

RESOLUTION 2022-002 CHANGING AND ESTABLISHING CERTAIN RATES AND CHARGES FOR WATER, SEWER, AND PROCESS WATER SERVICE BY TRI GENERAL IMPROVEMENT DISTRICT

WHEREAS, Storey County (the “County”) by and through the Board of County Commissioners (the “BCC”), approved on February 1, 2000 pursuant to Resolution 00-50 a service plan for the TRI General Improvement District (“TRIGID” or “District”) within the County to supply electric power and space heating to customers. On the same date Ordinance No. 164 was passed by unanimous vote of the Board creating TRIGID.

WHEREAS, the County by and through the BCC approved on July 18, 2000 pursuant to Resolution 00-85 a service plan modification for TRIGID to supply water and sewer services to customers. On the same date Ordinance No. 171 passed by unanimous vote of the BCC to add basic powers of furnishing water service and sewer service.

WHEREAS, the Tahoe-Reno Industrial Center (“TRI Center”) is an area planned by the Storey County Master Plan to be a large industrial business park located in the northern portion of the County, in which water and sewer service is currently provided by TRIGID, and process water service is anticipated to be provided by TRIGID in early 2023.

WHEREAS, general improvement districts are authorized under state law, NRS Chapter 318, to supply water and sanitary sewerage facilities to customers, and NRS 318.197 and 318.199 specify criteria to create rates, tolls, charges and services by a general improvement district for water and sewer service.

WHEREAS, A Utility Rate Analysis was completed by Farr West Engineering in 2022, and the Technical Memorandum Preliminary User Rate Analysis dated May 11, 2022 (“Rate Study TM”) were made available to customers for review. The Final User Rate Analysis is attached to this Resolution as Exhibit A.

WHEREAS, the Rate Study analyzed revenue and expenditures of the TRIGID water and sewer system, and existing rates and charges of TRIGID to customers, along with anticipated revenue and expenditures of the TRIGID process water system, in order to recommend proposed rates and charges that meet the future level of TRIGID expenditures for the water, sewer, and process water utilities.

WHEREAS, pursuant to NRS 318.199, a 30 days' notice of a public hearing by the TRIGID Board of Trustees (the "Board") on proposed rates and charges for water and sewer service, set for July 7, 2022 at 2:00 p.m. at the Storey County Administrative Center, 1705 Peru Drive, McCarran, Nevada 89434, was published in the Comstock Chronicle on June 3, 2022. Said Notice of Hearing is attached to this Resolution as Exhibit B.

WHEREAS, on or about May 19, 2022, the Notice of Hearing and information on how to obtain the proposed rates was made available to all customers as an insert in the monthly utility billing statements.

WHEREAS, on April 18, 2001, the Board adopted Resolution 2001-04 Establishing Rates, Tolls, Charges And Services For Water And Sewer Service By TRI General Improvement District, which approved the following:

- Rules, Regulations And Rates Of The TRI General Improvement District For Sewer Service
- Rules, Regulations And Rates Of The TRI General Improvement District For Water Service

These documents were updated by Board action on October 7, 2021, and are referred to as the "Sewer Rules" and the "Water Rules", respectively, the provisions of which are incorporated into the Resolution by reference.

WHEREAS, an open public hearing on the adoption of amended rates and charges was held by the Board on July 7, 2022 at 2:00 p.m. within the District at the Storey County Administrative Center, located at 1705 Peru Drive, McCarran, Nevada 89434, and via Zoom. The general public and TRIGID customers were given the opportunity to testify and comment, as well as to submit data, views or arguments orally or in writing at the hearing, whereupon the Board discussed and deliberated the proposed rates and charges.

WHEREAS, after discussion, upon motion made, seconded and approved, the Board made the following findings and passed the following resolutions.

Findings. The Board finds as follows.

1. Pursuant to NRS 318.197 and 318.199 the Board of Trustees of TRI General Improvement District may establish rates and charges for water and sewer service and may set new and changed rates and charges from time to time.
2. Pursuant to NRS 318.199(2) the Board caused the Notice of Hearing to be mailed by regular mail to all users (customers) of TRIGID more than 30 days prior to the scheduled hearing date.
3. Pursuant to NRS 318.199(3) notice was given by publication in a newspaper published in Storey County, the Comstock Chronicle.
4. Pursuant to NRS 318.199(4), all users of water and sewer service in TRIGID were afforded a reasonable opportunity to submit data, views or arguments orally or in writing, both before the hearing set for 2:00 p.m. on July 7, 2022 and at said hearing.
5. The Board, having considered the Rate Study and all other data, views and arguments submitted, finds that in order for TRIGID to meet future obligations to provide water

and sewer service and to pay expenditures of TRIGID to provide said services it is required that rates and charges be changed as proposed in the Rate Study.

- Sections 4.1 of the Water Rules and the Sewer Rules provide that the Board may raise water and sewer rates when current rates are insufficient to pay all operating costs and the monthly rates proposed in the Rate Study raise rates to a level that are projected to cover all operating costs.

Resolutions: The Board therefore passes the following resolutions.

RESOLVED, that rates and charges specified below are the new and changed rates and charges of TRIGID.

SUMMARY OF PROPOSED WATER RATES

COMMERCIAL

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
Customer	\$37.61	\$38.70	\$45.80	\$49.48	\$50.92	
Fire	\$109.37	\$112.54	\$133.17	\$143.89	\$148.06	
Total Fixed	\$146.98	\$151.24	\$178.97	\$193.37	\$198.98	
Meter Charge	3/4"	\$31.02	\$31.91	\$37.77	\$40.80	\$41.99
	1"	\$51.69	\$53.19	\$62.94	\$68.01	\$69.98
	1-1/2"	\$103.38	\$106.38	\$125.89	\$136.01	\$139.96
	2"	\$165.41	\$170.21	\$201.42	\$217.62	\$223.93
	3"	\$330.83	\$340.42	\$402.84	\$435.25	\$447.87
	4"	\$516.92	\$531.91	\$629.43	\$680.07	\$699.79
	6"	\$1,033.84	\$1,063.82	\$1,258.87	\$1,360.14	\$1,399.59
	8"	\$1,654.14	\$1,702.11	\$2,014.19	\$2,176.23	\$2,239.34
	10"	\$4,342.11	\$4,468.03	\$5,287.24	\$5,712.60	\$5,878.27
Volume per kgal:	\$3.44	\$3.54	\$4.19	\$4.53	\$4.66	

INDUSTRIAL

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
Customer	\$ 37.61	\$38.70	\$45.80	\$ 49.48	\$50.92	
Fire	\$218.73	\$225.08	\$266.34	\$287.77	\$296.12	
Total Fixed	\$256.34	\$263.78	\$312.14	\$337.25	\$347.03	
Meter Charge	3/4"	\$31.02	\$31.91	\$37.77	\$40.80	\$41.99
	1"	\$51.69	\$53.19	\$62.94	\$68.01	\$69.98
	1-1/2"	\$103.38	\$106.38	\$125.89	\$136.01	\$139.96
	2"	\$165.41	\$170.21	\$201.42	\$217.62	\$223.93
	3"	\$330.83	\$340.42	\$402.84	\$435.25	\$447.87
	4"	\$516.92	\$531.91	\$629.43	\$680.07	\$699.79
	6"	\$ 1,033.84	\$ 1,063.82	\$ 1,258.87	\$1,360.14	\$1,399.59
	8"	\$ 1,654.14	\$ 1,702.11	\$ 2,014.19	\$2,176.23	\$2,239.34
	10"	\$ 4,342.11	\$ 4,468.03	\$ 5,287.24	\$5,712.60	\$5,878.27
Volume per kgal:	\$3.44	\$3.54	\$4.19	\$4.53	\$4.66	

CONSTRUCTION WATER/HYDRANT METER

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Volume per kgal:	\$3.44	\$ 3.54	\$ 4.19	\$4.53	\$ 4.66

IRRIGATION

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
Customer	\$37.61	\$38.70	\$45.80	\$49.48	\$50.92	
Fire	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Fixed	\$37.61	\$38.70	\$45.80	\$49.48	\$50.92	
Meter Charge	3/4"	\$31.02	\$31.91	\$37.77	\$40.80	\$41.99
	1"	\$51.69	\$53.19	\$62.94	\$68.01	\$69.98
	1-1/2"	\$103.38	\$106.38	\$125.89	\$136.01	\$139.96
	2"	\$165.41	\$170.21	\$201.42	\$217.62	\$223.93
	3"	\$330.83	\$340.42	\$402.84	\$435.25	\$447.87
	4"	\$516.92	\$531.91	\$629.43	\$680.07	\$699.79
	6"	\$1,033.84	\$1,063.82	\$1,258.87	\$1,360.14	\$1,399.59
	8"	\$1,654.14	\$1,702.11	\$2,014.19	\$2,176.23	\$2,239.34
	10"	\$4,342.11	\$4,468.03	\$5,287.24	\$5,712.60	\$5,878.27
Volume per kgal:	\$3.44	\$3.54	\$4.19	\$4.53	\$4.66	

SUMMARY OF PROPOSED SEWER RATES

COMMERCIAL AND INDUSTRIAL

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Base	\$ 392.42	\$ 403.80	\$ 560.94	\$ 634.93	\$ 653.34
Volume per kgal:	\$ 2.37	\$ 2.44	\$ 3.38	\$ 3.83	\$ 3.94

HIGH STRENGTH INDUSTRIAL

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Base	\$ 392.42	\$ 403.80	\$ 560.94	\$ 634.93	\$ 653.34
Volume per kgal:	\$ 3.10	\$ 3.19	\$ 4.43	\$ 5.02	\$ 5.16

SUMMARY OF PROPOSED INDUSTRIAL DISCHARGE TDS MITIGATION FEE

Industrial Discharge Permittees who violate the Total Dissolved Solids (TDS) limit under the current permit conditions on a 12-month rolling average will be subject to a TDS Mitigation Charge of \$106,514, effective January 1, 2024, and billed annually thereafter upon determination of non-compliance, in order to provide a revenue stream for TRIGID to mitigate TDS accumulation in the Asamera Effluent Reservoir.

SUMMARY OF PROPOSED PROCESS WATER RATES

		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
	Customer	\$3,620.54	\$3,725.53	\$3,833.57	\$3,944.75	\$4,059.14
Meter Charge	3/4"	\$199.60	\$205.39	\$211.34	\$217.47	\$223.78
	1"	\$332.67	\$342.31	\$352.24	\$362.45	\$372.97
	1-1/2"	\$665.33	\$684.63	\$704.48	\$724.91	\$745.93
	2"	\$1,064.53	\$1,095.40	\$1,127.17	\$1,159.86	\$1,193.49
	3"	\$2,129.06	\$2,190.80	\$2,254.33	\$2,319.71	\$2,386.98
	4"	\$3,326.65	\$3,423.13	\$3,522.40	\$3,624.55	\$3,729.66
	6"	\$6,653.31	\$6,846.25	\$7,044.80	\$7,249.09	\$7,459.32
	8"	\$10,645.29	\$10,954.01	\$11,271.67	\$11,598.55	\$11,934.91
	10"	\$27,943.89	\$28,754.27	\$29,588.14	\$30,446.20	\$31,329.14
	Volume per kgal:	\$2.68	\$2.76	\$2.84	\$2.92	\$3.01

RESOLVED, that any rates, tolls, charges, services to be performed or products to be furnished which are currently in place other than the new and changed rates and charges established above remain unchanged.

RESOLVED, that the effective date of these resolutions shall be July 7, 2022.

MOTION MADE BY Trustee Mitchell

AND SECONDED BY Trustee Gilman

THOSE VOTING AYE: C. Mitchell, L. Gillman, and J. Carmona

THOSE VOTING NAY: None

TRUSTEES OF THE TRI GENERAL IMPROVEMENT DISTRICT

By: 
Jay Carmona (Jul 13, 2022 11:03 PDT)

Julian "Jay" Carmona, President

Exhibit A
Rate Study

Exhibit A
Notice of Public Hearing

22-002 Rate Adoption FINAL

Final Audit Report

2022-07-13

Created:	2022-07-13
By:	Shannon McKnight (smcknight@tri-gid.org)
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"22-002 Rate Adoption FINAL" History

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