERS.
Motion: B. Johnson, **Second:** D. Press
Vote: AYES 4, NOES 0 Action: Acceptance and approval of the extra-help work agreement with Wade Holland as a retired annuitant for FY 2026-2027.

5) <u>Special Project Report</u> - Colby and Seahaven Tank Replacement Project

A. General Manager's Administrative Report

Notes: Reports were provided to the Board concerning the items listed below.
1) District Financial Reports 2025-2026 through May 2026: GM Redding presented financial reports for the fiscal year including profit and loss and balance sheet reports for board review.
2) Capital Projects Report Fiscal Year to Date: This item was requested to be removed from agenda until the July Board meeting.
3) Jean Soost Trust Donation to Inverness Fire Department. GM Redding reported a generous donation of $10,000 was made to the Inverness Volunteer Fire Department.

C. Operations Reports

1) Water System Report May 2026 - Notes: Reports for May were presented to the Board. Discussion concerning system operations and replacement of turbidimeters, analyzers and other components to ensure SCADA system is receiving correct data. Discussion concerning future predicted storms, response plans and regular maintenance work that is being conducted in the watershed diversion and streams areas; access roads to mitigate issues of potential erosion or ???
2) Fire Department Report May 2026 - Notes: Chief Briggs presented the Fire Department report. Discussion concerning ongoing training opportunities for volunteers.
3) MWPA Report May 2026 - Notes: Chief Briggs reported on ongoing meetings for the West Marin Region, including the Work Plan for the Seahaven area continue with fine tuning being done for the CalFire Grant application. He reported the Defensible Space inspections have resumed.

6) <u>Committee Meetings/Reports</u>

Notes: There were no committee reports

7) <u>Adjournment</u>: The meeting adjourned at 12:22 pm.

Attest: /s/

Date: June 16, 2026
Shelley Redding, Clerk of the Board

Inverness Public Utility District

Bill Payment List

June 2026

DATE	NUM	VENDOR	AMOUNT	MEMO
06/29/2026		Grainger	0.00	836141895
Total for --			**$0.00**	
1 Bank Accounts				
1-103 Bank of America 4809				
06/04/2026	61283	Amazon Capital Services	-494.73	
06/04/2026	61286	Building Supply & Hardware	-267.72	
06/04/2026	61287	FasTrack	-25.00	
06/04/2026	61288	Horizon Cable TV Inc.	-195.14	
06/04/2026	61289	Marin County Tax Collector	-899.66	
06/04/2026	61290	McPhail Fuel Company	-1,387.11	INVPUB
06/04/2026	61291	PACE Supply Corp	-781.57	09035-00
06/04/2026	61292	Quill LLC	-157.32	
06/04/2026	61293	Responserack	-720.00	
06/04/2026	61294	USA Blue Book	-5.03	70259
06/15/2026	61296	McPhail Fuel Company	-5.00	INVPUB
06/15/2026	61298	Piazza Construction	-75,112.25	
06/15/2026	61299	Brelje & Race Laboratories, Inc.	-432.00	
06/15/2026	61300	CORE Utilities, Inc.	-3,240.00	
06/15/2026	61301	Cheda's Garage	-1,114.13	
06/15/2026	61302	USA Blue Book	-505.13	70259
06/15/2026	61303	Bound Tree Medical LLC	-808.77	
06/15/2026	61304	Special District Risk Management Health	-539.71	6853
06/10/2026	EFT	Starlink	-245.00	
06/15/2026	EFT	Truist Bank	-8.97	
06/03/2026	EFT	CalPERS Health	-16,006.37	
06/10/2026	EFT	Diversified Tech	-781.00	
06/12/2026	EFT	CalPERS Retirement	-8,906.17	
06/12/2026	EFT	CalPERS-Fees	-200.00	
06/01/2026	EFT	Inverness Properties	-1,311.00	
06/08/2026	EFT	Intuit/QuickBooks	-324.07	
06/22/2026	61306	AT&T Mobility (FirstNET)	-244.85	287322251032
06/22/2026	61307	California State Firefighters' Association	-1,360.00	
06/22/2026	61308	Marin Recycling HHW	-261.95	
06/22/2026	61309	AT&T CalNet	-449.75	
06/22/2026	61310	Quill LLC	-64.76	
06/29/2026	61312	Marin County Tax Collector	-746.92	
06/29/2026	61313	Bound Tree Medical LLC	-232.52	
06/29/2026	61314	Alpha Analytical Laboratories, Inc,	-648.00	
06/29/2026	61315	Marin County Tax Collector	-1,036.82	
06/29/2026	61316	Special District Risk Management Auth	-88,879.93	6853
06/15/2026	EFT	Innovative Business Solutions	-105.00	95952
06/30/2026	EFT	Innovative Business Solutions	-105.00	95952
06/30/2026	EFT	PG&E	-3,458.19	
06/30/2026	EFT	CalPERS Retirement	-9,260.02	
06/30/2026	61317	Ferguson Waterworks #1423	-1,327.15	

Inverness Public Utility District

Bill Payment List

June 2026

DATE	NUM	VENDOR	AMOUNT	MEMO
06/30/2026	61318	John's Dairy Equipment & Supply	-381.78	
06/30/2026	61319	USA Blue Book	-212.57	70259
06/30/2026	61320	Alpha Analytical Laboratories, Inc,	-8,061.00	
06/15/2026	EFT	Diversified Tech	-781.00	
06/18/2026		Philip Chavira Corp	-1,180.21	
Total for 1-103 Bank of America 4809			**-$233,270.27**	
Total for 1 Bank Accounts with sub-accounts			**-$233,270.27**	

Corporate Account Summary

Previous Balance	$5,214.66
Purchases and Other Charges	$1,751.02
Cash Advances	$0.00
Cash Advance Fees	$0.00
Late Payment Charges	$0.00
Credits	$0.00 CR
Payments	$0.00 PY
New Balance	**$6,965.68**
Disputed Amount	$0.00

Payment Information

Amount Due $6,965.68

Payment due in accordance with your agreement with U.S. Bank.

QUESTIONS OR TO REPORT A LOST OR STOLEN CARD, CALL CUSTOMER SERVICE**1-800-344-5696**

To overnight or courier a payment, please send to:
Corporate Payment Systems
3180 Rider Trail S, Department 790428
Earth City, MO 63045-1518

Account Messages

Your account is past due $5,214.66. Past due amount is included in the amount due. Please remit immediately.

Corporate Account Activity

INVERNESS PUD
Account Number: [redacted] 0662
Unique ID: XXXX XXXX XXXX 0001

Total Corporate Activity
$0.00

Post Date	Tran Date	Reference Number	Transaction Description	Amount
			No Activity This Period	

New Activity

SHELLEY L REDDING	Purchases	$774.85	**Total Activity**	**$774.85**
Account Number: [redacted] 7160	Cash Advances	$0.00		
Unique ID: XXXX XXXX XXXX 3365	Cash Advances Fees	$0.00		
	Credits	$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
05-27	05-27	24204296147000502501218	MICROSOFT-G160943466 701-2817490 WA	26.78

(transactions continued on next page)

Payment may be made electronically or by check made payable to Corporate Payment Systems.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 6343
FARGO, ND 58125-6343

[redacted] 0662 000696568 000696568

Account Number:	[redacted] 0662
Unique ID:	XXXX XXXX XXXX 0001
Amount Due:	$6,965.68

Amount Enclosed $

If paying by check, include coupon with payment to address below.

00000004058 000638198404306 P 2

INVERNESS PUD
ATTN SHELLY REDDING
PO BOX 469
INVERNESS CA 94937-0469

CORPORATE PAYMENT SYSTEMS
P.O. BOX 790428
ST. LOUIS, MO 63179-0428

INVERNESS PUD
Account Number : [redacted] 0662
Unique ID: XXXX XXXX XXXX 0001
Statement Date : 06-22-2026

New Activity cont

05-29	05-28	24431066148439218011578	AUTOMATIONDIRECT.COM 770-889-7588 GA	207.27
06-05	06-04	24036296155718962037638	CUSTOMINK LLC 800-293-4232 VA	309.26
06-05	06-04	24137466156001294535280	USPS PO 0536900522 INVERNESS CA	1.63
06-11	06-10	24064666162100002236639	GIRAFIT.COM WWW.GIRAFIT.C CA	6.90
06-12	06-12	24011346163100035549943	MICROSOFT#G164745234 MICROSOFT.COM WA	138.08
06-17	06-16	24137466168001218936552	USPS PO 0536900522 INVERNESS CA	12.90
06-18	06-16	24906416167260236251247	CKE*INVERNESS PARK M ECOM 415-6631491 CA	59.13
06-19	06-18	24137466170001411995393	USPS PO 0536900522 INVERNESS CA	12.90

DAVID R BRIGGS	Purchases	$210.19	**Total Activity**	**$210.19**
Account Number: [redacted] 7847	Cash Advances	$0.00		
Unique ID: XXXX XXXX XXXX 1801	Cash Advances Fees	$0.00		
	Credits	$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
06-01	05-30	24270766150079019000109	EMEDCO 800-442-3633 NY	33.97
06-08	06-05	24073146158900016800025	FIRE LINE EQUIPMENT LLC 717-3548103 PA	176.22

RICHARD J PEREZ	Purchases	$765.98	**Total Activity**	**$765.98**
Account Number: [redacted] 9306	Cash Advances	$0.00		
Unique ID: XXXX XXXX XXXX 1786	Cash Advances Fees	$0.00		
	Credits	$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
05-25	05-22	24221086144900014700892	INVERNESS PARK MARKET 415-6631491 CA	71.95
06-10	06-09	24027626160067402671198	H2ODISTRIBUTORS 770-424-5550 GA	460.00
06-10	06-09	24492166161100001272910	SP FRESHWATERSYSTEMS FRESHWATERSYS SC	160.16
06-15	06-11	24221086163900015504893	INVERNESS PARK MARKET 415-6631491 CA	73.87

Department:	00000	Total:	$1,751.02
Division:	00000	Total:	$1,751.02

Inverness Public Utility District

Payroll

June 2026

	JUN 2026	TOTAL
Income		
Gross Profit		
Expenses		
810 Personnel Costs		
810-01 Management Wages	27,134.82	27,134.82
810-02 Operations Wages	26,620.36	26,620.36
810-03 Administrative Wages	9,107.99	9,107.99
810-04 Employers Payroll Tax	5,465.61	5,465.61
810-06 Duty Officer Stpend	6,819.07	6,819.07
810-07 Health Insurance	11,087.63	11,087.63
810-08 Retiree Health Ins.	2,635.64	2,635.64
810-09 Health Ins in Lieu	638.46	638.46
810-10 Retirement Premiums	18,166.19	18,166.19
810-14 CalPERS Fees	13.30	13.30
810-18 Dental Insurance	318.43	318.43
Total for 810 Personnel Costs	**108,007.50**	**$108,007.50**
Total for Expenses	**108,007.50**	**$108,007.50**
Net Operating Income	**-108,007.50**	**-$108,007.50**
Net Income	**-108,007.50**	**-$108,007.50**

Inverness Public Utility District

Board Agenda Item Staff Report

Subject: Capitalization Project Firehouse Roof Replacement
Meeting Date: July 21, 2026
Date Prepared: July 13, 2026
Prepared by: Davis Briggs, Fire Chief
Attachments: Capstone Roofing Estimate; Wedge Roofing Estimate

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Recommended Action: Approve the Firehouse Roof Replacement Capitalization Project and authorize staff to proceed with the Wedge Roofing estimate, including a $500 contingency for potential underlayment failure, dry rot, or related repair needs, for a total project authorization not to exceed $25,000, subject to final contract terms, insurance, licensing, and any required permit confirmation.

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Background:

The Volunteer Fire Department building at 50 Inverness Way requires roof replacement as a capital improvement to protect the facility, preserve District assets, and prepare the building for future infrastructure improvements. The existing asphalt composition roof is approximately 35 years old and is nearing or beyond its expected useful life. Replacement is also necessary before the District can proceed with the planned Solar/Generator Hybrid Backup Power System project, because the roof should be structurally sound and weather-tight before any new power-related equipment, conduit, mounting, or related infrastructure is installed.

Discussion:

Staff obtained two estimates for the work. Capstone Roofing submitted a formal proposal for $21,450.00 after a first responder discount, using GAF Timberline HDZ or GAF Timberline HDZ Reflector Series Class A shingles, with a 10-year workmanship and labor warranty. Wedge Roofing submitted an estimate for $19,500.00 using Malarkey Highlander Class A algae-resistant composition shingles, including tear-off to sheathing, inspection of sheathing, new pipe flashing, proper ventilation, gutter cleaning and screening, debris removal, and $200.00 of dry rot or wood repair allowance, with a five-year workmanship warranty.

Based on the information available, the Wedge Roofing estimate appears to provide the best overall value for the District. The proposed Malarkey Highlander product is an architectural Class A roofing shingle that includes polymer-modified rubberized asphalt technology, a Class 3 impact rating, enhanced granule adhesion, a larger nailing area, and algae resistance. Staff also notes the environmental benefits of the proposed product, including the use of recycled materials and smog-reducing granules, which support the District's interest in selecting durable materials with a reduced environmental impact where practical. While both proposed roofing systems are acceptable Class A composition roof systems, the Wedge proposal is lower in cost and uses a roofing product with strong durability and sustainability features that are appropriate for a public facility.

Recommendation:

Staff recommends that the Board approve the Firehouse Roof Replacement Capitalization Project and authorize staff to proceed with Wedge Roofing. The recommendation is based on the lower estimated cost, the proposed product's durability and environmental benefits, and the need to complete the roof replacement before proceeding with the separate Solar/Generator Hybrid Backup Power System project. Because hidden conditions may be identified once the existing roof is removed and the sheathing is inspected, staff recommends including contingency authority within the total project authorization.

Fiscal Impact:
The Wedge Roofing base estimate is $19,500.00. Staff recommends adding a $500 project contingency for potential underlayment failure, dry rot, or related repair needs, and authorizing the project for a total amount not to exceed $25,000 to allow for unforeseen conditions, permit or code compliance requirements, and final contract-related costs. The Fire Department recently received a $10,000 donation from the Jean Soost Trust, which will be used toward this project. The remaining project balance will be paid from District Operational Funds.

50 Inverness Way 7/13/26

Inverness, Ca.

Roof Proposal

1.) Tear off all sections of roof down to sheeting.
2.) Examine sheeting for imperfections.
3.) Supply and install Malarkey Highlander Class A algae resistant composition shingles and all manufacture recommended components.
4.) Includes all new pipe flashing. (painted to match shingle color)
5.) Install proper ventilation.
6.) Cover grounds with light weight plastic to protect grounds and help with clean up.
7.) Includes cleaning gutters and screening them with EZ lock gutter screens.
8.) Clean and haul away all roofing debris.
9.) $ 200.00 of dry rot or wood repair is included.

Cost of 1-9 $19,500.00

Five Year Workmanship Warranty

Tarry Winfrey
415 328-7138

CSLB #629383
110 Stony Point Rd. Suite 100, Santa Rosa, Ca 95403
Office (707) 575-3577 **Fax** (707) 224-4952
Website: www.CapstoneRoofing.biz
Email: Capstoneroofing@capstoneroofing.biz

Quality • Satisfaction • Trust

July 13, 2026

Attn: David Briggs

REF: 50 INVERNESS WAY, INVERNESS

We hereby submit our contract covering the cost of labor and materials for the following roofing work to be installed at the above-referenced property.

REMOVAL

Remove existing one layer of composition roof down to the sheathing boards, lower and cart same away. ****The wood substrate will be inspected for delaminated or dry rotted wood.** If replacement is needed, owner will be notified. Any dry-rot replacement, carpentry work or incidental repairs will be done on a time ($90/per man hour) and materials basis. Homeowner will be responsible for painting of new wood, if necessary.

- *During the removal process, if the area being removed is not sheet-rocked, debris may filter in that area. Homeowner will be responsible for protecting and/or tarping off items in this area. Capstone Roofing is not responsible for any interior items that may come loose or fall during the roofing removal and installation process.*

UNDERLAYMENT

Over the entire wood decking apply **Water Block Advantage 30 underlayment protection** laid parallel to eaves, lapping 2" on sides and 4" on ends, tack nailed sufficiently to hold in place.

FLASHINGS

On all **rake edges** of the roof surfaces, apply **1½" x 1½" 26-gauge steel metal nosing.**
All plumbing jacks and vent assemblies will be replaced with new flashings and **will be painted** to match roof. **Rubber neoprene** rain guards will be placed over the leading edge of plumbing roof jacks.

VENTILATION

Install **ridge vent**, where necessary over office space only.
Existing attic fan will be retained on the lower back roof.

ANTENNAS

Capstone Roofing will **remove and reinstall** antennas, if necessary. Capstone Roofing cannot guarantee reception after re-installation of antennas.

MATERIAL

Apply **LIFETIME GAF Timberline HDZ or the GAF Timberline HDZ Reflector Series** CLASS "A" SHINGLES **(Color to be determined)** secured with 1¼" galvanized roofing nails (4) per shingle sufficient enough to penetrate wood substrate. On overhangs, ¾" coil nails will be used so that the existing substrate is not split on the underside. If the house does not currently have thicker than a ½" substrate, there is no guarantee that the nails will not split the plywood. Capstone Roofing is not responsible for any cosmetic repairs or painting.

RIDGE

Apply **RIDGE SHINGLES** as per manufacturer's specifications.

Capstone Roofing is responsible *for all required city or county Building Permits.*
Liability and Worker's Compensation Certificates *are available upon request.*

Thank you for giving us the opportunity to work for you!

Sincerely,

Bill DeFaria
Chief Operating Officer

NOTICE TO OWNER

Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment.

This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder which then becomes a recorded lien against your property. Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project.

Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, 9835 Goethe Road, Sacramento, California, [Mailing Address; P.O. Box 26000, Sacramento, California 95827.]

Note: This proposal may be withdrawn by us if not accepted within 14 days. Homeowner may choose to pay by credit card. However, a convenience fee of 3.4% will be added to the amount being charged. HOMEOWNER HAS READ, UNDERSTANDS AND AGREES TO THE ATTACHED ADDITIONAL TERMS AND CONDITIONS.

Capstone Roofing is not liable for any cracks in sheet rock or sheet rock nails that may work through due to the standard roofing procedures or for any damage that may occur due to electrical, plumbing or air conditioning lines that are installed directly under the plywood.

ACCEPTANCE & PAYMENT SCHEDULE

ROOFING CONTRACT PRICE $21,950.00
*FIRST RESPONDER DISCOUNT .... -$500.00
TOTAL ROOFING CONTRACT **$21,450.00**
DEPOSIT DUE UPON SIGNING $1,000.00
BALANCE DUE UPON COMPLETION OF ROOF $20,450.00

**No other discounts may apply to this contract price.*
**We do not ask for or accept payment via bank wire transfers, ACH, Venmo, Zelle or any other cash app.*

Shingle Color: _______________

Our workmanship and labor are guaranteed for a period of **10 YEARS** from the date of completion for the sum of **$21,450.00** (TWENTY-ONE THOUSAND FOUR HUNDRED FIFTY DOLLARS AND NO/100) **for the property at: 50 Inverness Way, Inverness**.

Yes, I accept_____________________________________ DATE ____________

If homeowner chooses to have **re-roof installed on or before August 31, 2026, there will be a $300.00 deduction to the roofing contract price above.*

*****Scan/email, fax or mail this signed copy to Capstone Roofing*****

Important Information for Owner: Protect Your Property and Your Rights
Hire Only Licensed Contractors

California Contractors License Law (Business & Professions Code §7030) requires all licensed contractors to provide the following notice to homeowners, prior to entering into entering into a contract to perform work on residential property with four or fewer units: STATE LAW REQUIRES ANYONE WHO CONTRACTS TO DO CONSTRUCTION WORK TO BE LICENSED BY THE CONTRACTORS STATE LICENSE BOARD IN THE LICENSE CATEGORY IN WHICH THE CONTRACTOR IS GOING TO BE WORKING IF THE TOTAL PRICE OF THE JOB IS $300 OR MORE (INCLUDING LABOR AND MATERIALS). LICENSED CONTRACTORS ARE REGULATED BY LAWS DESIGNED TO PROTECT THE PUBLIC. IF YOU CONTRACT WITH SOMEONE WHO DOES NOT HAVE A LICENSE, THE CONTRACTORS STATE LICENSE BOARD MAY BE UNABLE TO ASSIST YOU WITH A COMPLAINT. YOUR ONLY REMEDY AGAINST AN UNLICENSED CONTRACTOR MAY BE IN CIVIL COURT, AND YOU MAY BE LIABLE FOR DAMAGES ARISING OUT OF ANY INJURIES TO THE CONTRACTOR OR HIS OR HER EMPLOYEES. YOU MAY CONTACT THE CONTRACTORS STATE LICENSE BOARD TO FIND OUT IF THIS CONTRACTOR HAS A VALID LICENSE. THE BOARD HAS COMPLETE INFORMATION ON THE HISTORY OF LICENSED CONTRACTORS, INCLUDING ANY POSSIBLE SUSPENSIONS, REVOCATIONS, JUDGMENTS, AND CITATIONS. THE BOARD HAS OFFICES THROUGHOUT CALIFORNIA. PLEASE CHECK THE GOVERNMENT PAGES OF THE WHITE PAGES FOR THE OFFICE NEAREST YOU OR CALL 1-800-321-CSLB FOR MORE INFORMATION. (Business & Professions Code §7030(b)(2))

- If contractor fails to substantially commence work within 20 days of start date without lawful excuse, the payment schedule specified in the contract shall be postponed for the equivalent duration of the delay.
- **Mediation.** The parties agree that prior to the initiation of any demand for arbitration or legal proceeding arising out of this Lease, the dispute shall be submitted to mediation before a mediator mutually selected by the parties. Notwithstanding the foregoing, the filing of an action to preserve the statute of limitations shall not be a breach of this agreement so long as mediation is initiated in good faith shortly thereafter.

NOTICE OF CANCELLATION

Date of transaction: ______________________

You, the buyer, have the right to cancel this contract within three business days (five business days if you are 65 or older). You may cancel by emailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Or, if this transaction is for the repair or restoration of residential premises damaged by an earthquake, flood, fire, hurricane, riot, storm, tidal wave, or other similar catastrophic occurrence, you may cancel this transaction, without any penalty or obligation, within seven business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to:

Name of Seller: ____

Seller's Address: ____

____

not later than midnight of ______________________________ (date). I hereby cancel this transaction.

Date: ______________________ ______________________________

Buyer's Signature

Inverness Public Utility District

Board Agenda Item Staff Report

Subject:	Capitalization Project Firehouse Backup Power System Replacement
Meeting Date:	July 21, 2026
Date Prepared:	July 13, 2026
Prepared by:	David Briggs, Fire Chief
Attachments:	Vital Energy Estimates for a 22KW Generator & New Master Panel Installation; United Generator Quote for a 22KW Generator; Vital Energy Hybrid Battery/Generator Estimate

==

Recommended Action: **Review and consider the Fire House backup power replacement options and authorize staff to proceed with contract negotiations and final scope confirmation. Staff recommend proceeding with the Vital Energy hybrid battery backup/generator system, including the required main panel upgrade.**

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Background:

The current generator at the Inverness Fire House is 30 years old. While it is currently working, it has experienced numerous mechanical issues over the last 5 years and parts are becoming increasingly difficult to source. Over the past year, it stopped working numerous times while power was out, leaving the firehouse without a power source. This leaves station radios inoperable, garage doors in a precarious and unsafe manual operation scenario and prevents community members from using the station as a resource in extended power outages. Currently the generator is housed in a sound insulated room at the back of the firehouse as a courtesy to neighboring homes.

Discussion:

Staff sourced quotes for a traditional generator replacement from two companies, Vital Energy and United Generator. Both vendors recommend installing a new generator outside, rather than in its current location. A new generator requires an electrical panel upgrade and a concrete pad. Staff would like the generator pad raised slightly to accommodate potential flooding. Both traditional generator quotes include permitting, installation, removal of the existing generator, and related safety or permitting improvements such as bollards between the parking area and generator. United Generator's total quote, including the main meter/panel work, is $55,995.76. Vital Energy's quote for a traditional 22kW generator is $32,629.00, with a separate main panel upgrade quote of $7,499.00, for a combined total of $40,128.00. If the Board chooses a traditional generator replacement, staff recommends the Vital Energy quote based on the lower total cost.

Vital Energy also prepared a quote for a hybrid generator, battery and solar system, comprised of:
- Solar (PV): 16 modules (solar panels) to offset the fire house's electrical consumption.
- Battery Storage: A Sigenergy battery stack with a total capacity of 15kWh (9kWh base with a 6kWh adder).
- Generator: A 14kW air-cooled unit tied directly into the battery system as a "maintainer".

The quote for the hybrid battery backup/generator system is $49,533.36, plus the separate Main Panel Upgrade quote of $7,499.00, for a combined total of $57,032.36.

Quote Comparison:

Option	Vendor	Primary Scope	Base Quote	Panel / MPU	Total Cost
Traditional 22kW Generator	United Generator	22kW Generac generator with ATS, installation, removal of old generator, pad, bollards, permitting/plans, main meter upgrade, and ATS replacement.	$48,497.76	Included	**$55,995.76**
Traditional 22kW Generator	Vital Energy	22kW Generac generator with installation, AC disconnect, regulator, permitting/engineering, removal of old generator, concrete pad, and bollards.	$32,629.00	$7,499.00	**$40,128.00**
Hybrid Battery Backup / Generator Staff Recommended	Vital Energy	Solar package, approximately 15kWh Sigenergy battery storage, 14kW Generac generator integrated with the battery system, AC disconnects, generator pad, permitting, and related installation components.	$49,533.36	$7,499.00	**$57,032.36**

Analysis:

For comparison purposes, the Vital Energy traditional generator option is approximately $15,867.76 less than the United Generator traditional generator quote. The Vital Energy hybrid battery backup/generator option is approximately $16,904.36 more than the Vital Energy traditional generator option, and approximately $1,036.60 more than the United Generator traditional generator quote.

Although the hybrid system has a higher upfront cost than the Vital Energy traditional generator quote, staff recommends the hybrid battery backup/generator option because it provides greater operational resilience and more flexible backup power during extended outages. The generator would be a smaller, air-cooled unit that charges the battery system rather than running continuously to power the facility. During an outage, the battery would support Fire House operations using stored energy, and the generator would run only as needed to recharge the battery once depleted. Vital Energy estimates the generator would likely run for approximately 2 to 4 hours to recharge the battery from 20 percent to 80 percent. Under normal load, the battery backup could power the Fire House for approximately 5 to 12 hours. The system would continue cycling between solar, battery, and generator support as needed until utility power is restored. While the quote includes solar, staff understands that solar may be optional and that used solar panels could potentially be sourced to reduce the overall project cost.

Fiscal Impact:

The Fire Department has reserve funds available that may be accessed to fund the cost of this project. Staff has previously explored opportunities to secure grant funding for generator replacement and emergency backup power improvements; however, given the recent performance issues with the current generator and predictions for a wetter than normal winter, establishing a reliable backup power source for the Fire House is a priority. Use of reserve funds would allow the District to proceed in a timely manner while continuing to evaluate any future grant or reimbursement opportunities that may become available.

Staff Recommendation:

Staff recommends that the Board authorize staff to proceed with the Vital Energy hybrid battery backup/generator system, including the required main panel upgrade, subject to final contract review, confirmation of scope, and any additional Board direction regarding optional solar components or cost-saving alternatives. This recommendation is based on the hybrid system's ability to reduce generator runtime, provide battery-supported backup power, improve continuity of Fire House operations during outages, and provide a more resilient long-term emergency power solution for the District.

Estimate Generac Emergency Backup Generator

UNITED GENERATOR, LLC

United Generator LLC dba United Construction Since 1983
www.UnitedGenerator.com

Michael McPherson, President/Operations Manager
Santa Rosa, CA 95403-7947
Phone or Text 707-332-0703 cell.
email owner direct: sales@UnitedGenerator.com

STATE OF CALIF. GENERAL CONTRACTORS LIC. #459028
FEDERAL TIN/EIN 1594530
CALIFORNIA STATE BOARD OF EQUALIZATION SELLERS PERMIT JH 100-542893

TO: David Briggs
Fire Chief
Inverness Fire Department
50 Inverness Way
Inverness CA 94937
415-669-7151 DBriggs@invernesspud.org

JOB SITE:SAME

SALESPERSON	JOB	MANUFACTURER	ORDER DATE	EST. START DATE	PAYMENT TERMS	DOCUMENT DATE
Michael McPherson				TBD	Check or cash	6-19-26

QTY	ITEM #	DESCRIPTION	UNIT PRICE	TAX	LINE TOTAL
1	22wK Generac standby generator	Generac liquid cooled low speed 1800 RPM standby generator 120/240 volt single phase generator. See page 3 for specs. California Compliant. Generac 5 year warranty.	$14,859.00	$1,485.90	$16,344.90
1	ATS	200 AMP Service Entrance Rated Automatic Transfer Switch 120/240 Volt NEMA 3R Outdoor Rated. May not be needed with solar.	$929.00	$92.90	$1,021.90
1	Starting battery	New starting battery	$220.00	$22.00	$244.00
1	Freight	Inbound freight and delivery	600.00		$600.00
		Customer equipment purchase is a separate transaction from the installation contract. All equipment sales will be billed separately through United Generator's retail sales.		PAGE 1 TOTAL EQUIPMENT	$18,210.80

1	Total Labor Electrical and Plumbing	Includes a Generac Certified Technician making the final electrical and gas connections at generator. Includes testing, commissioning and registering warranty with Generac.	$11,500.00		$11,500.00
1	Plumbing	Parts	$880.00	$88.00	$968.00
1	Electrical	Parts	$3,506.25	$350.63	$3,856.88
1	Sand	Sand and gravel delivered	$600.00		$600.00
1	Rental equipment	Trencher 24" depth	$360.00		$360.00
3	Bollards	Labor and Material installed	$1,650.00		$1,650.00
1	Gen Pad	Pour in place 4'x6'x2' high to get gen higher than 100 year flood zone	$3,540.00		$3,540.00
1	Remove Gen	Remove and recycle old gen	$1,420.00		$1,420.00
1	Admin	Admin, 811, Inspector meetings, etc.	$880.00		$880.00
1	Plans	Includes design and engineering, complete plan set, permit prep, submittal and fees, schedule inspections, and final sign off. Does not include additional fees if the county wants a Fire Marshall inspection	$1,600.00		$1,600.00
1	Main Meter	Main meter upgrade plans attached	$7,498.00		$7,498.00
1	ATS	Remove and replace ATS plans attached.	$3,912.00		$3,912.00
				PAGE 2 TOTAL	$37,784.88
				PAGE 1 + 2	$55,995.76

PLEASE PAY BY CHECK, ACH OR WIRE TRANSFER TO AVOID CREDIT CARD FEES. We accept Visa, MasterCard, PayPal, Wire Transfer, Cash and Checks. A 4% convenience fee will be added for credit card purchases.

Quotation prepared by Michael McPherson based on information provided by customer.____
This is a quotation on the goods named in the above WRITTEN DESRCIPTION. All sales are subject to the Policy, Conditions, Terms and Specifications posted on www.UnitedGenerator.com . If you have any questions, please call 707-332-0703.To accept this quotation and contract to purchase the above products, please sign below and return with agreed payment or contact us with your payment information. We accept wire transfers, cashier checks and cash. Make checks Payable to United Generator, LLC.

ACCEPTED____DATE___________________
PLEASE SIGN ALL PAGES

THANK YOU FOR YOUR BUSINESS!

REFERENCE LIST

Here are some references for you.
Installations:
Brandon W. 720-560-5733 Sonoma County
Nancy Spencer 415-250-9267 Novato
Dan Tocchini 707-235-7093 Amy Tocchini 707-235-7102 Santa Rosa
Mclain and Jane Wells 415-515-9421 Sebastopol
Jason - Rinkor Properties 2600 Mendocino Ave. Ste. C Santa Rosa, CA 95403 707-536-8965

Services, repairs and annual maintenance:
Brandon W. 720-560-5733 Sonoma County
Nancy Spencer 415-250-9267 Novato
Robert Hales Bodega, Ca 94923 Phone 707-329-5980 Mobile 707-337-4165
Jason - Rinkor Properties 2600 Mendocino Ave. Ste. C Santa Rosa, CA 95403 707-536-8965

You will notice that the names are duplicate. That is because we service what we sell unlike 95% of the other companies out there. They will install but they cannot fix it. You can count on us. We do not repair or work on generators installed by others.

5 Year Limited Warranty for automatic standby generators.
True Power™ Technology delivers best-in-class power quality with less than 5 percent total harmonic distortion for **clean, smooth operation of sensitive electronics and appliances.**
Generac generators and engines are **engineered and assembled in the USA*.**
*Assembled in the USA using domestic and foreign parts
Generac's G-Force Engine is a purpose-built, pressure-lubricated engine capable of handling the rigors of generator use, resulting in power that's **more reliable and requires less routine maintenance** than any competitive engine. Learn more about the G-Force Engine »
Quiet-Test™ Self-Test Mode runs at a lower RPM for a five or twelve minute test, making generators **significantly quieter than other brands while consuming less fuel.**
24/7/365 Customer Support Team standing by all day, every day from our headquarters in Wisconsin to answer any questions you might have.
Our RhinoCoat™ powder-coated finish helps make **corrosion-resistant aluminum perfect for all weather conditions.**
Generac's Evolution™ Controller features a **multilingual LCD display** that allows users to monitor battery status and track maintenance intervals to ensure your generator is always in top operating condition.

Mikey renewing his certified technician status. At United Generator we attend the 2 day training annually by choice! Best reviews in the North Bay.
Best and most reviews at https://www.generac.com/home-standby-generators/dealer-locator/
Insert area code 95403

AUTHORIZED SALES & SERVICE DEALER
GENERAC
HOME & BUSINESS STANDBY GENERATORS

The following Information is required by the State Contractors License Board.

Sorry about the following. To me it seems over done but I (and all other licensed contractors) are required to provide the following Information to you by the State Contractors License Board to protect the homeowner from unlicensed contractors. If ANYONE has given you a bid and has not provided the following, they are in violation of Contractors License Law. Call 1-800-321-CSLB for more information.

NOTICE TO OWNER

"Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity that helps to improve your property but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment.

This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder which then becomes a recorded lien against your property. Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project.

TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:

(1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection. The payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a contractor cannot obtain such bonding, it may indicate his or her financial incapacity.

(2) Require that payments be made directly to subcontractors and material suppliers through a joint control. Funding services may be available, for a fee, in your area which will establish voucher or other means of payment to your contractor. These services may also provide you with lien waivers and other forms of protection. Any joint control agreement should include the addendum approved by the registrar.

(3) Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property, therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.

(4) Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 3262 of the Civil Code. Most stationery stores will sell the "Waiver and Release" forms if your contractor does not have them. The material suppliers, subcontractors, and laborers that you obtain releases from are those persons or entities who have filed preliminary notices with you. If you are not certain of the material suppliers, subcontractors, and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by the individuals, the persons signing these releases lose the right to file a mechanics' lien claim against

your property. In other types of construction, this protection may still be important, but may not be as complete.

To protect yourself under this option, you must be certain that all material suppliers, subcontractors, and laborers have signed the "Waiver and Release" form. If a mechanics' lien has been filed against your property, it can only be voluntarily released by a recorded "Release of Mechanics' Lien" signed by the person or entity that filed the mechanics' lien against your property unless the lawsuit to enforce the lien was not timely filed. You should not make any final payments until any and all such liens are removed. You should consult an attorney if a lien is filed against your property." (Rev. 4/99)

Pursuant to California Business & Professions Code §7159.3 (SB 2029), home improvement contractors must provide this notice and disclose whether or not they carry commercial general liability insurance. Commercial General Liability Insurance can protect against third-party bodily injury and accidental property damage. It is not intended to cover the work the contractor performs. McPherson Quality Painting *does not carry Commercial General Liability Insurance*. **McPherson Quality Painting is Bonded.**

License Information

"State law requires anyone who contracts to do construction work to be licensed by the Contractors State License Board in the license category in which the contractor is going to be working-if the total price of the job is $500 or more (including labor and materials).

"Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or his or her employees.

"You may contact the Contractors State License Board to find out if this contractor has a valid license. The Board has complete information on the history of licensed contractors, including any possible suspensions, revocations, judgments, and citations. The Board has offices throughout California. Please check the government pages of the White Pages for the office nearest you or call 1-800-321-CSLB for more information."

NOTICE OF RIGHT TO CANCEL

You may cancel this transaction, without any penalty or obligation, within three business days from the date the attached page one “Quote & Proposal” was signed and accepted by the customer or the customer’s authorized representative.

Notice of Cancellation

I wish to cancel our contract: signed and dated ________ ___________________________ *(enter the date proposal was accepted. The date is on page 1 of the contract. If you wish to cancel, please date, sign and mail this cancellation notice certified. Proof of mailing required.*

I, Bowen Brown, waive my 3 day right to rescind this emergency installation contract. We need the generator up and running ASAP in case of PG&E power failure. Please proceed immediately.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation.

If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to: United Generator LLC, 1964 Respite Pl., Santa Rosa, CA 95403

United Construction dba United Generator LLC Terms and Conditions.

Estimates expire after 14 days. No retentions or refunds. Any alteration or deviation from the attached specifications involving extra costs will only be executed upon written change orders and will become an extra charge over and above the estimate. This estimate is for completing the job as described per pages 1 and 2 specifications. It is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems, unforeseen substrate conditions or adverse weather conditions arise after the work has started. Not responsible for accidental damage to electrical appliances or structures. All agreements are contingent upon strikes, accidents, color change, custom colors, material delays or other delays beyond our control. Owner to carry homeowners' insurance upon the above work. Contractor will carry general liability and workers compensation insurance on the above work when required. See attached pages for "Notice to Owner, 3 Day Right to Rescind Contract and Terms and Conditions" which contractors are required by law to provide to owners by California State Contractors Consumer Protection law. In the event legal action is commenced to enforce any provision of this agreement, the prevailing party will be entitled to, but not limited to, reasonable attorney's fees and court cost. Sonoma County will be the venue to settle all disputes.

E S T I M A T E

Vital Energy
7064 Corline Court, Bldg B5
Sebastopol, CA 95472
(707) 800-3884

Sales Representative
Auston Foxhoven
(707) 495-4548
afoxhoven@vitalenergysolar.com

VITAL ENERGY
Solar Powered Solutions

David Briggs
Job #118297 - Inverness Fire Station-INV-GEN-AF
50 Inverness Way
Inverness, CA 94937

Estimate #	19674
Date	5/20/2026

Item	Description	Qty	Price	Amount
Generac GEN PKG-22kW-7042/43	GENERATOR INSTALL PACKAGE: Provide and install 22kW liquid cooled 1800RPM Generac Protector Series generator. Installation includes gas and electric hookup (max 15'), all piping, conduit, wiring, final testing and commissioning. • Two-Line LCD Multilingual Digital EvolutionTM Controller with external viewing window for easy indication of generator status and breaker position. • True PowerTM Electrical Technology • Isochronous Electronic Governor • Sound Attenuated Enclosure • Closed Coolant Recovery System • Smart Battery Charger • UV/Ozone Resistant Hoses • ±1% Voltage Regulation • Natural Gas or LP Operation • Mobile Link™ Remote Wireless Monitoring	1.00	$24,995.00	$24,995.00
AC Disconnect 100 AMP	Provide and Install AC disconnect 100 AMP	1.00	$795.00	$795.00
Low Pressure Regulator	Provide and Install low pressure regulator before home entry. Provides low pressure to generator-Propane Tank	1.00	$349.00	$349.00
Permitting & Engineering	Includes design and engineering, complete plan set, permit prep, submittal and fees, schedule and represent for inspection(s) until complete final sign off and approval. - JURSIDICTION APPROVAL DEPENDANT	1.00	$1,795.00	$1,795.00
Remove and Dispose	Remove and dispose of old generator and ats, decommission non compliant engine and hazardous fluids	1.00	$1,495.00	$1,495.00
Generator Pad-Concrete	Pour and Install permanent concrete pad for Generator. Includes all Labor and Materials	1.00	$3,200.00	$3,200.00
MISC	Bollards	3.00	$450.00	$1,350.00
Discount	Discount for: Referral, Multi Package, Friends and Family Discounts, Service,Early Payment,	1.00	($1,350.00)	($1,350.00)

Sub Total	$32,629.00
Total	$32,629.00

TERMS & CONDITIONS: All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications for above work and completed in a substantial, workmanlike manner. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood, earthquake and other necessary insurance upon above work. Workmen's compensation and general liability on above work to be provided by contractor.
Technical Review: Specifications and pricing may be adjusted following technical review with final customer approval.
Permit Approvals: Permit department approval is not guaranteed. Project contingent upon AHJ permit approvals. Deposit nonrefundable for rescinded projects to cover costs incurred, including but not limited to design, engineering and plans, if permitting is denied through no fault of Vital. Customer will receive copy of complete plan set.
Notice of 3-Day Right to Cancel: You have three (3) business days from the date your Contract is signed, to cancel your contract for any reason, without any penalties or obligation. Projects will immediately proceed to engineering once hold has elapsed.
GENERAL PAYMENT TERMS: Payment due upon delivery of services. More complex projects to be billed in phases and generally include: Deposit, Equipment Delivery, Installation, and Completion. Once approved, you will receive an estimate of payment terms and invoice notifications of pending services.
Terms may vary based on length and complexity of project.
NOTE: This proposal is based on current equipment pricing/availability and may be withdrawn or require revision if not accepted within fourteen (14) days.

S P E C I A L   I N S T R U C T I O N S

Generator permit to include MPU

David Briggs

Auston Foxhoven

Auston Foxhoven
bfc367aa-d165-4628-a056-b52... 05/21/2026

Thank you for choosing Vital Energy!

ESTIMATE

Vital Energy
7064 Corline Court, Bldg B5
Sebastopol, CA 95472
(707) 800-3884

Sales Representative
Auston Foxhoven
(707) 495-4548
afoxhoven@vitalenergysolar.com

David Briggs
Job #118297 - Inverness Fire Station-INV-GEN-AF
50 Inverness Way
Inverness, CA 94937

Estimate #	19673
Date	5/20/2026

Item	Description	Qty	Price	Amount
Overhead - MPU	Overhead Electrical Service - FOR INCREASED AMPS - Provide and Install ridgid conduit mast, new wire, new weatherhead, structural securing of mast, and roof penetration and flashing.	1.00	$7,499.00	$7,499.00

Sub Total	$7,499.00
Total	$7,499.00

TERMS & CONDITIONS: All material is guaranteed to be as specified, and the above work to be
performed in accordance with the drawings and specifications for above work and completed in a
substantial, workmanlike manner. Any alteration or deviation from the above specifications involving
extra costs, will be executed only upon written orders and will become an extra charge over and above
the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to
carry fire, flood, earthquake and other necessary insurance upon above work. Workmen's
compensation and general liability on above work to be provided by contractor.
Technical Review: Specifications and pricing may be adjusted following technical review with final
customer approval.
Permit Approvals: Permit department approval is not guaranteed. Project contingent upon AHJ
permit approvals. Deposit nonrefundable for rescinded projects to cover costs incurred, including but
not limited to design, engineering and plans, if permitting is denied through no fault of Vital. Customer
will receive copy of complete plan set.
Notice of 3-Day Right to Cancel: You have three (3) business days from the date your Contract is
signed, to cancel your contract for any reason, without any penalties or obligation. Projects will
immediately proceed to engineering once hold has elapsed.
GENERAL PAYMENT TERMS: Payment due upon delivery of services. More complex projects to be
billed in phases and generally include: Deposit, Equipment Delivery, Installation, and Completion. Once
approved, you will receive an estimate of payment terms and invoice notifications of pending services.
Terms may vary based on length and complexity of project.
*NOTE: This proposal is based on current equipment pricing/availability and may be withdrawn or
require revision if not accepted within fourteen (14) days.*

S P E C I A L   I N S T R U C T I O N S

Including permit with generator quote

	Auston Foxhoven
David Briggs	Auston Foxhoven 92452f0b-4427-42be-922d-b32... 05/21/2026

Thank you for choosing Vital Energy!

ESTIMATE

Vital Energy
7064 Corline Court, Bldg B5
Sebastopol, CA 95472
(707) 800-3884

Sales Representative
Auston Foxhoven
(707) 495-4548
afoxhoven@vitalenergysolar.com

David Briggs
Job #118297 - Inverness Fire Station-INV-GEN-AF
50 Inverness Way
Inverness, CA 94937

Estimate #	19972
Date	6/25/2026

Item	Description	Qty	Price	Amount
Solar Installation - Package	16 Mods racking and hardware	1.00	$16,195.00	$16,195.00
Sigenergy 9kWh Base Package	BATTERY INSTALL PACKAGE: Provide and Install - (1) SIGENERGY CONTROLLER (SIG Controller 11.5) w/Inverter and ONE (1) 9.04kWh SG BatteryPack, Battery Features; Large cell capacity, low voltage & durable, Multi-layer full battery safety protection, Self-guiding plug connectors, AI-assisted settings, optimized battery cycle life. Install Includes; electric hookup (max 15'), wall/floor mounting bracket, watertight conduit hubs, and SigEnergy App providing remote monitoring and management.	1.00	$16,849.00	$16,849.00
Sigenergy 6kWh Battery Expansion	ADDITIONAL BATTERY MODULE: Provide and Install ONE (1) 6.02kWh SG BatteryPack, onto existing SIGENERGY or POINTGUARD CONTROLLER. Battery Features; Large cell capacity, low voltage & durable, Multi-layer full battery safety protection, Self-guiding plug connectors, AI-assisted settings, optimized battery cycle life. Install Includes; electric hookup (max 15'), wall/floor mounting bracket, watertight conduit hubs, and App providing remote monitoring and management.	1.00	$1,890.36	$1,890.36
Permitting & Engineering	Includes design and engineering, complete plan set, permit prep, submittal and fees, schedule and represent for inspection(s) until complete final sign off and approval. - JURSIDICTION APPROVAL DEPENDANT	1.00	$1,295.00	$1,295.00
AC Disconnect 30-60 AMP	Provide and Install AC disconnect 30-60 AMP	2.00	$495.00	$990.00

Item	Description	Qty	Price	Amount
Generac GEN PKG-14KW	GENERATOR INSTALL PACKAGE: Provide and install 14kW air cooled Generac Next Gen generator with automatic standby backup power generator with 100/200A Auto Transfer Switch (ATS). Installation includes gas and electric hookup (max 15'), all piping, conduit, wiring, final testing and commissioning. *Up to whole house protection with the 200-amp, NEMA 3R smart switch *Natural Gas or LP Gas Operation. Electronic Fuel & Ignition Control (EFIC) improves cold starting performance, lower fuel consumption (less operating cost)*, and lower emissions* New Engine Design with Maintenance Free Hydraulic Lifters enables a lower preventative maintenance cost Oil Level Monitoring allows you to verify engine oil level remotely via the Mobile Link app New Controller with Advanced Remote Diagnostic using the Field Pro app provides a higher-level of peace of mind with cellular connectivity, more processing power (provides 4x more diagnostic codes versus Guardian), and provides confirmation of power transfers to the home New Enclosure Design includes easy to remove panels and easy access to customer connection points. The new design better matches the latest trends in home design and exterior colors, while the sloped roof reduces water, dirt, ice build up, and prevents staining. Fuel Pressure Sensor helps diagnose issues with the visibility to fuel pressure when the engine is running Every Generac Standby Generator comes with a 5-year limited warranty	1.00	$12,914.00	$12,914.00
Discount	Removed ATS from Package to integrate into battery system	1.00	($1,195.00)	($1,195.00)
Generac GenPad™	Provide and Install Prefabricated GenPad 3" Generator Pad - Composite Cement Pad of high strength fibers and cement.	1.00	$595.00	$595.00

Sub Total	$49,533.36
Total	$49,533.36

TERMS & CONDITIONS: All material is guaranteed to be as specified, and the above work to be
performed in accordance with the drawings and specifications for above work and completed in a
substantial, workmanlike manner. Any alteration or deviation from the above specifications involving
extra costs, will be executed only upon written orders and will become an extra charge over and above
the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to
carry fire, flood, earthquake and other necessary insurance upon above work. Workmen's
compensation and general liability on above work to be provided by contractor.
Technical Review: Specifications and pricing may be adjusted following technical review with final
customer approval.
Permit Approvals: Permit department approval is not guaranteed. Project contingent upon AHJ
permit approvals. Deposit nonrefundable for rescinded projects to cover costs incurred, including but
not limited to design, engineering and plans, if permitting is denied through no fault of Vital. Customer
will receive copy of complete plan set.
Notice of 3-Day Right to Cancel: You have three (3) business days from the date your Contract is
signed, to cancel your contract for any reason, without any penalties or obligation. Projects will
immediately proceed to engineering once hold has elapsed.
GENERAL PAYMENT TERMS: Payment due upon delivery of services. More complex projects to be
billed in phases and generally include: Deposit, Equipment Delivery, Installation, and Completion. Once
approved, you will receive an estimate of payment terms and invoice notifications of pending services.
Terms may vary based on length and complexity of project.
*NOTE: This proposal is based on current equipment pricing/availability and may be withdrawn or
require revision if not accepted within fourteen (14) days.*

S P E C I A L   I N S T R U C T I O N S

Thank you for choosing Vital Energy!

Inverness Public Utility District
Board Meeting

Agenda Item No. 5

Reports

Receive Reports On Administrative and Operational Activities for June 2026

A. General Manager's Administrative Report

1) Capital Projects Report Fiscal Year 2025-2026
2) District Capital Projects Planning Document 2026-2031
3) CalPERS CERBT Reimbursement Request for FY2025-2026 OPEB Expenditures

B. Operations Reports

1) Water System Report June 2026 – Rich Perez
2) Fire Department Report June 2026 – David Briggs
    - California Board of Forestry 2026 Fire Risk Reduction Community List
3) Marin Wildfire Prevention Authority (MWPA) Report June 2026 – David Briggs

Inverness Public Utility District

CAPITAL PROJECTS REPORT FY 2025/2026

June 2026

All projects active at any time during the current year are listed.			**Active Projects**				**Completed Projects**		**Capitalized Amount**
No.	**Project Name**	**Total Budget**	**Total Am't Spent**	**Amount Retention**	***Amount Reimbursed***	**Amount Remaining**	**Total Spent**	**Total Unspent**	
Water									
1371-35	Colby/Seahaven Tank Project	$1,800,000	$ (2,007,247)	$ 120,000	*$ 1,200,002*	$ (207,247)	$1,924,153	($124,153)	$1,924,153
1371-36	Utility Vehicle	$40,000	$ (31,000)			$ 9,000	$ 31,000	$9,000.00	$31,000
1371-38	SCADA Project	$220,000	$ (122,915)			$ 97,085			
1371-39	Hydrant Valve Replacement - SFD	$15,000	$ (13,995)			$ 1,005	$13,995.00	$ 1,005	$13,995
	Subtotals for Water	$2,075,000	($2,175,157)	$120,000	$1,200,002	($100,157)	$1,969,148	($114,148)	$1,969,148
Fire									
2371-38	Cal-Line Chipper Purchase	$28,085	($28,093)		$28,093	($8)	$28,093	($8)	$28,093
2371-39	Fire Duty Vehicle	$60,000	($48,328)		$48,328		$48,328	$11,672	$48,328
2371-40	California Fire Fdn Grant - PPE	$31,000	($29,926)		$25,000		$29,926	$1,074	$29,926
2371-41	Dept. Of Forestry (CALFire) Grant - Hi-Ba	$18,071	($18,071)		$18,071		$18,071	$0	$18,071
2371-42	FEMA AFG Grant - PPE Turnouts	$93,621	($93,621)		$65,203		$93,621	($0)	$93,621
	Subtotals for Fire	$230,777	($218,039)	$0	$184,695	($8)	$218,039	$12,739	$218,039
District									
	Subtotals for District	$0	$0	$0		$0	$0	$0	$0
	Grand Totals	**$2,305,777**	**($2,393,196)**	**$120,000**	**$1,384,697**	**($100,164)**	**$2,187,187**	**($101,409)**	**$2,187,187**
	Awarded Grant Funding - Water	$ (1,200,000)							
	Awarded Grant Funding - Fire	$ (102,128)							
	MWPA Program Funding	$ (28,093)							
	TOT Program Funding	$ (48,328)							
	Net Obligation	$ 927,228							
7/8/2026									

Inverness Public Utility District

Board Agenda Item Staff Report

Subject: District Capital Projects Planning Document 2026-2031
Meeting Date: July 21, 2026
Date Prepared: July 17, 2026
Prepared by: Shelley Redding, General Manager
Attachments: Capital Project Planning Worksheet, Budget Analysis Worksheet, Reserve Funds Analysis Worksheet, Asset Schedule Template Worksheet

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Recommended Action: Informational Only

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PURPOSE

This workbook presents a **first draft** of a new planning format for the District's 5-Year Capital Projects program. Staff is seeking Board and Manager feedback on the structure, assumptions, and planning approach before finalizing.

Note: Fiscal Years 24/25 and 25/26 are included for historical reference only. Active planning focuses on **FY 26/27 through FY 29/30** (4-year forward period) – a correction from the Agenda item period noted.

WORKBOOK OVERVIEW - The workbook contains four worksheets:

Sheet	Purpose
Capital Project Planning	Detailed 5-year capital project list by department with costs, priorities, and funding notes
Budget Analysis	Summary tables and charts showing spending by department, funding analysis, and key metrics
Reserve Analysis	Reserve fund status, projected obligations vs. available reserves, and funding strategy
Asset Schedule	Asset inventory with useful life, replacement costs, and depreciation reference

KEY FINANCIAL HIGHLIGHTS

5-Year Capital Plan Summary

Metric	Amount
Total 5-Year Capital Costs	**$3,956,660**
External Funding Secured (Grants)	$1,401,000
Net IPUD Funding Required	**$2,555,660**
Funding Coverage Rate	35.4%

Spending by Department (5-Year Total)

Department	Total	Share
Water System	$3,266,250	82.6%
Fire Department	$677,410	17.1%
District Operations	$13,000	0.3%

Peak Spending Year

- **FY 25/26** is the peak year at **$2,173,000** (driven by major water tank replacements with DWR Grant support)

RESERVE FUND STATUS (as of FY 26/27)

Reserve Fund	Current Balance	Target	Status
Water System Reserves	$541,201	$500,000	✓ Funded
Fire Department Reserves	$548,038	$150,000	✓ Funded
Vehicle Replacement Fund	$69,859	$100,000	⚠ Partial
General Operating Reserves	$253,593	$200,000	✓ Funded
TOTAL RESERVES	**$1,412,691**	$950,000	

4-YEAR FORWARD RESERVE OUTLOOK (FY 26/27+)

Metric	Amount
Net IPUD Obligations (4-Year)	$1,363,211
Current Reserves Available	$1,412,691
Reserve Gap/Surplus	**+$49,480**
Planned Contributions (4-Year)	$2,540,776
Projected Ending Balance	**$2,590,256**
Reserve Adequacy Ratio	103.6%

Key Insight: Current reserves exceed the 4-year forward obligations, indicating a sound starting position. With planned contributions, the District is projected to maintain healthy reserves through FY 29/30.

INITIAL INSIGHTS & OBSERVATIONS

1. **Grant Funding is Critical** — External funding covers 35% of the 5-year plan. The majority ($1.2M+) is concentrated in FY 24/25–25/26 for water tank projects.
2. **FY 26/27 is the Current Planning Focus** — Net obligations of ~$802K represent the largest unfunded year. Key projects include SCADA IT System, Distribution Infrastructure, Meter Replacement, and Fire Department Type 6 Response Vehicle.
3. **Water System Dominates Spending** — 82.6% of capital costs are Water System-related, reflecting aging infrastructure priorities.
4. **Vehicle Replacement Fund Needs Attention** — At $69,859 vs. $100,000 target, this is the only reserve category not fully funded.
5. **Grant Pipeline Opportunity** — The Reserve Analysis identifies a $2,000,000 grant application pipeline opportunity over 5 years; success rates for competitive grants typically range 20-40%.

RECOMMENDED NEXT STEPS FOR BOARD DISCUSSION

1. **Review Planning Format** — Is this structure useful for ongoing capital planning?
2. **Reserve Policy Targets** — Are current target balances appropriate?
3. **Grant Strategy** — Should staff develop a formal grant application calendar?
4. **Rate Study Consideration** — Does the Board wish to commission a rate study to evaluate capital funding mechanisms?
5. **Annual Update Commitment** — Should this analysis become part of the annual budget process?

FEEDBACK REQUESTED

This is a **first draft** intended to establish a new planning process. Staff welcomes Board and Manager feedback on:

- Data accuracy and completeness
- Presentation format and clarity
- Additional metrics or analysis desired
- Priority adjustments

Draft Version 1.0 | Prepared July 2026 | For Planning Purposes Only

Inverness Public Utility District

CAPITAL PROJECTS - 5 YEAR PROPOSAL

Project Description	Proposed Priority	Water Department					
		24/25	25/26	26/27	27/28	28/29	29/30
Water Tanks							
Colby Wood Tank Replacement	1	$200,000	$1,600,000				
Replace Seahaven 15K wood tank	2	$50,000	$300,000				
Valve Replacements	3			$5,000	$5,000		
Ultra & Nano Replacement (Pure Aqua)	4			$10,000	$10,000		
Seahaven-Cathodic protection 70K tank	5			$25,000			
Colby Steel Interior Recoat	6				$100,000		
Seahaven-Recoat interior of 70K tank	7					$75,000	
Colby Steel Roof Repair	8					$50,000	
Total Water Tanks		**$250,000**	**$1,900,000**	**$40,000**	**$115,000**	**$125,000**	**$0**
Treatment & Distribution							
Distribution Mapping Project	1		$15,000				
Generator 10kw - F3 Backup	2			$25,000			
Membrane Replacement	3			$15,000	$15,000		
SCADA IT System	3	$40,000	$130,000	$50,000			
Distribution System Infrastructure Replace	4			$50,000	$50,000		
Meter Replacement Project	5			$75,000	$43,750	$43,750	$43,750
Mini Excavator				$75,000			
F1 Backup Power					$50,000		
Total Treatment & Distribution		**$40,000**	**$130,000**	**$290,000**	**$158,750**	**$43,750**	**$43,750**
Vehicles							
Small Truck / Transit Van	1	$40,000					
Service Truck	2			$45,000			
Utility Side-by-Side	3			$45,000			
Total Vehicles		**$40,000**	**$0**	**$90,000**	**$0**	**$0**	**$0**
Total Water System		**$330,000**	**$2,030,000**	**$420,000**	**$273,750**	**$168,750**	**$43,750**
Grants Awarded		***$150,000***	***$1,050,000***				
Current Net IPUD Obligations		**$180,000**	**$980,000**	**$420,000**	**$273,750**	**$168,750**	**$43,750**
Fire Department							
Project Description	**Proposed Priority**	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**
Firehouse							
Firehouse Roof Replacement	1			$25,000			
Backup Generator	2			$65,000			
Firehouse Window Replacement	3				$50,000		
Total Firehouse			**$0**	**$90,000**		**$0**	**$0**
Equipment							
Turnouts	1	$7,490	$65,000	$7,490		$7,490	
Radio Replacement	2		$18,000				
Firehose Replacements	3			$21,511			
First Responder Equipment Replacement	4			**$7,490**	$7,490		$7,490
Total Equipment		**$7,490**	**$83,000**	**$36,491**	**$7,490**	**$7,490**	**$7,490**
Vehicles							
UTV	1	$52,959					
Duty Officer Response Vehicle	2		$60,000				
Type 6 Response Vehicle	3			$250,000			
Replace Chief's Vehicle	4				$75,000		
Replace Squad Vehicle	5				$250,000		
Total Vehicles		**$52,959**	**$60,000**	**$250,000**	**$75,000**	**$0**	**$0**
Total Fire Department		**$60,449**	**$143,000**	**$376,491**	**$82,490**	**$7,490**	**$7,490**
Grants Awarded			***$101,000***				
Other Funding Provided		***$62,500***	***$7,500***	***$7,500***	***$7,500***	***$7,500***	***$7,500***
Net IPUD Obligations		**-$2,051**	**$34,500**	**$368,991**	**$74,990**	**-$10**	**-$10**
District							
Project Description	**Proposed Priority**	**24/25**	**25/26**	**26/27**	**27/28**		**28/29**
District Operations							
Server Rack	1			$5,000			
Data Servers	2			$8,000			
Portable Backup Power Supply	3			$5,000			
Total District Operations		**$0**	**$0**	**$13,000**	**$0**	**$0**	**$0**
Grants Awarded							
Net IPUD Obligations		**$0**	**$0**	**$13,000**	**$0**	**$0**	**$0**
Total Projected Costs		**$390,449**	**$2,173,000**	**$809,491**	**$356,240**	**$176,240**	**$51,240**
Less Other Funding		**$212,500**	**$1,158,500**	**$7,500**	**$7,500**	**$7,500**	**$7,500**
Net IPUD Obligations		**$177,949**	**$1,014,500**	**$801,991**	**$348,740**	**$168,740**	**$43,740**

Updated 07/17/2026

Inverness Public Utility District

Capital Projects Budget Analysis

SUMMARY BY DEPARTMENT

Department	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	5-Year Total
Water System	$330,000	$2,030,000	$420,000	$273,750	$168,750	$43,750	$3,266,250
Fire Department	$60,449	$143,000	$376,491	$82,490	$7,490	$7,490	$677,410
District	$0	$0	$13,000	$0	$0	$0	$13,000
GRAND TOTAL	**$390,449**	**$2,173,000**	**$809,491**	**$356,240**	**$176,240**	**$51,240**	**$3,956,660**

NET IPUD OBLIGATIONS (After Grants & Other Funding)

Department	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	5-Year Total
Water System	$180,000	$980,000	$420,000	$273,750	$168,750	$43,750	$2,066,250
Fire Department	-$2,051	$34,500	$368,991	$74,990	-$10	-$10	$476,410
District	$0	$0	$13,000	$0	$0	$0	$13,000
TOTAL NET OBLIGATIONS	**$177,949**	**$1,014,500**	**$801,991**	**$348,740**	**$168,740**	**$43,740**	**$2,555,660**

FUNDING ANALYSIS

Category	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	5-Year Total
Total Projected Costs	$390,449	$2,173,000	$809,491	$356,240	$176,240	$51,240	$3,956,660
Less: Other Funding (Grants,	$212,500	$1,158,500	$7,500	$7,500	$7,500	$7,500	$1,401,000
Net IPUD Obligations	**$177,949**	**$1,014,500**	**$801,991**	**$348,740**	**$168,740**	**$43,740**	**$2,555,660**
Funding Coverage %	***54%***	***53%***	***1%***	***2%***	***4%***	***15%***	***35.4%***

KEY METRICS & INSIGHTS

Total 5-Year Capital Plan:	**$3,956,660**
Total External Funding Secured:	**$1,401,000**
Net IPUD Funding Required:	**$2,555,660**
Overall Funding Coverage:	**$0**
Peak Spending Year:	**FY 25/26**
Peak Year Amount:	**$2,173,000**

DEPARTMENT SHARE OF TOTAL BUDGET

Water System:	**82.6%**
Fire Department:	**17.1%**
District:	**0.3%**

YEAR-OVER-YEAR SPENDING CHANGE

Period	25/26 vs 24/25	26/27 vs 25/26	27/28 vs 26/27	28/29 vs 27/28	29/30 vs 28/29
$ Change	$1,782,551	-$1,363,509	-$453,251	-$180,000	-$125,000
% Change	$5	-$1	-$1	-$1	-$1

Inverness Public Utility District

CAPITAL RESERVE ANALYSIS

Capitalization Policy Threshold: $7,000

RESERVE FUND STATUS

Reserve Fund	Current Balance	Target Balance	Status
Water System Reserves	$541,201	$500,000	✓ Funded
Fire Department Reserves	$548,038	$150,000	✓ Funded
Vehicle Replacement Fund	$69,859	$100,000	⚠ Partial
General Operating Reserves	$253,593	$200,000	✓ Funded
TOTAL RESERVES	**$1,412,691**	**$950,000**	

Note: FY 24/25 and FY 25/26 columns shown for historical reference; totals reflect FY 26/27 forward only

PROJECTED OBLIGATIONS VS AVAILABLE RESERVES (Current FY 26/27 Forward)

Category	*FY 24/25 (Actual)*	*FY 25/26 (Actual)*	FY 26/27 (Current)	FY 27/28	FY 28/29	FY 29/30	4-Year Total (26/27+)
Net IPUD Obligations	*$177,949*	*$1,014,500*	$801,991	$348,740	$168,740	$43,740	$1,363,211
Available Reserves (Beginning)	*$2,026,343*	*$1,499,923*	$1,299,922	$0	$0	$0	$1,299,922
External Funding (Grants)	*$212,500*	*$1,158,500*	$7,500	$7,500	$7,500	$7,500	$30,000
Reserve Funding Gap (-)/ Surplus (+)	***$1,848,394***	***$485,423***	**$497,931**	**-$348,740**	**-$168,740**	**-$43,740**	**-$63,289**

RESERVE FUNDING STRATEGY

Funding Source	Annual Contribution	5-Year Contribution	Notes
Annual Budget Allocation	$200,000	$1,000,000	*From General Fund*
Rate Revenue Set-Aside	$0	$0	*% of water/fire revenues*
Connection/Development Fees	$9,700	$48,500	*New connections*
Grant Applications Pipeline	$400,000	$2,000,000	*Pending applications*
Bond/Loan Financing	$25,494	$127,470	*If needed for major projects*
TOTAL PLANNED CONTRIBUTIONS	**$635,194**	**$3,175,970**	

KEY RESERVE METRICS

Total 4-Year Net Obligations (FY 26/27+):	$1,363,211
Total Current Reserves:	$1,412,691
4-Year Reserve Gap (-) / Surplus (+):	**$49,480**
Planned 4-Year Contributions:	$2,540,776
Projected Ending Reserve Balance:	**$2,590,256**
Reserve Adequacy Ratio (Current/4-Yr Obligations):	103.6%

PLANNING NOTES & ANALYSIS

DOCUMENT STATUS
This Capital Reserve Analysis represents a FIRST DRAFT in a new planning format for the Inverness Public Utility District.
It provides a forward-looking 4-year capital plan (FY 26/27 through FY 29/30) with FY 24/25 and FY 25/26 shown for historical reference only. Reserve fund balances reflect actual amounts as of the start of FY 26/27.

INTENDED USE
This document serves as a foundation for:
- Grant Application Strategy — Identifying projects eligible for state/federal funding and prioritizing applications
- Reserve Policy Development — Establishing target reserve levels aligned with infrastructure replacement needs
- Rate Planning — Informing water/fire rate studies to ensure adequate capital funding mechanisms
- Board Communication — Providing transparency on long-term capital needs and funding strategies

KEY ASSUMPTIONS & ESTIMATES
The following estimates require refinement as planning progresses:
- Annual Budget Allocation — Based on historical averages; subject to annual budget approval by Board
- Grant Applications Pipeline — Represents potential funding from identified programs (DWR, FEMA AFG, Cal Fire Fdn, Cal OES); actual awards depend on application success rates (typically 20-40% for competitive grants)
- Connection/Development Fees — Estimated based on projected growth; actual collections vary with development activity

REALISTIC TIMELINE FOR ACHIEVING GOALS
Based on the current reserve position as of FY 26/27:

CURRENT YEAR (FY 26/27): This is the peak spending year with ~$802K in net obligations. The District has $1.4M in reserves available. Key projects include SCADA IT System, Distribution Infrastructure, Meter Replacement, Type 6 Response Vehicle, and Firehouse improvements. Grant applications should be actively pursued for remaining unfunded projects.

NEAR-TERM (FY 27/28 - 28/29): Obligations decrease to ~$349K and ~$169K respectively. If FY 26/27 projects execute on budget and reserve contributions continue, the District should maintain adequate reserves. Focus on completing deferred maintenance items (tank recoating, roof repairs) and vehicle replacements.

LONG-TERM (FY 29/30): Obligations drop to ~$44K. By this point, major infrastructure replacements (tanks, SCADA) should be complete. The District should be in a strong reserve position if planned contributions are maintained.
Target: Achieve a fully-funded reserve policy within 2-3 years (by FY 28/29) covering 100% of forward obligations.

RECOMMENDED NEXT STEPS
1. Board Review — Present this analysis for Board discussion and direction on reserve policy targets
2. Grant Calendar — Develop a grant application calendar aligned with project timelines (DWR, FEMA, USDA, Cal OES)
3. Rate Study — Consider commissioning a water/fire rate study to evaluate capital funding mechanisms
4. Reserve Policy — Draft a formal Capital Reserve Policy for Board adoption, establishing minimum reserve levels
5. Annual Update — Commit to updating this analysis annually as part of the budget process
6. Asset Inventory — Complete the Asset Replacement Schedule with actual acquisition dates and costs for depreciation tracking

Inverness Public Utility District

ASSET REPLACEMENT SCHEDULE

Capitalization Threshold: $7,000 | Assets below threshold expensed in year of purchase

WATER SYSTEM ASSETS

Asset Description	Asset Category	Year Acquired	Original Cost	Useful Life (Yrs)	Remaining Life	Current Book Value	Replacement Cost	Replacement Year	Priority	Funding Source
Colby Wood Tank	Infrastructure - Tanks	1985	$150,000	40	0	$0	$1,800,000	25/26	1	DWR Grant
Seahaven 15K Wood Tank	Infrastructure - Tanks	1990	$75,000	35	0	$0	$300,000	25/26	2	DWR Grant
Colby Steel Tank	Infrastructure - Tanks	2000	$200,000	50	0	$0	$100,000	26/27	5	Reserves
Seahaven 70K Tank	Infrastructure - Tanks	1995	$300,000	50	0	$0	$100,000	26/27	6	Reserves
SCADA IT System	Equipment - Technolog	2015	$80,000	10	0	$0	$180,000	25/26	3	Reserves
Distribution System Lines	Infrastructure - Distribu	1980	$500,000	50	0	$0	$100,000	26/27	4	Reserves
Meters (System-wide)	Equipment - Meters	2010	$100,000	15	0	$0	$250,000	26/27	5	Reserves
Service Vehicles (2)	Vehicles	2018	$80,000	8	0	$0	$90,000	26/27	1	Veh Reserves
Water System Total			**$1,485,000**			**$0**	**$2,920,000**			

FIRE DEPARTMENT ASSETS

Asset Description	Asset Category	Year Acquired	Original Cost	Useful Life (Yrs)	Remaining Life	Current Book Value	Replacement Cost	Replacement Year	Priority	Funding Source
Firehouse Building	Buildings	1975	$250,000	50	0	$0	$500,000	TBD	0	TBD
Firehouse Roof	Buildings - Components	2000	$30,000	25	0	$0	$25,000	26/27	1	TBD
Backup Generator	Equipment - Power	0	$0	20	0	$0	$65,000	26/27	2	TBD
Turnout Gear (Set of 10)	Equipment - Safety	2020	$50,000	10		$20,000	$65,000	25/26	1	FEMA AFG
Fire Hoses	Equipment - Firefightin	2018	$15,000	10	4	$3,000	$21,511	26/27	3	Reserves
UTV	Vehicles	2024	$52,959	10	2	$42,367	$0	N/A	0	MWPA CORE
Chief's Vehicle	Vehicles	2018	$45,000	8	8	$0	$75,000	27/28	4	Veh Reserves
Type 6 Response Vehicle	Vehicles	0	$0	20	0	$0	$250,000	26/27	3	Grants/Reserves
Fire Department Total			**$442,959**			**$65,367**	**$1,001,511**			

DISTRICT ASSETS

Asset Description	Asset Category	Year Acquired	Original Cost	Useful Life (Yrs)	Remaining Life	Current Book Value	Replacement Cost	Replacement Year	Priority	Funding Source
Server Rack	Equipment - IT	0	$0	7		$0	$5,000	26/27	1	Cal OES Grant
Data Servers	Equipment - IT	0	$0	5		$0	$8,000	26/27	2	Cal OES Grant
Office Equipment	Equipment - Office	2020	$10,000	7		$1,429	$10,000	27/28	3	Operating
District Total			**$10,000**			**$1,429**	**$23,000**			

GRAND TOTAL - ALL ASSETS			**$1,937,959**			**$66,796**	**$3,944,511**			

USEFUL LIFE REFERENCE (Per GASB / California Controller)

Asset Category	Useful Life (Yrs)	Capitalization T	Depreciation Method
Buildings	40-50	$7,000	Straight Line
Building Improvements	15-25	$7,000	Straight Line
Infrastructure - Water Lines	40-75	$7,000	Straight Line
Infrastructure - Tanks	40-50	$7,000	Straight Line
Equipment - Heavy	20-Oct	$7,000	Straight Line
Equipment - Technology	10-May	$7,000	Straight Line
Equipment - Safety/Firefighting	10-May	$7,000	Straight Line
Vehicles - Light Duty	8-May	$7,000	Straight Line
Vehicles - Heavy/Emergency	15-20	$7,000	Straight Line
Office Equipment	7-May	$7,000	Straight Line

State of California
California Public Employees' Retirement System
California Employers' Retiree Benefit Trust (CERBT/OPEB)
400 Q Street, Sacramento, CA 95811
www.calpers.ca.gov

California Employers' Retiree Benefit Trust
Disbursement Request

To request a disbursement from your California Employers' Retiree Benefit Trust (CERBT) employer account, please complete this form (see page 3 for instructions).

Employer Information	
Employer Name	Inverness Public Utility District
CERBT Account Number	SKB7-1929220653
Street Address 1	50 Inverness Way
Street Address 2	
City/State/ZIP	Inverness, CA 94937

Disbursement Request Information

OPEB Provider	OPEB Cost Paid	Payment Period
Kaiser Senior Advantage	$ 5,249.16	July - Dec 2025
PERS Gold Medicare + Basic	$ 10,830.96	July - Dec 2025
Kaiser Basic	$ 9,459.65	July - Dec 2025
Kaiser Senior Advantage + Basic	$ 1,237.58	July - Dec 2025
Kaiser Senior Advantage	$ 7,886.02	Jan - Jun 2026
PERS Gold Medicare + Basic	$ 11,357.76	Jan - Jun 2026
Kaiser Basic	$ 3,974.13	Jan - Jun 2026
Kaiser Senior Advantage + Basic	$ 7,781.04	Jan - Jun 2026
Total CERBT Disbursement Requested	$ 57,776.30	XXXXXXXXX

Employer understands disbursements from the Prefunding Plan are governed by the terms of the *Agreement and Election to Prefund Other Post-Employment Benefits (Agreement).* Authority to request disbursements has been delegated by the governing board of the agency to the undersigned.

The undersigned is/are authorized to request disbursements, under the terms of the *Agreement* from the CERBT. The undersigned certifies the payment information provided above is accurate, and reimbursement requested is for other post-employment benefit costs paid by the employer. **For amounts of ten thousand dollars ($10,000) or more, signatures of two authorized employer representatives are required.** Reimbursement for expenses related to periods prior to July 1 can only be made if a properly executed disbursement request is received by CalPERS on or before July 31. After July 31, reimbursements can only be made for current fiscal year expenses (incurred on or after July 1) regardless of the employer's fiscal year end date.

Shelley L Redding	General Manager	(415) 669-1414
Authorized Employer Representative Printed Name	Title	Telephone Number
	shelley.redding@invernessp	07/08/2026
Signature	Email address	Date
Authorized Employer Representative Printed Name	Title	Telephone Number
Signature	Email address	Date

Email signed, completed CERBT Disbursement Request to CERBT4U@calpers.ca.gov to ensure timely processing of your disbursement.

For CERBT Use Only	
Received By CERBT	CERBT Contract Effective Date
Confirmed Authorized Employer Representative	OPEB Retiree Cost Amounts Reviewed
CalPERS Approved By	Approval Date
FINO Approved By	FINO Approval Date
Claim Schedule Number	Claim Schedule Date

California Employers' Retiree Benefit Trust
Disbursement Request-Instructions

Instructions to complete this form:

1. Enter the name of the employer and its business address.

2. Report the name of the payee (service provider or other) to which payments for other post-employment benefits (OPEB) were made by the employer. Record the total OPEB payments made to the OPEB Provider (see example below). Trust disbursements can be made only for OPEB costs in accordance with the terms of the *Agreement and Election to Pre-Fund Other Post-Employment Benefits Through CalPERS* (Agreement). The payment period cannot pre-date the effective date of the Agreement.

Disbursement Request Information		
OPEB Provider	**OPEB Cost Paid**	**Payment Period**
Blue Shield	$151,368	July 2011 – June 2012
Delta Dental	$27,842	Jan 2012 – June 2012
Total CERBT Disbursement Requested	$179,210	XXXXXXXXXXXXXXXX

3. The form must be signed by incumbents of positions authorized to request CERBT disbursements. These positions are named in the *Delegation to Request Disbursements* on file with CalPERS. For amounts of ten thousand ($10,000) or more, two signatures are required.

4. Disbursements will be made payable to the employer and sent to the employer's business address on record with CalPERS, attention of an authorized employer representative who signed this Disbursement Request. Disbursement requests that satisfy the Agreement and are received on or after the 1st of the month will be processed the following month.

5. Disbursements related to the prior fiscal year (July through June) <u>must</u> be presented to CalPERS by July 31 of each year and will be accrued if the disbursement request is received before July 31. After July 31, no reimbursements can be made for periods before July of the current fiscal year.

6. Disbursements for Implicit Subsidy amounts must be supported by an actuarial valuation (or AMM report) or addendum certified by your actuary showing the calculated implied subsidy amount for the period.

Inverness Public Utility District
(June 2026)

Rainfall (inches)	2026	2025
Month	0.1	0.03
Year to Date	36.27	42.89
Running Average	37.49	37.43

Production / Consumption	Gallons	CCF
Produced	2,329,000	3,114
Billed (gross)	1,867,008	2,496
Unbilled	461,992	618

Stream Flows (averages)	GPM	GPD
First Valley	79	113,760
Second Valley	92	132,480
Third Valley	43	61,920
Lower Intake L1	0	0
Total	**214**	**308,160**

Sources In		Percent
D1, D2, D3	All	36.91%
D4, D5, D6	All	42.99%
D7, D8	D7	20.10%
Lower Intake L1		0.00%
Total		**100.00%**

Distribution System (Used)	Gallons	Percent
Colby	819,411	34.92%
Tenney	905,989	38.61%
Conner	65,800	2.80%
Stockstill	320,935	13.68%
Seahaven	234,465	9.99%
Monthly Total	**2,346,600**	**100.0%**

System Wide	GPD	GPM
Usage	62,233.60	1037.23
Residential (80%)	49,787	34.57
Non- Residential (20%)	12,447	8.64
Accounts		
Total Accounts	521	
Active Accounts	521	

Customer Service	#	Issue / Resolution
Water Qulity Issues	0	
Inquiries	0	
Other		

The information provided is based on monthly calculations with some data averaged.
X / 0 indicated no bi-monthly meter reading or billing data available.

Town of Inverness
Monthly Water System Report

June 2026

Operations & Maintenance

Daily operations continue to consist primarily around ensuring our treatment plants are operating efficiently, from diversions to finished water and that our tank levels are full.

- Performed CIP UF Nano F1 / F3 (6/10,6/11,6/17/2026)
- Flush line Tenney / F2 to Colby (6/16/2026)
- 30 Madrone leak repaired (6/25/2026)
- 1 Pine Hill leak repaired (6/25/2026
- 77 Rannoch Way leak repaired (6/29/2026)
- Programming F1 UFB PDT not updating (6/29/2026)
- 12862 Sir Francis Drake leak repaired (6/30/206)
- Quarterly turbidity analyzer calibration F1 (6/30/2026)
- Cleaned all diversions (6/30/2026)
- Hydrant Flushing (project is ongoing)
- Watershed clearing / diversions trails / water bars (performing every week)
- 43 USA 811 Dig Tickets performed in June

Completed Projects

- F1 UF PDT Reset SOP (6/3/2026)
- Spring Flushing SOP (6/3/2026)
- NTU analyzer installed F1 Finish Water (6/8/2026)
- NTU analyzer installed F3 Finish Water (6/9/2026)
- Arkal Spin Kleen SOP (6/9/2026)
- 2nd Qtr Testing (PFAS, TOC, SCM) sampling (6/11/2026)
- Flush line Tenney / F2 to Colby SOP (6/16/2026)
- CIP UF F1 SOP (6/17/2026)
- Performance Reviews (6/18/2026)

Preventative Maintenance

Routine PM throughout the month consisted of CIP cleanings of our filters, tracking analytics and other equipment to ensure our water system performs efficiently.

Town of Inverness
Monthly Water System Report

June 2026

Reporting / Compliance

District meets monthly state reporting requirements
SAFER Clearinghouse monthly (drought, conservation, production & demand)
Monthly water system report to SWRC
Annual Consumer Confidence Report (CCR) compiled and distributed (6/30/2026)

Safety & Training

No injuries or close calls, Weekly Safety Tailgate Meetings (AWWA 52-week outlines)
Monthly Team Training with SDRMA, Vector Solutions, Weekly vehicle inspections

July Goals

Continue F1 PLC swaps / SCADA access and control updates
Remove old Seahaven Pump House
3Q PFAS sampling / TOC
Hydrant Maintenance and Flushing Project (continues)
Upper Perth Road Maintenance

Report on Water Customer Billings and Payments, May/Jun 2026

1. What our customers owed us on May 1, the beginning of the period:

Current charges (from bills sent out on April 27, 2025)	120,768.71	
Unpaid prior charges (3.33% of total amount owed to us)	4,165.55	
Total Amount Owed to Us on May 1, 2026:		**124,934.26**

2. We received the following **payments** from our customers during May & Jun.:

Electronic payments:	97,418.26	(78.7%)	
Payments by check:	26,379.33	(21.3%)	
Total Payments Received During May and Jun.:			- **123,797.59**

3. We posted the following **charges** to our customers' accounts during May & Jun.:

Write-offs:	--		
Adjustments:	--		
Basic charges (future):	106,285.55	519 Basic charges for Jul/Aug 2026 (billed on 6/26)*	
X-C charges (future):	312.93	19 Cross-Connection charges for Jul/Aug (billed 6/26)	
Usage charges (net):	32,958.33	Usage charges for 4/23/26 to 6/23/26 (billed on 6/26)†	
Misc. charges:	90.15	Such as account setup, late pay, & ret'd check charges	
Refused payments:	0.00	No returned checks or refused AutoPays	
Refunds:	251.83	1 refund of a closed-account credit balance	
Total Charges Posted During May and Jun.:			+ **139,898.79**

4. Thus, the **amount our customers owed us on June 30** (the end of the period) was: **141,035.46**
   (of which 3.01%, or $4,238.94, was past-due charges)

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* Bimonthly Basic Charges (for Jul/Aug): 515 customers @ $205.88; 1 Lifeline customer @ $102.94; 3 Lifeline customers @ $51.47.

† **Total billed usage was $33,216.16**, less $81.16 for 1 prior-period leak adjustment credit and $176.67 for 1 current-period meter-read error adjustment credit.

Reconciliation with BofA checking account:
There were no deposits in transit on 6/30/2026. Thus, the A/R balance on the District's books as of 6/30 should also be $141,035.46.

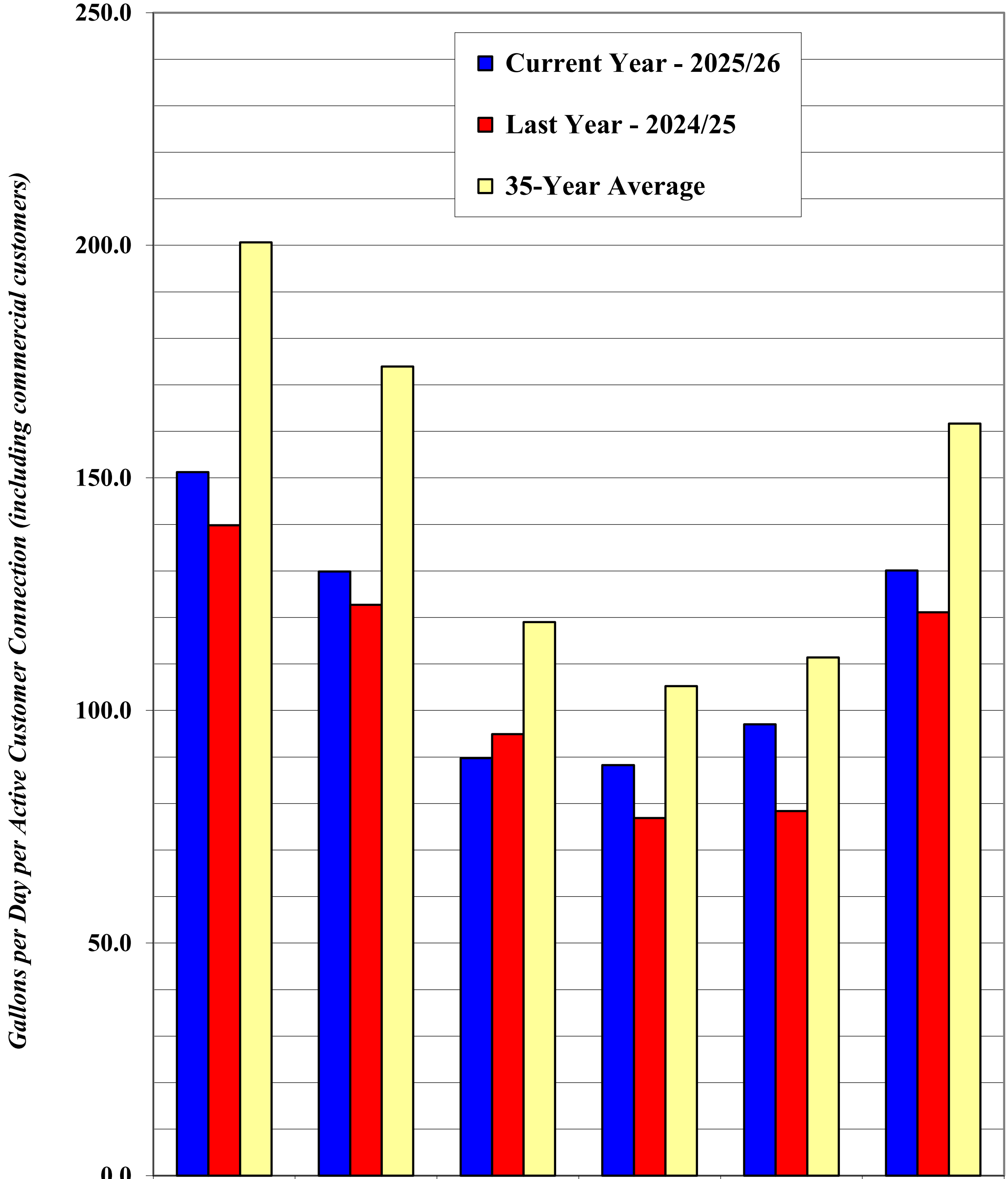
Scheduled AutoPay receipts: $92,307.66 on July 17, 2026 (from 339 customers, which is 65.3% of the total of 519 billed customers).
A temporary security debit will be posted to IPUD's checking account in the amount of $92,307.66 on or about July 15, 2026 (subject to adjustments).

Report on Number of Discontinuations of Residential Service (pursuant to paragraph (g) of IPUD Water System Regulation 303 and in compliance with Chapter 6, "Discontinuation of Residential Water Service," of Part 12, Division 104, of the Health and Safety Code (HSC) of the State of California)

Period covered: May/Jun 2026
Number of residential services discontinued for inability to pay during the covered period: 0
Number of residential services discontinued for inability to pay during a previous period and still on discontinued status at the close of the covered period: 0

Inverness Public Utility District Water System

Average Daily Water Usage per Active Customer



	Jul/Aug	Sep/Oct	Nov/Dec	Jan/Feb	Mar/Apr	May/Jun
Current Year - 2025/26	151.2	129.9	89.8	88.2	97.0	130.1
Last Year - 2024/25	139.8	122.7	94.9	76.9	78.4	121.1
35-Year Average	200.6	173.9	119.0	105.2	111.4	161.7

FIRE DEPARTMENT REPORT

June 2026 / July Board Meeting

Incidents

Number	*Date*	
#26-081	6/26	**EMS** @ Perth Way for syncope episode. M94 transport *Attendance*: David Briggs, Greg Eastman, Tim Olson

Trainings

July 13: EMS patient assessment
Attendees: B

July 25: TK
Attendees: Andrew Bock, Brian Cassel, David Briggs, Dennis Holton, Greg Eastman, Jacob Leyva, Jay Borodic, Jim Fox, Jonah Thomas, Ken Fox, Tom Fox

Activities and Maintenance

1. NEIRS data preparation.
2. MWPA work plan planning.
3. Clean up/rearrange firehouse.
4. Generator quotes and planning.
5. Type 6 quotes and planning.
6. Skywalker prescribed burn on July 9
7. MCFD wildland fire training on July 11

Personnel

Jim Fox, Ken Fox, Tom Fox, Burton Eubank, Brian Cassel, Tim Olson, Dennis Holton, David Briggs, Greg Eastman, Jay Borodic, Andrew Bock, Jacob Leyva, Cassidy Russell, Andrew Bock, Sydney Knudsen, Maya Wolf, Jonah Thomas, Shawn Collins

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-8007
BOF Website: www.bof.fire.ca.gov

2026 FIRE RISK REDUCTION COMMUNITY LIST

COUNTY:

- County of Alpine
- County of Butte
- County of El Dorado
- County of Los Angeles
- County of Mariposa
- County of Napa
- County of Nevada
- County of Placer
- County of Riverside
- County of San Diego
- County of Santa Barbara
- County of Santa Cruz

CITY:

- City of Arcadia
- City of Banning
- City of Beaumont
- City of Berkeley
- City of Bradbury
- City of Calabasas
- City of Chula Vista
- City of Corona
- City of Dana Point
- City of Eastvale
- City of El Cerrito
- City of Hemet
- City of Jurupa Valley
- City of La Verne
- City of Lake Elsinore
- City of Lake Forest
- City of Malibu
- City of Mission Viejo
- City of Monterey
- City of Moreno Valley
- City of Murrieta
- City of Nevada City
- City of Norco
- City of Pacific Grove
- City of Palm Springs
- City of Rancho Palos Verdes
- City of Rancho Santa Margarita
- City of Redlands
- City of Riverside
- City of San Clemente
- City of San Juan Capistrano
- City of San Luis Obispo
- City of Santee
- City of Saratoga
- City of Shasta Lake
- City of Temecula
- City of Vacaville
- City of Westlake Village
- City of Wildomar
- City of Yucaipa
- Town of Los Gatos
- Town of Truckee

NON-CITY/NON-COUNTY:

- Albion Little River Fire Protection District
- Alpine Fire Protection District
- Brea Fire Department
- Calistoga Fire Department
- Cambria Community Services District
- Carmel Highland Fire Protection District
- Chino Valley Fire District
- Chula Vista Fire Department
- Contra Costa Fire Protection District
- Crockett-Carquinez Fire Protection District
- Cypress Fire Protection District
- East Bay Municipal Utility District
- East Bay Regional Park District
- El Cerrito-Kensington Fire
- Elk Community Services District
- Fontana Fire Protection District
- Humboldt County Resource Conservation District
- Inverness Public Utility District
- Kern County Fire Department
- Lake County Fire Protection District
- Leggett Valley Fire Protection District
- Long Valley Fire Protection District
- Los Altos Hills County Fire District
- Mariposa Resource Conservation District
- Monterey County Regional Fire District
- Monterey Fire Department
- Moraga-Orinda Fire Protection District
- Morro Bay Fire Department
- North Sonoma Coast Fire Protection District
- North Tahoe Fire Protection District
- Northern Sonoma County Fire Protection District
- Northstar Fire Department
- Novato Fire Protection District
- Olympic Valley Fire Department
- Orange County Fire Authority
- Pebble Beach Community Services District
- Placer County Resource Conservation District
- Rancho Cucamonga Fire Protection District
- Rancho Murieta Community Services District
- Richmond Fire Department
- Round Valley Indian Tribes
- Running Springs Fire Department

NON-CITY/NON-COUNTY CONTINUED:

- Sacramento Municipal Utility District
- San Bernardino County Fire Protection District
- San Diego County Fire Protection District
- San Miguel Consolidated Fire Protection District
- San Ramon Valley Fire Protection District
- Santa Lucia Community Services District
- Shasta Valley Resource Conservation District
- Solano Resource Conservation District
- Sonoma Valley Fire District
- South Lake Tahoe Fire Rescue
- South Placer Fire Protection District
- Southern Marin Fire Protection District
- Stanislaus County Office of Education
- Stinson Beach Fire Protection District
- Suisun Fire Protection District
- Tahoe City Public Utility District
- Trabuco Canyon Water District
- Trinity Center Community Services District
- Truckee Fire Protection District
- Vacaville Fire Protection District
- Ventura County Fire Protection District
- Vista Fire Protection District
- Yurok Fire Department

CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION

RESOLUTION NO. 2026-01

RESOLUTION OF THE STATE BOARD OF FORESTRY & FIRE PROTECTION APPROVING THE FIRE RISK REDUCTION COMMUNITY LIST 2026

WHEREAS, Pursuant to Public Resources Code Section 4290.1, the California Board of Forestry and Fire Protection (Board) develops and maintains a Fire Risk Reduction Community List of local agencies that meet best practices for local fire planning; and

WHEREAS, the Board has adopted implementing regulations as set forth in Title 14 of the California Code of Regulations, sections 1268.00 through 1268.04; and

WHEREAS, the Board updates the Fire Risk Reduction Community List to be effective July 1st of even-numbered years.

NOW, THEREFORE, BE IT RESOLVED, that:

1) The Fire Risk Reduction Community List 2024 shall no longer be effective as of July 1, 2026; and

2) The Board hereby approves the Fire Risk Reduction Community List 2026, to be effective July 1, 2026, and directs staff to publish the list on the Board website no later than July 1, 2026.

PASSED AND APPROVED this 17th day of June 2026, by the following vote:

AYES: O'Brien, Forsburg-Pardi, Delbar, Lopez, King, Goldsworthy, Hilburn, Williams

NOES: NONE

ABSTAIN: NONE

ABSENT: Blake

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the California Board of Forestry and Fire Protection, that said Resolution was passed and adopted by the affirmative and majority vote of said Board at a meeting held on June 17, 2026, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION

Date: June 17, 2026

NAME: Tony Andersen
TITLE: Executive Officer

MWPA MONTHLY REPORT

June 2026 / July Board Meeting

Local Projects

- Inverness will use $24,316 of Local Funds toward evacuation route vegetation management on Via de la Vista.
    - A grant though PGE may fund this portion work via crew time. If that grant is approved we may utilize our local funds for work along the State Park boundary in Seahaven instead.

Defensible Space

- Defensible space inspections for approximately half of Inverness will resume this summer.
    - Properties identified with excessive hazards will be contacted by staff with offers to provide resource information and assistance or additional consultation.
- Chipper program resumed in April and has expanded due to increased participation.

West Marin CORE Project Activity

- $554,489 was approved by the MWPA Board of Directors for West Marin agencies. Inverness will use funds to continue work in the Seahaven neighborhood. The West Zone agencies are still in talks about how to divide the money. Inverness' portion will be between $118,000 and $133,000.

- Future project discussions with MWPA Staff, Environmental Consultants and Marin County Fire to identify other areas for future projects in and around communities of West Marin that would ensure shaded fuel break and evacuation route priorities.

Meetings / Committees

- June 1: Coastal planning meeting
- June 8: Coastal planning meeting
- June 15: Coastal planning meeting
- June 22: Coastal planning meeting
- June 29: Coastal planning meeting

Inverness Public Utility District
Board Meeting

Agenda Item No. 06

Committee Meetings/Reports

Inverness Public Utility District
Board Meeting

Agenda Item No. 7

Closed Session

Public Employee Performance Evaluation (General Manager) pursuant to Gov.Code Sec. 54957

Inverness Public Utility District
Board Meeting

Agenda Item No. 8

ReConvene in Open Session

Agenda Item No. 9

Adjournment