



AGENDA
TRUCKEE MEADOWS WATER AUTHORITY
Board of Directors
Thursday, May 22, 2025 at 10:00 a.m.
Sparks Council Chambers, 745 4th Street, Sparks, NV
MEETING VIA TELECONFERENCE & IN-PERSON

MEMBERS OF THE PUBLIC MAY ATTEND VIA THE WEB LINK, OR
TELEPHONICALLY BY CALLING THE NUMBER, LISTED BELOW.

(be sure to keep your phones or microphones on mute, and do not place the call on hold)

Please click the link below to join the webinar:

https://tmwa.zoom.us/j/89110512999?pwd=9d_RtYZbslqldTYlbUf_eHlyLK2VIw.GjiPvgdr9D35cFrr

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Webinar ID: 891 1051 2999

Board Members

Chair Naomi Duerr – City of Reno
Paul Anderson – City of Sparks
Kathleen Taylor – City of Reno
Dian VanderWell – City of Sparks

Vice Chair Clara Andriola – Washoe County
Alexis Hill – Washoe County
Miguel Martinez – City of Reno

NOTES:

1. The announcement of this meeting has been posted at the following locations: Truckee Meadows Water Authority (1355 Capital Blvd., Reno), at <http://www.tmwa.com>, and State of Nevada Public Notice Website, <https://notice.nv.gov/>.
2. TMWA meetings are streamed online at <https://www.youtube.com/@tmwaboardmeetings6598>.
3. In accordance with NRS 241.020, this agenda closes three working days prior to the meeting. We are pleased to make reasonable accommodations for persons who are disabled and wish to attend meetings. If you require special arrangements for the meeting, please call (775) 834-8002 at least 24 hours before the meeting date.
4. Staff reports and supporting material for the meeting are available at TMWA and on the TMWA website at <http://www.tmwa.com/meeting/>. Supporting material is made available to the general public in accordance with NRS 241.020(6).
5. The Board may elect to combine agenda items, consider agenda items out of order, remove agenda items, or delay discussion on agenda items. Arrive at the meeting at the posted time to hear item(s) of interest.
6. Asterisks (*) denote non-action items.
7. Public comment during the meeting is limited to three minutes and is allowed during the two public comment periods. In addition to the public comment periods, the Chair has the discretion to allow public comment on any individual agenda item, including any item on which action is to be taken, and each action item. The public may sign-up to speak during the public comment period or on a specific agenda item by completing a "Request to Speak" card and submitting it to the clerk.
8. Written public comment may be provided by submitting written comments online on TMWA's Public Comment Form (tmwa.com/PublicComment) or by email sent to boardclerk@tmwa.com prior to the Board opening the public comment period during the meeting. In addition, public comments may be provided by leaving a voicemail at (775)834-0255 prior to 4:00 p.m. the day before the scheduled meeting. Voicemail messages received will be noted during the meeting and summarized for entry into the record.
9. In the event the Chair and Vice-Chair are absent, the remaining Board members may elect a temporary presiding officer to preside over the meeting until the Chair or Vice-Chair are present (**Standing Item of Possible Action**).
10. Notice of possible quorum of Western Regional Water Commission: Because several members of the Truckee Meadows Water Authority Board of Directors are also Trustees of the Western Regional Water Commission, it is possible that a quorum of the Western Regional Water Commission may be present, however, such members will not deliberate or take action at this meeting in their capacity as Trustees of the Western Regional Water Commission.
11. The Board may attend and participate in the meeting by means of remote technology system. Members of the public wishing to attend and/or participate by providing public comment may do so either in person at the physical location of the meeting listed above or virtually. To attend this meeting virtually, please log into the meeting using the link and/or phone number noted above. To request to speak, please use the "raise hand" feature or, if on the phone, press *9 to "raise your hand" and *6 to unmute/mute your microphone.

¹ The Board may adjourn from the public meeting at any time during the agenda to receive information and conduct labor-oriented discussions in accordance with NRS 288.220 or receive information from legal counsel regarding potential or existing litigation and to deliberate toward a decision on such matters related to litigation or potential litigation.

1. Roll call*
2. Pledge of Allegiance*
3. Public comment — limited to no more than three minutes per speaker*
4. Possible Board comments or acknowledgements*
5. Approval of the agenda (**For Possible Action**)
6. Approval of the minutes of the April 16, 2025 meeting of the TMWA Board of Directors (**For Possible Action**)
7. PUBLIC HEARING ON ADOPTION OF BUDGET
 - A. Discussion, and action on request for adoption of Resolution No. 334: A resolution to adopt the final budget for the Fiscal Year ending June 30, 2026 and the 2026 – 2030 Five-Year Capital Improvement Plan — Matt Bowman and David Diegle (**For Possible Action**) (10min)
 - B. Public comment — limited to no more than three minutes per speaker*

CLOSE PUBLIC HEARING

8. Discussion and possible action on adoption of Resolution No. 335 of the Board of Directors of the Truckee Meadows Water Authority, Nevada: A resolution providing for the issuance of its Water Revenue Bond (American Flat APWF Project), Series 2025A in the maximum aggregate principal amount of \$57,850,000, Series 2025B in the maximum aggregate principal amount of \$150,000 and Series 2025C in the maximum aggregate principal amount of \$6,000,000; providing the form, terms and conditions thereof; and providing other matters relating thereto — Matt Bowman (**For Possible Action**) (10min)
9. Informational update regarding TMWA's hydroelectric facilities and operations — Ryan Dixon and Jason Barnes* (10min)
10. Presentation of Fiscal Year 2025 Q3 year-to-date financial results — Matt Bowman* (10min)
11. Discussion and possible action, and direction to staff regarding 2025 legislative activities, current bills, and TMWA recommended positions on legislative proposals — Dan Nubel and Leo Drozdoff (**For Possible Action**) (10min)
12. General Manager's Report* (5min)
13. Public comment — limited to no more than three minutes per speaker*
14. Board comments and requests for future agenda items*
15. Adjournment*

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TRUCKEE MEADOWS WATER AUTHORITY
DRAFT MINUTES OF THE APRIL 16, 2025
MEETING OF THE BOARD OF DIRECTORS

The Board of Directors met on Wednesday, April 16, 2025 at Sparks Council Chambers. Chair Duerr called the meeting to order at 10:10 a.m.

1. ROLL CALL

Directors Present: Paul Anderson, Clara Andriola, Naomi Duerr, Alexis Hill, Miguel Martinez, **Kathleen Taylor, and *Dian VanderWell.

A quorum was present.

**Director VanderWell attended the meeting virtually.*

***Director Taylor left the meeting at 11:40am.*

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mark Milan, Data Instincts.

3. PUBLIC COMMENT

There was no public comment.

4. POSSIBLE BOARD COMMENTS OR ACKNOWLEDGEMENTS

Chair Duerr noted that several Board members participated in a tour of the advanced purified water treatment plant in Southern California and attended the WateReuse Symposium in Tampa, Florida. She invited any members who wished to share their experiences with the rest of the Board.

Vice Chair Andriola said she attended the WateReuse Symposium in Tampa and appreciated the presentations highlighting Nevada's community efforts and TMWA's leadership. She emphasized the importance of collaboration among jurisdictions and the role of elected officials in promoting the message that water has no boundaries, encapsulated by "One Water Nevada." She also recognized Kim Rigdon, Wester Regional Water Commission Water Resources Program Manager, Mr. Milan and many others who have contributed with this effort.

Chair Duerr agreed and thanked Directors Anderson and Martinez who also attended the symposium. She also mentioned the Truckee River Tour in early May that the Board will be attending.

5. APPROVAL OF THE AGENDA

Upon motion by Director Anderson, second by Director Andriola, which motion duly carried by unanimous consent of the Directors present, the Board approved the agenda.

6. APPROVAL OF THE MINUTES OF THE MARCH 19, 2025 MEETING OF THE TMWA BOARD OF DIRECTORS

Upon motion by Director Hill, second by Director Martinez, which motion duly carried by unanimous consent of the Directors present, the Board approved the March 19, 2025 minutes.

7. PRESENTATION ON DESERT RESEARCH INSTITUTE'S (DRI) PROGRAMS AND RESEARCH

Chair Duerr disclosed that her very first semi-professional job was at DRI running the water and rock lab. Dr. Kumud Acharya, President of DRI, provided an overview of DRI, its programs and areas of focus, including the DRI Foundation whose chair, Kristin McMillan Porter, provided a brief background on its global initiative, Adaptable World Environment.

Chair Duerr thanked Dr. Acharya and Ms. McMillan Porter for their presentation. She asked about the National Oceanic and Atmospheric Administration (NOAA) funding and expressed concern regarding its impact on DRI's Western Regional Climate Center.

Director Hill asked to let the Board know how they can support the Reno summit and asked how federal funds are affecting DRI. Dr. Acharya replied that they do have some concerns, but have other sources of funding for NOAA, which funds DRI's climate center.

8. WATER SUPPLY UPDATE

Kara Steeland, Senior Hydrologist & Watershed Coordinator, reported that late winter storms increased the snowpack to about 110% of the median in both the Lake Tahoe and Truckee Basins. Projections indicate normal river flows throughout the year, with Lake Tahoe's elevation nearing full capacity for the second consecutive year. The Truckee River system storage is at about 76% of capacity, indicating a favorable water supply and drought outlook.

Vice Chair Andriola thanked Ms. Steeland on a great water supply outlook presentation on April 3rd, where about 40 people attended.

9. DISCUSSION AND POSSIBLE ACTION, AND DIRECTION TO STAFF REGARDING THE REQUEST FOR APPROVAL OF REVISIONS TO THE POST-RETIREMENT MEDICAL AND LIFE INSURANCE PLAN & TRUST (§501-C-9) PLAN DOCUMENT

Jessica Atkinson, Human Resources Director, presented the staff report and revisions to the document.

Director Hill asked if there could be an instance of an employee who retires but does not receive a NV PERS benefit. Ms. Atkinson explained employees could be eligible for this trust at 55 years old with 10 years of service, and elect to defer NV PERS enrollment to avoid age penalties. In order to stay on insurance plans offered by TMWA retirees must be receiving a PERS benefit, otherwise they would use the trust benefit to reimburse for expenses associated with a non-TMWA health plan.

Upon motion by Director Andriola, second by Director Anderson, which motion duly carried by unanimous consent of the Directors present, the Board approved the revisions to the Post-Retirement Medical and life Insurance Plan & Trust (§501-c-9) Plan Document.

10. DISCUSSION AND POSSIBLE ACTION, AND DIRECTION TO STAFF REGARDING TMWA'S DRAFT 2025-2045 WATER RESOURCE PLAN

Ms. Steeland presented the draft 2025-2045 Water Resource Plan, which is updated every five years.

Members of the Board were pleased with the content in the updated plan and shorter version that will be developed for the public. They requested that staff include additional context in Ch. 7, add further detail to explain graphs in Ch. 4, consider adding Spanish or bilingual languages in public outreach, and enhance public outreach to specific groups to increase reach and feedback.

Upon motion by Director Hill, second by Director Taylor, which motion duly carried by unanimous consent of the Directors present, the Board approved TMWA's Draft 2025-2045 Water Resource Plan Public Outreach Schedule.

11. PRESENTATION ON PROPOSED CONSERVATION, COMMUNICATIONS AND OUTREACH PLAN FOR 2025, DISCUSSION AND POSSIBLE DIRECTION TO STAFF

Robert Charpentier, Chief Communications Officer, and Cammy Elquist LoRé, GoodStanding Outreach, presented on the 2025 Communications and Outreach Plan.

Director Anderson and Chair Duerr suggested that staff utilize the Board's platform and constituent groups so they can help make more connections, and to send them an email with dates/times to promote the events.

No motion taken.

12. DISCUSSION AND POSSIBLE ACTION, AND DIRECTION TO STAFF REGARDING 2025 LEGISLATIVE ACTIVITIES, CURRENT BILLS, AND TMWA RECOMMENDED POSITIONS ON LEGISLATIVE PROPOSALS

Dan Nubel, Staff Attorney, and Leo Drozdoff, Government Affairs Consultant, updated the Board on the status of bills TMWA is monitoring. They noted that April 11th was the first deadline for bills to pass out of their initial committee, with exemptions for bills with fiscal notes. TMWA staff is currently tracking 60 bills, with the next deadline on April 22nd. They highlighted AB104, which addresses regulations related to direct potable reuse.

Mr. Drozdoff discussed SB276 and AB419. Initially opposed to SB276, TMWA now supports its concepts of improved communication (report to the Nevada Division of Environmental Protection directly), including downstream/tribal notifications for spills by NDEP, and it has passed out of committee. AB419, which has been under discussion for over a year, involves hearing regulations before the State Engineer and enforcing the Administrative Procedures Act. TMWA opposes AB419 but supports its goals, aiming to work with the bill sponsor while managing resources. The position is to support SB276 and oppose AB419, as stated in the report.

Director Martinez requested more information on AB419. Mr. Nubel expressed concerns about the bill, initially taking a monitoring position as it was newly released. The fiscal note by Nevada Division of Water Resources (NDWR) is \$25 million per biennium, which would significantly expand NDWR's scope, requiring hearings and meetings with applicants before filing applications. This expansion could overextend NDWR and slow down processes, contrary to the bill's intent. Additionally, issues with judicial review could bind the State Engineer to previous decisions, rather than just following the law.

Upon motion by Director Hill, second by Director VanderWell, which motion duly carried by unanimous consent of the Directors present, the Board approved positions as indicated in the bill list.

13. GENERAL MANAGER'S REPORT

Mr. Zimmerman highlighted Marci Westlake's, Customer Service Manager, paperless billing initiative which is saving TMWA about \$538k annually; and continuing to look for ways to maximize the savings.

14. PUBLIC COMMENT

There was no public comment.

15. BOARD COMMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS

Chair Duerr requested to invite the state climatologist present at a future Board meeting, if possible.

16. ADJOURNMENT

With no further discussion, Chair Duerr adjourned the meeting at 12:05 p.m.

Approved by the TMWA Board of Directors in session on _____.

Sonia Folsom, Board Clerk.

****Director Taylor was present for agenda items 1 thru 11.***

DRAFT



STAFF REPORT

TO: TMWA Board of Directors
THRU: John R. Zimmerman, General Manager
FROM: Matt Bowman, Chief Financial Officer/Treasurer
David Diegle, Engineering Manager
DATE: May 13, 2025
SUBJECT: **Discussion, and action on request for adoption of Resolution No. 334: A resolution to adopt the final budget for the Fiscal Year ending June 30, 2026 and the 2026-2030 Five-Year Capital Improvement Plan**

Recommendation

Staff recommends the TMWA Board approve the proposed Final Budget for the fiscal year ending June 30, 2026 and direct staff to file the adopted Final Budget and related 2026-2030 Capital Improvement Plan (CIP) with the State of Nevada Department of Taxation as required by statute.

Summary

TMWA has prepared the proposed Final Budget and CIP for consideration and approval by the TMWA Board. The Tentative Budget and CIP were approved by the Board at the March 19, 2025 Board meeting. The proposed Final Budget and CIP contain the changes described below.

Discussion

A comparison of the proposed Final Budget to the original approved Tentative Budget is accompanying this report in *Attachments A and B*.

Changes to the operating budget include the following:

- Change in allocation of operating expenses from employee costs to services and supplies to allow for an additional \$250,000 contribution to the Truckee River Fund. In March the Board directed staff to evaluate a potential contribution in the budget to assist with the purchase and installation of a public restroom along the Truckee River. Staff evaluated the concept and determined that the most efficient and appropriate manner in which to contribute toward a restroom would be to allocate an additional \$250,000 to the Truckee River Fund. The Truckee River Fund is designed to promote projects that improve water quality upstream of TMWA's treatment plants, which improvements benefits TMWA customers. To achieve offsetting savings, two positions in the budgeted headcount have been deferred for one year.

Total spending in the 2026-2030 CIP remains unchanged from tentative. However, several changes were made to individual projects which affect spending each year within the CIP.

The proposed Final Budget estimates a year-end Debt Service Coverage ratio of 1.45x. TMWA's senior lien bond covenants require a minimum coverage ratio of 1.25x. As part of the funding plan TMWA planned for use of the Rate Stabilization Fund to meet the Board's financial goal of 1.5x coverage.

Recommended Motion

Move to approve the Final Budget for the fiscal year ending June 30, 2026, and Capital Improvement Plan for fiscal years 2026 through 2030.

TRUCKEE MEADOWS WATER AUTHORITY
(TMWA)

RESOLUTION NO. 334

A RESOLUTION ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR ENDING
JUNE 30, 2026 AND
THE 2026-2030 CAPITAL IMPROVEMENT PLAN FOR THE
TRUCKEE MEADOWS WATER AUTHORITY AFTER PUBLIC HEARING

WHEREAS, pursuant to NRS 354.596, TMWA is required to hold a public hearing on its tentative budget to allow interested persons to be heard; and

WHEREAS, pursuant to NRS 354.596, TMWA scheduled and held a public hearing on the tentative budget and Capital Improvement Plan as prescribed on May 22, 2025, the fourth Thursday in May; and

WHEREAS, the tentative budget and Capital Improvement Plan have been presented to the interested public and the Board; and

WHEREAS, the Board has considered and approved the revisions to the tentative budget and Capital Improvement Plan and has heard and considered comments from the public.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Truckee Meadows Water Authority to adopt the tentative budget as the final budget for the fiscal year ending June 30, 2026 and adopt the 2026-2030 Capital Improvement Plan and to direct staff to submit the final budget and Capital Improvement Plan to the State of Nevada Department of Taxation.

Upon motion of _____, seconded by _____, the foregoing Resolution was passed and adopted on May 22, 2025 by the following vote of the Board:

Ayes: _____

Nays: _____

Abstain: _____ Absent: _____

Approved: May 22, 2025

Naomi Duerr, Chair

TRUCKEE MEADOWS WATER AUTHORITY

Comparative Statements of Revenues, Expenses and Changes in Net Position

Proposed Final Budget

	Final Budget 2026	Tent. Budget 2026	Variance \$	Variance %
OPERATING REVENUES				
Charges for Water Sales	\$ 127,528,326	\$ 127,528,326	\$ -	0%
Hydroelectric Sales	2,984,098	2,984,098	-	0%
Other Operating Sales	4,583,935	4,583,935	-	0%
Total Operating Revenues	135,096,359	135,096,359	-	0%
OPERATING EXPENSES				
Salaries and Wages	37,256,684	37,421,684	(165,000)	0%
Employee Benefits	17,531,728	17,616,728	(85,000)	0%
Services and Supplies	46,982,236	46,732,236	250,000	1%
Total Operating Expenses Before Depreciation	101,770,649	101,770,649	-	0%
Depreciation	35,769,401	35,769,401	-	0%
Total Operating Expenses	137,540,050	137,540,050	-	0%
OPERATING INCOME	(2,443,691)	(2,443,691)	-	0%
NONOPERATING REVENUES (EXPENSES)				
Investment Earnings	4,955,558	4,955,558	-	0%
Loss on Disposal of Assets	(1,500,000)	(1,500,000)	-	0%
Interest Expense	(8,914,244)	(8,914,244)	-	0%
Total Nonoperating Revenues (Expenses)	(5,458,686)	(5,458,686)	-	0%
Gain (Loss) Before Capital Contributions	(7,902,377)	(7,902,377)	-	0%
CAPITAL CONTRIBUTIONS				
Grants	12,134,829	12,134,829	-	0%
Water Resource Sustainability Program	616,507	616,507	-	0%
Developer Infrastructure Contributions	12,951,222	12,951,222	-	0%
Developer Will-serve Contributions (Net of Refunds)	3,353,400	3,353,400	-	0%
Developer Capital Contributions - Other	-	-	-	0%
Developer Facility Charges (Net of Refunds)	15,116,829	15,116,829	-	0%
Contributions from Others	136,500	136,500	-	0%
Contributions from Other Governments	21,100,000	21,100,000	-	0%
Net Capital Contributions	65,409,286	65,409,286	-	0%
CHANGE IN NET POSITION	57,506,909	57,506,909	-	0%

TRUCKEE MEADOWS WATER AUTHORITY

Statements of Cash Flows

Proposed Final Budget

	Final Budget 2026	Tent. Budget 2026	Variance \$	Variance %
OPERATING ACTIVITIES				
Cash Received From Customers	\$ 135,096,359	\$ 135,096,359	\$ -	0%
Cash Paid to Employees	(50,953,224)	(51,185,724)	232,500	0%
Cash Paid to Suppliers	(46,982,236)	(46,732,236)	(250,000)	1%
Net Cash From Operating Activities	37,160,899	37,178,399	(17,500)	0%
CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition & Construction of Capital Assets	(75,471,000)	(75,501,000)	30,000	0%
Interest Paid on Financing	(13,217,088)	(13,217,088)	-	0%
Principal Paid on Financing	(16,299,237)	(16,299,237)	-	0%
Proceeds from Debt Issuance	1,662,000	1,662,000	-	0%
Grants	12,568,247	12,568,247	-	0%
Contributions for Water Resource Sustainability Program	616,507	616,507	-	0%
Contributions From Developers-Will-Serve Letters	3,353,400	3,353,400	-	0%
Contributions from Developers - Facility Charges	15,116,829	15,116,829	-	0%
Contributions from Others	136,500	136,500	-	0%
Contributions from Other Governments	21,100,000	21,100,000	-	0%
Net Cash Used For Capital & Relating Financing Activities	(50,433,842)	(50,463,842)	30,000	0%
INVESTING ACTIVITIES				
Interest Received	4,955,558	4,955,558	-	0%
Net Cash From Investing Activities	4,955,558	4,955,558	-	0%
NET CHANGE IN CASH AND CASH EQUIVALENTS	(8,317,386)	(8,329,886)	12,500	0%
CASH AND CASH EQUIVALENTS, BEGINNING PERIOD	177,009,131	177,009,131	-	0%
CASH AND CASH EQUIVALENTS, END OF PERIOD	\$ 168,691,745	\$ 168,679,245	\$ 12,500	0%



Truckee Meadows Water Authority

Quality. Delivered.



Photo: Orr Ditch Pump Station Rehabilitation and Hydro Facility

Five Year Capital Improvement Plan

Fiscal Year 2026-2030

Truckee Meadows Water Authority is a not-for-profit, community-owned water utility, overseen by elected officials and citizens from Reno, Sparks and Washoe County

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

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Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

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INTRODUCTION

The Truckee Meadows Water Authority's (TMWA's) Five-Year Capital Improvement Plan 2026-2030 (CIP), describes all infrastructure construction and major capital outlays that will take place between July 1, 2025 and June 30, 2030. Guidance for identifying and scheduling projects in the CIP is provided by TMWA's 2020-2040 Water Facility Plan (WFP) and the 2020-2040 Water Resource Plan (WRP).

TMWA is a joint powers authority formed in November 2000, pursuant to a Cooperative Agreement (as amended and restated as of February 3, 2010, the "Cooperative Agreement") among the City of Reno, Nevada ("Reno"), the City of Sparks, Nevada ("Sparks") and Washoe County, Nevada (the "County"). The Authority owns and operates a water system (the "Water System") and develops, manages and maintains supplies of water for the benefit of the Truckee Meadows communities. On January 1, 2015, TMWA, the Washoe County Water Utility (WCWU) and South Truckee Meadows General Improvement District (STMGID) consolidated to create a regional water system under TMWA. TMWA has a total of 171 square miles of service area, which includes the cities of Reno and Sparks and other surrounding populated areas of the County (except certain areas in the vicinity of Lake Tahoe and other small areas bordering California). TMWA has no authority to provide water service outside of its service area; however, may provide service in the future to developments that are annexed into its service area.

The CIP incorporates a comprehensive compilation of water system improvements for TMWA. A major feature of the CIP is the construction of several projects that will expand the conjunctive use of the region's water resources. The philosophy behind conjunctive use of local water resources is to maximize the use of surface water while preserving the integrity of groundwater resources which are drawn upon during periods of persistently dry weather. Another aspect of the CIP is to expand the Aquifer Storage and Recovery Program (ASR Program) which is the recharge of groundwater basins with treated surface water, and explore the possibilities related to Advanced Purified Water (APW). In addition, this CIP includes several major projects to extend full conjunctive use water service to the Verdi area, made possible by approved development and cost effective oversizing. The estimated costs of the new backbone water facilities is \$30 million and is being borne largely by regional developments in the area.

The CIP constitutes an essential component in TMWA's system of planning, monitoring and managing the activities of purveying water and generating hydroelectric power. The CIP is incorporated into a broader, constantly-updated Five-Year Funding Plan ("Funding Plan") for a comparable period. This Funding Plan will determine adequate levels and sources of funding for projects contained in the CIP.

The 2025-2029 Funding Plan indicates a nominal funding gap in each year, however, due to adequate treasury and ongoing revenues from various sources, TMWA can fund the CIP.

Water Conservation TMWA is a steward of the region's water resources and promotes the efficient use of water in drought and non-drought years. Due to TMWA's ongoing conservation programs, among other factors, municipal residential per capita demand has decreased by 30% since the early 2000s, helping to offset total water use as TMWA's customer base has grown by approximately 30%. Capital spending represents a key aspect of TMWA's conservation program. Projects such as meter replacements, conjunctive use and recently the Advanced Purified Water Facility at American Flat represent projects which help to ensure TMWA has the appropriate infrastructure in place to allow for efficient water use. Specifically, projects included in the CIP having significant conservation impacts are as follows: Advanced Purified Water Facility at American Flat (\$235.0 million), Automated Meter Infrastructure (\$2.7 million), Well Head TTHM Mitigation (\$0.9 million), Lazy 5 Low Head Pump Station and Mains (\$4.3 million) and STMGID Tank 4/5 Booster Pump Station/Transmission Line (\$5.4 million).

The CIP includes total spending of \$625.2 million with approximately 46.1% or \$288.2 million dedicated to upgrades or replacement of existing infrastructure, and approximately 46.4% or \$290.1 million allocated to construction of new water system capacity projects, conjunctive use construction projects, retrofit of remaining unmetered services, and potential opportunistic acquisition of water rights. Of the total projected spending over the next five years 4.0% or \$24.9 million is considered contingency spending which is dependent on certain events occurring to trigger spending. The \$625.2 million in projected spending is grouped into broad categories of improvements and spending outlays. These categories are described below with detailed project descriptions to be found in the Project Description Section.

Raw Water Supply Improvements contains 40.7% or approximately \$254.4 million of total spending in the CIP. Comprising nearly all of the spending in this category is the construction of an Advanced Purified Water (APW) Facility at American Flat which will be built as a follow up to the OneWater NV advanced purified water feasibility study, and will be a joint effort with other agencies. Through an interlocal agreement, TMWA has partnered with City of Reno who will reimburse TMWA for 70% of the construction costs. There will be immediate benefit to City of Reno resulting from increased capacity at the Reno Stead Water Reclamation Facility. TMWA will benefit from an additional water supply, furthering the region's drought resiliency. Other projects in this category include improvements to the Highland Canal/Siphon raw water conveyance infrastructure, upstream storage improvements for Donner Lakes where TMWA stores Privately-Owned Stored Water (POSW) and expenses associated with the storage and implementation of the Truckee River Operating Agreement (TROA).

Ground Water Supply Improvements contains 5.7% or approximately \$35.9 million of total spending in the CIP. These projects focus on preserving existing well capacities, drilling and equipping of new wells and at times complete replacement of existing wells.

Treatment Plant Improvements contains 4.7% or approximately \$29.1 million of total spending in the CIP. The Orr Ditch pump station/Hydro Facility project will increase redundancy and reliability by enhancing the Truckee River source of supply to the Chalk Bluff Water Treatment Plant and directly offset power costs. Other spending in this category targets fix and finish

projects with the primary focus on the Chalk Bluff and Glendale Surface Water Treatment Plants located on the Truckee River. Also in this category are efficiency improvements to Mt Rose Water Treatment Plant, installation of a new disinfection process at two wells historically treated by the Longley Lane ground water treatment plant and a complete upgrade of the Supervisory Control and Data Acquisition (SCADA) system which provides centralized automated system control and data storage for the distribution system and treatment plants.

Distribution System Pressure Improvements contains 15.9% or approximately \$99.2 million of total spending. This spending primarily includes pump and pressure regulating station rebuilds and new construction, correction of pressure or fire flow deficiencies, as well as reconstruction of pressure regulating valves.

Water Main Distribution & Service Line Improvements contains 10.2% or approximately \$63.5 million of total spending in the CIP. These improvements include replacement of aged water mains reaching end of service life, installation of new mains for new and expanded service, water main oversizing and extensions, off-river supply improvements, and conjunctive use projects to extend surface water supplies to the areas that rely heavily on year round groundwater pumping. This last set of projects furthers the conjunctive use philosophy of water resource management and includes the Boomtown water system improvements.

Potable Water Storage Improvements contains 11.6% or approximately \$72.4 million of total spending in the CIP. These projects are comprised mainly of new treated water storage tank to increase system redundancy and reliability (Sun Valley 2 Tank and Caughlin 2 Tanks) and construction to serve new and expanded service (STMGID Tank East Zone 11 Tank), some replacement of existing treated water tank capacity as well as systematic recoating of treated water tank interiors and exteriors to extend service life of these facilities.

Hydroelectric Improvements contains 4.2% or approximately \$26.2 million of total spending in the CIP. These improvement center on the three run-of-river hydroelectric facilities currently owned by TMWA. Efforts on these facilities focus primarily on plant, flume, forebay, diversion and canal improvements, and equipment upgrades.

Customer Service Outlays contains 0.8% or approximately \$5.0 million of total spending in the CIP. The majority of spending in this category is for Automated Meter Infrastructure (AMI) meter replacements, providing more accurate and real time usage information which can be leveraged for billing, conservation and cost efficiencies. Also, in this category is a spending provision for new business meters which is funded by development.

Administrative Outlays contains 4.4% or approximately \$27.2 million of total spending in the CIP. These outlays are primarily for the purchase of heavy and light vehicles, excavation equipment and fleet upgrades. Other spending in this category are for facilities expansions, as well as a replacement HR/Payroll system (HCM) and ERP/Financial system. Also in this

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category is spending for security improvements such as fencing, intrusion detection, security cameras, and lighting.

Special Programs Funded by Development include outlays for opportunistic water rights purchases. They are separated from a presentation standpoint because in the case of water right acquisitions, spending is currently driven by pricing opportunity. This comprises 2.0% or approximately \$12.5 million of total spending in the CIP.

DEFINITIONS

Capital Improvement Program Definitions

The Five-Year CIP is a planning and budgeting tool, which provides information about TMWA's infrastructure needs for a five-year time frame. Each year, the list of projects is reviewed for cost and priority. New projects may be added and other projects delayed or deleted entirely. Since most projects are mandatory or necessary, deletion of a project would be rare with the exception of contingency spending. However, capital spending plans must remain flexible, and from time to time it is necessary to take revisions to the approved fiscal year's CIP back to the TMWA Board for approval. If construction or outlays can be deferred, TMWA will defer spending in order to preserve cash reserves, regardless whether or not there are difficult economic times. These decisions are made on a case by case basis.

Definition of Capital Outlays

"Capital Outlays," which are in TMWA's capital budget, include construction projects that improve the life of current TMWA infrastructure or are new additions to TMWA infrastructure. Other outlays include computer equipment and software, vehicles, and heavy equipment which are generally found in the Administrative category of projects. Outlays for meter installations and related infrastructure and equipment are generally included in the Customer Service category.

PRIORITIZATION OF PROJECTS/OUTLAYS

TMWA may not have sufficient funding to meet all its capital needs each year or may divert funding to meet unexpected capital improvements. If such conditions arise, projects are prioritized based on the effect each project has on TMWA's ability to meet customer demand and maintain water system reliability. TMWA's Funding Plan is used to analyze total spending, identify various funding alternatives, and determine whether or not water rate adjustments will be required.

The priority categories represent a relative degree of need for any particular project and are described below.

- * **PRIORITY 1 MANDATORY:** These are considered absolutely required, and are the highest priority of all capital projects. Mandatory projects include those in final design or already under construction, or those required by legislation or regulation for protection of public health and safety. These projects are generally found in the first fiscal year of the CIP. Based on current water demands and infrastructure conditions, if the project is not completed, there is risk of eventually being unable to reliably provide water service to its existing customers and/or new and expanded service, or incur extended outages.
- * **PRIORITY 2 NECESSARY:** A project that is important for providing water service to customers, yet timing of construction or spending outlay is not as critical as a mandatory project. These projects are required and are generally found in the last four years of the CIP. External factors such as the pace of new development or the condition of existing infrastructure may delay or accelerate the timing of project construction.
- * **PRIORITY 3 CONTINGENCY:** These projects or capital outlays are not immediately critical to the operation of the water system. Expenditures in this category generally require a business case study or specific criteria to be met before spending can occur. If such criteria are not met, then spending may or may not be justified. Also, some projects can be deferred if spending is required in an area of higher priority. Even though these projects and outlays are in the CIP, the likelihood that spending will occur may be remote and is based upon future conditions that are difficult to predict.

FUNDING OF CAPITAL SPENDING

Funding Sources

The CIP will rely on various funding sources to pay for capital projects/capital outlays. TMWA relies heavily on revenues generated from water sales, hydroelectric, and other operating sales to fund the majority of projects. Developer contributions have historically been an important funding source for certain construction projects for new and expanded water system capacity. Investment income is also available to augment other revenue sources but is minor in relation to other funding sources. Funding from developer contributions can vary year to year and is dependent on the local economy and pace of new construction in TMWA's service territory. For this reason, TMWA does not rely on these fees to fund operations or fund annual principal and interest payments on TMWA's outstanding debt. TMWA may rely on the issuance of debt to fund large levels of capital spending in a particular period. Generally, TMWA does not issue new debt to fund capital projects. However, if there is an opportunity to issue debt at discounted rates, or with accompanying principal forgiveness, TMWA would consider this option.

Developer Contributions

TMWA looks to the development community for developer contributions in the form of system development charges or direct reimbursements to fund capital expenditures related to new or expanded water service, including pump station construction or expansions and feeder main extension projects. In June 2003, the TMWA Board adopted facility charges to pay for new treatment/supply capacity projects and new storage capacity projects. TMWA began collecting these facility charges in January 2004. Under TMWA's Rule 5 these proceeds are used to support new capacity construction. Rule 7 governs the purchase of water rights and reimbursement by developers for issuance of will-serve commitments for water service. However, because of the timing of certain growth driven capital projects, additional financial resources may be called upon as needed. The most recent update to the water system facility charges, which updated area fees, supply and treatment fees, as well as storage unit costs were approved by the TMWA Board in May, 2024 with an effective date of July, 2024. These fees are subject to periodic review for funding adequacy.

Financing Background

Revenue bond issuance has been an integral part of funding construction spending. TMWA has historically taken advantage of lower rate, subordinated debt financing obtained through the Drinking Water State Revolving Loan Fund (DWSRF) and a tax-exempt commercial paper program (TECP) due to lower cost of capital and repayment subordination features of these funding vehicles. Federal and State Grants and loan forgiveness programs have also been identified in the past to fund projects. In the event customer water sales and developer funding is not sufficient to cover immediate infrastructure needs, TMWA maintains the ability to access the

credit market and issue debt. TMWA has been able to reduce debt by over \$100.1 million, and 23% during the last 5 years.

Rule 5 and Rule 7 Fees

These fees are collected from the development community. Rule 5 fees are paid by developers to TMWA for the construction of new water feeder mains, new treatment/supply capacity, new storage capacity, and for new or rebuilt pump stations to meet demand resulting from new and expanded service. Rule 7 Fees are derived from will-serve sales to development. TMWA historically purchased water rights on the open market and reserves these rights for will-serve letters to be sold to development. TMWA also recovers the applicable administrative and financing costs with the sale of each will-serve. The title to water rights are retained by and dedicated to TMWA. TMWA has sufficient inventory of water rights to meet the demands for new and expanded service for the foreseeable future.

Water Resource Sustainability Fund Fees

Resolution 272, passed by the Board of Directors on January 16, 2019, broadened the purpose of the Water Meter Retrofit Fee to support projects such as expanded conjunctive use, aquifer storage and recovery, demonstration and validation of advanced purified water treatment processes, future water resource identification and acquisition, and other projects that enhance water resource sustainability and drought resiliency. The fee is \$1,600 for each acre-foot of demand when will-serve commitments based on surface water right dedications are issued for new or expanded service.

Capital Contributions from Other Governments

TMWA and the City of Reno entered into an Interlocal Agreement (ILA) effective December 7, 2021, which outlined cost sharing responsibilities for construction of the Advanced Purified Water Facility at American Flat. As discussed in more detail on page 23, the City of Reno will be funding 70% of the construction costs through contributions to TMWA, who will be the ultimate owner of the asset.

TMWA is a water wholesaler to the Sun Valley General Improvement District (SVGID). From time to time, new infrastructure must be constructed to service this retail water-service provider. There are no expectations of any need for reimbursement from this source in the CIP although historically SVGID has made contributions to TMWA.

Reserves from the Water Utility Consolidation

TMWA, the WCWU and STMGID consolidated on January 1, 2015. As a result of the consolidation, the respective treasuries of the WCWU and STMGID were transferred to TMWA.

The WCWU treasury that was transferred to TMWA amounted to approximately \$43.4 million while the STMGID treasury transferred to TMWA was approximately \$15.7 million of which zero remains. These cash and investment reserves will continue to be used to make necessary improvements in the former water utility service areas including conjunctive use enhancements.

Other Resources

One method of generating additional funds for capital improvements is to increase existing fees/charges or to add new fees/charges. However, future increases are expected to be nominal if TMWA is able to meet revenue requirements and maintain bond coverage ratios that will suffice to maintain strong investment-grade credit ratings. TMWA has obtained many benefits of Aa2 from Moodys, AA+ from S&P, and AAA from Fitch. The Board approved a five-year customer water rate plan in February 2024 which included a 4.5%, 4.0% and a 3.5% over the following three years, followed by annual increases, maximum of 4.5% and minimum of 1.0% tied to the Consumer Price Index for all Urban Consumers (CPI-U) for the Western Region. The rate adjustments will be reviewed and evaluated by the Board each year with the ability for the Board to defer or modify the increase prior to implementation date. Water rate increases are essential for TMWA to maintain sound credit ratings and to preserve access to opportunities in the capital markets.

FISCAL YEAR 2026 CAPITAL SPENDING-THE CAPITAL BUDGET

TMWA expects to spend \$121.6 million in fiscal year 2026, the first year of the FY 2026-2030 CIP. Of this total, \$65.5 million will be funded by customer rates for water system rehabilitation, pressure system improvements, water main distribution service line improvements, and administrative and customer service outlays. Another \$50.2 million will be funded by developer fees for water system expansion, limited opportunistic acquisition of water rights. Hydroelectric operations will fund \$5.1 million in improvements. The sustainability fund will pay for \$0.8 million in projects.

SUMMARY OF PROJECTS FOR THE FISCAL YEAR 2026 BUDGET

TMWA has established the following projects for the capital budget in fiscal year 2026 (Amounts presented in thousands of dollars):

Summary of Projects for FY 2026	Amount
Raw Water Supply Improvements	
Highland Canal Risk and Capacity Analysis	800
Highland Siphon Replacement	800
Highland Diversion Land Purchase	500
Donner Lake Dam Generator	100
Highland/Washoe Intake Access Bridge	1,500
Advanced Purified Water Facility at American Flat	30,000
Washoe Lake System Improvements	100
Independence Lake Communication Improvements	100
Total Raw Water Supply	33,900
Ground Water Supply Improvements	
Well Rehabilitation Improvements	200
Lemmon Valley Well 6 and 7 Abandonment	200
Lemmon Valley Well 8 Replacement and Equipping	800
Well Fix and Finish	350
Brush Well Replacement	200
Spring Creek 8 Well Equipping	500
Well Head TTHM Mitigation	300
Spring Creek Well 10 - Donovan	500
Fish Springs Ranch Geophysics/Drilling Project	200
STMGID Well 1 and 5 Re-Drill	1,400
Boomtown Water System Improvements	1,000
South Truckee Meadows Recharge Valve	250
Well Site Fencing	300

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Summary of Projects for FY 2026 (continued)	Amount
DWR Well House HVAC Upgrades	300
Mt. Rose 6 Well HVAC Upgrade	200
Mt. Rose 5 Well Generator	200
Old Washoe Well 4 Rebuild	250
Sunrise Estates Well 4 Drilling and Equipping	1,200
Boomtown 12 Well Improvements	800
Stampmill Wells PFAS Treatment	1,250
Total Ground Water Supply	10,400
Treatment Plant Improvements	
Chalk Bluff Treatment Plant Improvements	350
Chalk Bluff Clearwell 2 Rehabilitation	500
Chalk Bluff HVAC Improvements	1,000
Chalk Bluff 25K Power Reliability and Safety Improvements	1,000
Glendale Treatment Plant Improvements	325
Glendale HVAC Improvements	1,500
Orr Ditch Pump Station Rehabilitation and Hydro Facility	1,500
Truckee Canyon Water Treatment Improvements	10
Lightning W Treatment Improvements	10
SCADA Rehabilitation / Plant Operating Software	1,000
Spanish Springs Nitrate Treatment Facility	200
Chalk Bluff Effluent Reservoir Outlet Repairs	1,700
Chalk Bluff Screening Facility Rehabilitation and Upgrades	1,000
Chalk Bluff Clearwells Roofing Rehabilitation	1,000
Chalk Bluff Site Water Recovery Project	750
Total Treatment Plant	11,845
Pressure Improvements	
Pressure Regulators Rehabilitation	2,200
Land Acquisitions	400
Pump Station Oversizing	250
Pump Station Rebuilds, Rehabilitations	1,400
PSOM Standby Generator Additions	1,600
Wildwood 2 Pressure Regulating Station SCADA Control	100
Thomas Creek 4 Pressure Regulating Station	300
Lazy 5 Low Head Pump Station and Mains	4,000
Lakeside Master Booster Pump Station and Plumas Consolidation Project	500
Broken Hills Booster Pump Station (South Hills Booster Pump Station Replacement)	500

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

Summary of Projects for FY 2026 (continued)	Amount
Sierra Highlands Pressure Regulating Station	250
Verdi 1 Booster Pump Station	700
Santerra Quilici 2 Booster Pump Station	200
Desert Ridge Booster Pump Station (Ascente)	1,500
Talus Valley Booster Pump Station	3,700
Tappan 2 Pressure Regulating Station	300
Caughlin Train A Improvements	300
Idlewild Irrigation Pump Station Improvements and Repair	300
Desert Springs 2 Booster Pump Station	750
Generator Manual Transfer Switch Improvements	150
Prater MOV Relocation/Rehab Project	400
Northwest High School Booster Pump Station HVAC and Starters	200
Total Pressure Improvements	20,000
Water Main-Distribution-Service Line Improvements	
Street and Highway Main Replacements	1,500
Goldeneye Parkway Main and Check Valve Tie	150
Kate Smith Water Main Replacement Phase 2	1,000
Rivermount Main Replacements Phase 1 and 2	1,170
S. Virginia St. Main Replacement (Moana to Peppermill)	2,000
Northeast Sparks Tank Feeder Main Relocation	975
Mt. Rose Tank 1 Fire Flow Improvements	400
Northeast Sparks Feeder Main Phase 8	50
Montreux High Pressure ACP Replacement	100
2nd Galena Creek Main Crossing	40
Highland NVS Bypass	100
West 4th Street Main Replacement (Stoker to Keystone)	1,600
West 4th Street Main Replacement (Keystone to Vine)	420
Pyramid Way Main Replacement	2,500
Prater Way Main Replacement	200
Lemmon Drive 24" Offset/Relocation	200
Keystone Main Replacement	150
6th St Main Replacement	150
Total Water Main-Distribution-Service Line	12,705
Potable Water Storage Improvements	
Sun Valley 2 Tank, Booster Pump Station and Mains	600
Storage Tank Rehabilitation and Improvements	3,500
Storage Tank Site Improvements	700
US 40 Tank and Feeder Main	3,550
Hidden Valley Tank 4 Fire Flow Improvements	1,500

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

Summary of Projects for FY 2026 (continued)	Amount
Terminal Tank CO2 Delivery Road Improvements	400
Pyramid Tank Cathodic Protection Investigation	15
Mt. Rose 4 Fire Restoration	400
Total Potable Water Storage	10,665
Hydroelectric Improvements	
Flume Rehabilitation changes to Fleish Intake Improvements	800
Fleish Flume Improvements (Boxes 1-65 and 143-175)	1,000
Fleish Plant Improvements changes to Fleish Forebay and Flume (Boxes 343-434) Improvements	1,500
Fleish Powerhouse Improvements	500
Fleish Generator Rewind	650
Verdi Conveyance Improvements	50
Washoe Plant Improvements to Washoe Hydroturbine Facility Reconstruction	600
Total Hydroelectric	5,100
Customer Service Outlays	
New Business Meters	100
Mueller Pit Replacements former Washoe County	125
Galvanized / Poly Service Line Replacements	250
Automated Meter Infrastructure (AMI)	2,650
Total Customer Service Outlays	3,125
Administrative Outlays	
GIS / GPS System Mapping Equipment	20
IT Server Hardware and Equipment	20
IT Network Security Upgrades	10
IT Physical Access Security Upgrades	10
IT Firewall Infrastructure Enhancements	110
Printer / Scanner Replacement	10
Crew Trucks / Vehicles	2,000
Replacement HCM System	700
Replacement ERP System	500
Corporate Office Parking Rehabilitation	230
Radio Redundancy Purchase	250
Mobile Pro Security Camera Trailers	65
Security Surveillance Storage Resiliency Purchase	150
Mobile Generator Purchase	1,550
Capital Fleet Mechanics Shop	100
Financial Building Retrofit	1,500
Lab Equipment	265
Glendale Office Expansion	3,500

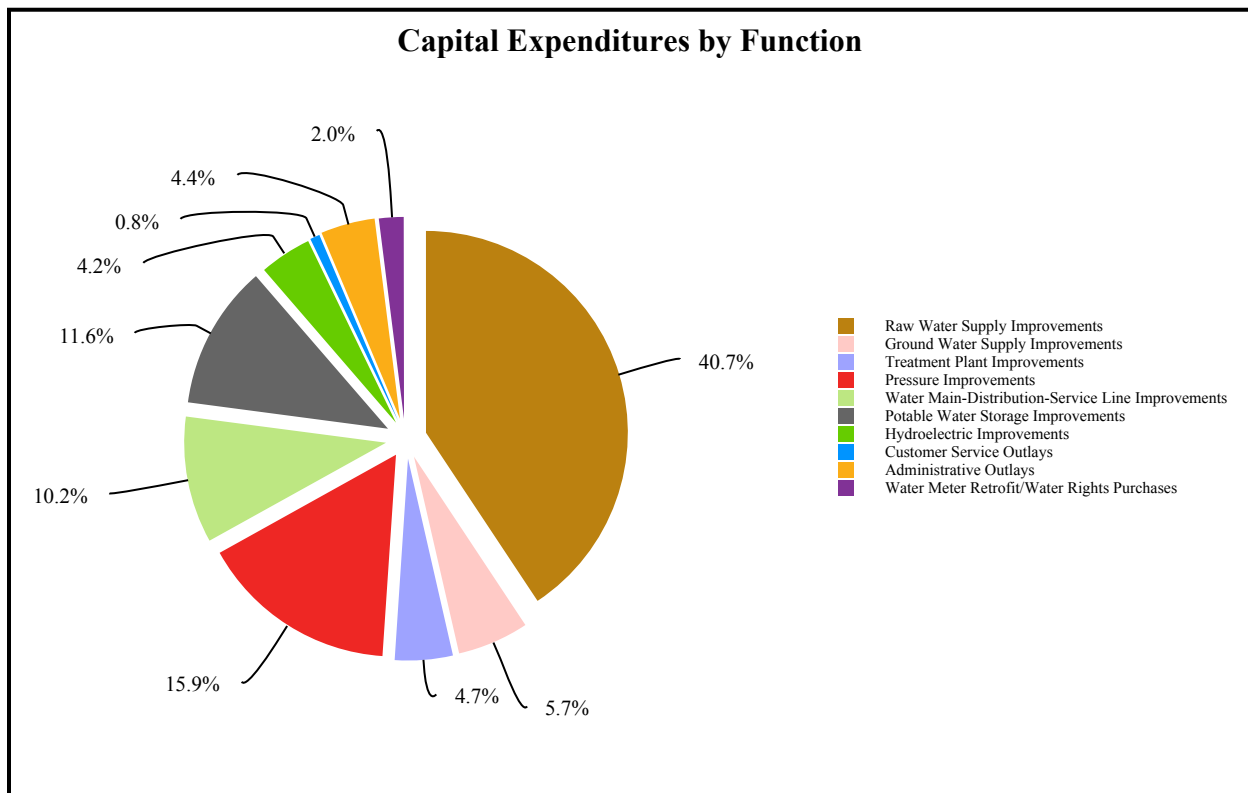
Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

Summary of Projects for FY 2026 (continued)	Amount
Physical Site Security Fencing Improvements	350
Total Administrative Outlays	11,340
Special Projects Funded by Development	
Water Right Purchases	2,500
Total Special Projects	2,500
Total Capital Spend for FY 2026	121,580

Detailed project descriptions are provided for all projects in the CIP. These descriptions cover the fiscal year 2026 capital budget and the years 2027-2030.

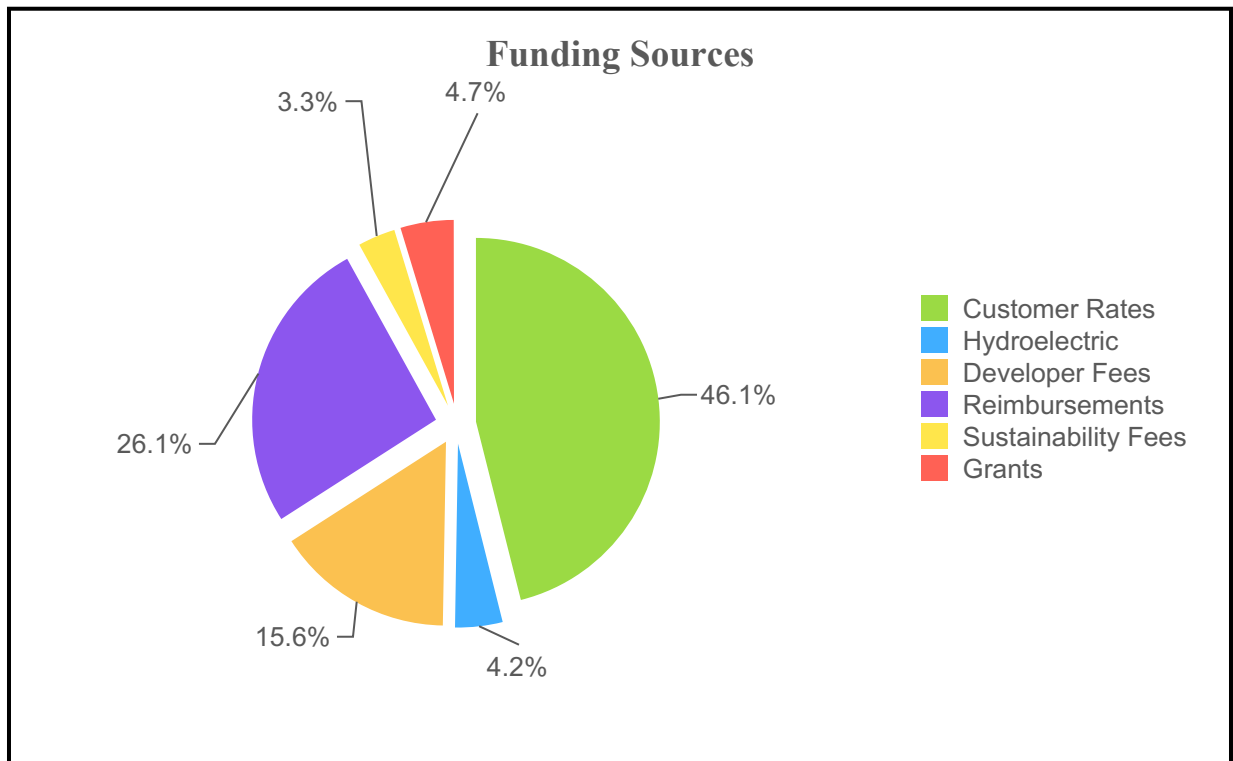
CAPITAL EXPENDITURES BY FUNCTION (Amounts in thousands of dollars)

Summary of Capital Expenditures by Function	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
Raw Water Supply Improvements	33,900	112,425	84,225	20,725	3,100	254,375
Ground Water Supply Improvements	10,400	8,300	7,950	3,350	5,850	35,850
Treatment Plant Improvements	11,845	3,700	4,965	3,355	5,225	29,090
Distribution System Pressure Improvements	20,000	20,050	20,350	22,150	16,600	99,150
Water Main Distribution Service Line Improvements	12,705	18,120	14,850	9,800	8,025	63,500
Potable Water Storage Improvements	10,665	14,900	19,625	18,575	8,600	72,365
Hydroelectric Improvements	5,100	9,050	5,000	5,000	2,000	26,150
Customer Service Outlays	3,125	475	475	475	475	5,025
Administrative Outlays	11,340	6,535	4,620	2,120	2,600	27,215
Water Meter Retrofit / Water Rights Purchases	2,500	2,500	2,500	2,500	2,500	12,500
Total Projected Capital Spending	121,580	196,055	164,560	88,050	54,975	625,220



PRELIMINARY FUNDING PLAN
FUNDING SOURCES
 (Amounts in thousands of dollars)

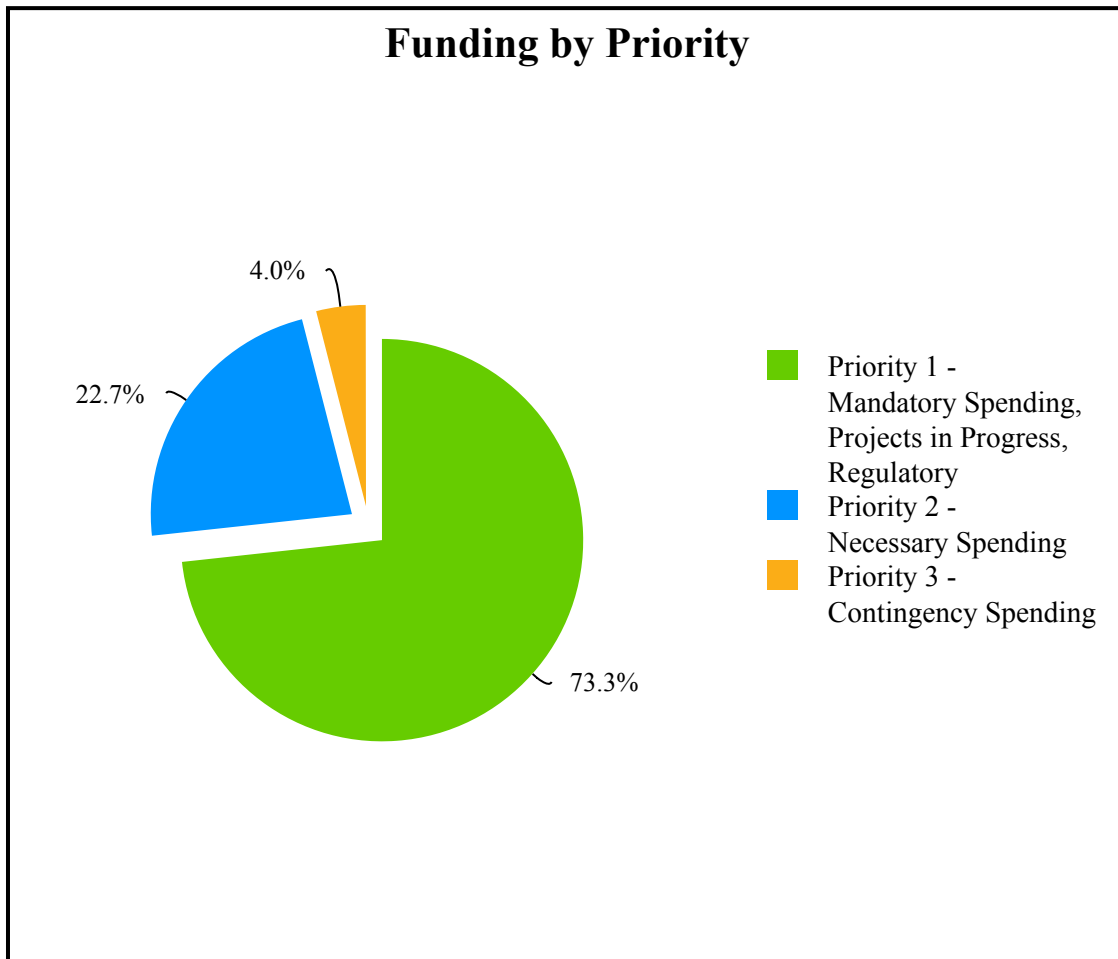
Summary of Funding Sources	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
Customer Rates	65,543	57,982	71,694	52,120	40,850	288,189
Hydroelectric	5,100	9,050	5,000	5,000	2,000	26,150
Developer Fees	12,188	31,463	23,036	18,990	12,125	97,802
Reimbursements	11,095	85,350	56,000	10,500	—	162,945
Sustainability Fees	782	10,710	7,830	1,440	—	20,762
Grants	26,872	1,500	1,000	—	—	29,372
Total Projected Capital Spending	121,580	196,055	164,560	88,050	54,975	625,220



FUNDING BY PRIORITY (Amounts in thousands of dollars)

Summary of Funding by Priority	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
Priority 1 - Mandatory Spending, Projects in Progress, Regulatory	103,320	159,420	125,255	43,425	26,775	458,195
Priority 2 - Necessary Spending	15,365	30,265	32,975	38,150	25,325	142,080
Priority 3 - Contingency Spending	2,895	6,370	6,330	6,475	2,875	24,945
Total Projected Capital Spending	121,580	196,055	164,560	88,050	54,975	625,220

For additional information about how TMWA classifies its projects, see Prioritization of Projects/Outlays on Page 6.



PROJECT FUNCTIONS AND DESCRIPTIONS

RAW WATER SUPPLY IMPROVEMENTS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Highland Canal- Upgrades-Downstream	—	225	225	225	—	675
1	Customer Rates	Highland Canal Risk and Capacity Analysis	800	500	1,500	1,500	2,500	6,800
1	Customer Rates	Highland Siphon Replacement	800	200	1,000	4,000	—	6,000
1	Customer Rates	Highland Diversion Land Purchase	500	—	—	—	—	500
2	Customer Rates	Donner Lake Dam Generator	100	—	—	—	—	100
1	Customer Rates	Highland/Washoe Intake Access Bridge	1,500	1,500	1,500	—	—	4,500
2	Customer Rates	Highland Canal Upgrades- Chalk Bluff Gate to McCarran	—	—	—	—	600	600
1	Developer Fees / Sustainability Fees / Grants/ Reimbursements	Advanced Purified Water Facility at American Flat	30,000	110,000	80,000	15,000	—	235,000
2	Customer Rates	Washoe Lake System Improvements	100	—	—	—	—	100
1	Customer Rates	Independence Lake Communication Improvements	100	—	—	—	—	100
Subtotal Raw Water Supply			33,900	112,425	84,225	20,725	3,100	254,375

Project Locations: Map of all *Raw Water Supply Improvements* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Raw Water Supply Improvements Highland Canal-Upgrades-Downstream

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Highland Canal-Upgrades-Downstream	—	225	225	225	—	675

PROJECT DESCRIPTION: The improvements reflected in this capital project item are for the Highland Canal downstream of the Chalk Bluff Treatment Plant (east of South McCarran Blvd) to the terminus at Rancho San Rafeal Park. Approximately 2,000 feet of “Smart Ditch” (a molded plastic trapezoidal channel section) has been installed downstream of Chalk Bluff in recent years. This product reduces leakage and maintenance, and it is planned to continue installation in the future. Our efforts are rehabilitative in nature and may address access and security.

SCHEDULE: Projects are identified and prioritized on an annual basis.



Raw Water Supply Improvements Highland Canal Risk and Capacity Analysis

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Highland Canal Risk and Capacity Analysis	800	500	1,500	1,500	2,500	6,800

PROJECT DESCRIPTION: This project aims to evaluate the condition, safety/security risks, and capacity of the existing Highland Canal system from the intake structure feeding the river siphon near Verdi down to Pucc's Diversion Gate at the east end of Chalk Bluff WTP. Based on results of the evaluation, recommendations for improvement will be made focused on improving security, safety, operating ability, maintainability, and capacity. The final deliverable of this analysis will provide a framework for future Capital Improvement Projects along the canal system.

SCHEDULE: Improvements are scheduled to be identified and prioritized in FY 2026 and the work starting in FY2027. This work is anticipated to continue past FY 2030.



Raw Water Supply Improvements

Highland Siphon Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Highland Siphon Replacement	800	200	1,000	4,000	—	6,000

PROJECT DESCRIPTION: Identified early in the Highland Risk and Capacity Analysis as the most critical component of the Highland Canal in need of replacement, this project was implemented quickly to replace the aging and vulnerable siphon under the Truckee River near Verdi. The siphon constructed around 1955 had previously been evaluated and reported that repair and/or replacement would be necessary in the 2020's to ensure consistent and optimal operation.

SCHEDULE: Improvements are scheduled to begin in FY 2026.



Raw Water Supply Improvements Highland Diversion Land Purchase

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Highland Diversion Land Purchase	500	—	—	—	—	500

PROJECT DESCRIPTION: This is a purchase of 2.25 Acres from the Union Pacific Railroad (UPRR) that the existing Highland and Washoe Hydro intake currently resides within. Securing ownership of this parcel will streamline all future maintenance and improvements.

SCHEDULE: This purchased is scheduled to be complete in FY26.



Raw Water Supply Improvements Donner Lake Dam Generator

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Donner Lake Dam Generator	100	—	—	—	—	100

PROJECT DESCRIPTION: Frequent power interruptions at the Donner Lake Dam have highlighted the need for a reliable backup power source to ensure continued operation of the actuated gates. This project involves evaluating options for a backup power system to maintain gate functionality during outages. Given the difficulty of accessing the site during winter storms and emergency events, a backup system is critical to ensure timely control of water releases in response to heavy precipitation and runoff.

SCHEDULE: The generator is scheduled to be installed in FY 2026.



Raw Water Supply Improvements Highland/Washoe Intake Access Bridge

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Highland/Washoe Intake Access Bridge	1,500	1,500	1,500	—	—	4,500

PROJECT DESCRIPTION: TMWA currently relies on the Highland Truss Bridge to access the Highland/Washoe Canal intake structure off the Truckee River. This intake structure is the primary feed to the Chalk Bluff Water Treatment Plant and also supplies the Washoe Hydroelectric Facility. The bridge is beyond its useful life and requires replacement. The current bridge has limited capacity and was not intended to serve as the primary access point for equipment. Around 2008, the secondary access for equipment was lost and is no longer recoverable due to permitting issues with the UPRR. A replacement bridge with greater capacity is necessary to complete critical construction projects at the intake structure.

SCHEDULE: This project is underway and is scheduled to be complete in FY 2028



Raw Water Supply Improvements

Highland Canal Upgrades- Chalk Bluff Gate to McCarran

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Highland Canal Upgrades- Chalk Bluff Gate to McCarran	—	—	—	—	600	600

PROJECT DESCRIPTION: This project will line approximately 1,600 linear feet of the earthen ditch from Pucc’s Diversion Gate at the Chalk Bluff Water Treatment Facility to McCarran Blvd.

SCHEDULE: This project is scheduled in FY2030.



Raw Water Supply Improvements

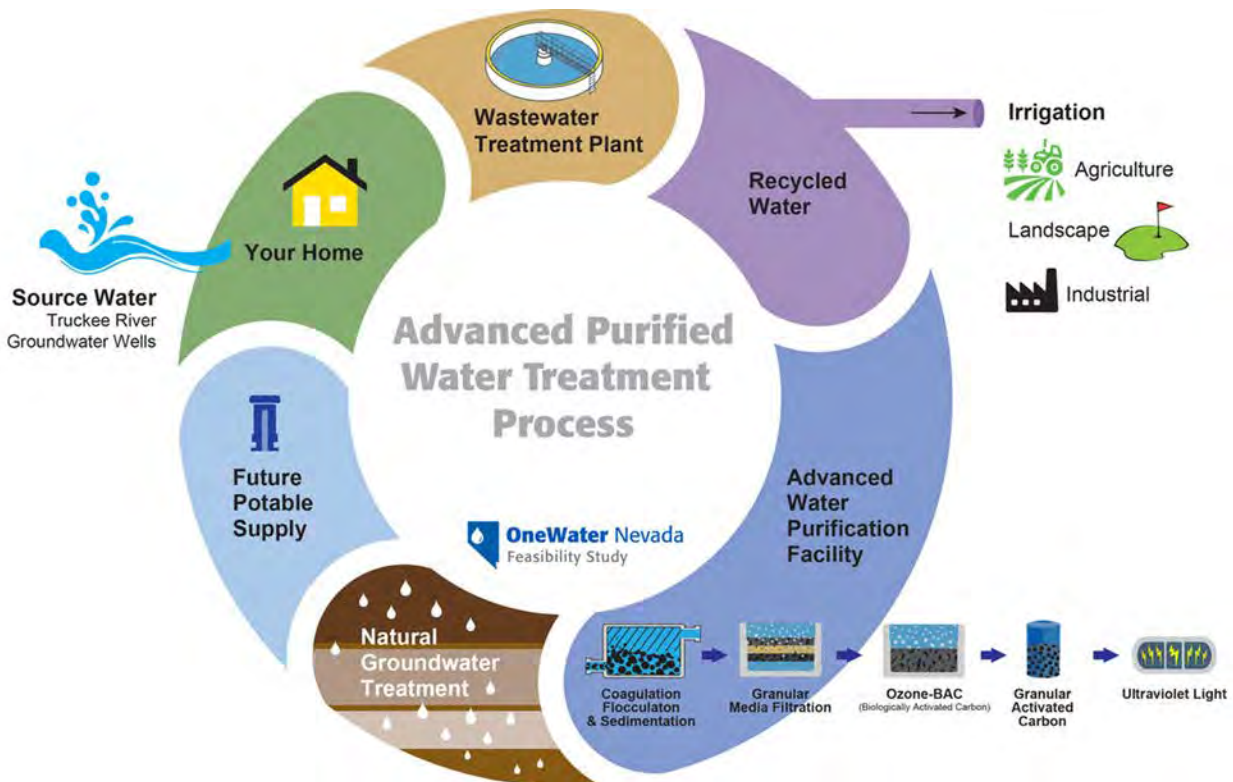
Advanced Purified Water Facility at American Flat

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees / Sustainability Fees / Grants/ Reimbursements	Advanced Purified Water Facility at American Flat	30,000	110,000	80,000	15,000	—	235,000

PROJECT DESCRIPTION: The Advanced Purified Water Facility at American Flat will be Nevada’s first Advanced Purified Water project achieving category A+ reclaimed water quality. Category A+ reclaimed water is suitable for all Nevada water recycling practices, including augmenting groundwater aquifers. The Project’s core element is a 2 million gallons per day (MGD) advanced purified water facility (APWF) producing 2,000 acre-feet (AF) of water annually for groundwater augmentation to provide a sustainable regional drought-proof supply and crucially enhance the region’s water supply resiliency to help address future climate change impacts. TMWA is partnering with City of Reno who will be reimbursing TMWA for 70% of the total construction costs of the project.

SCHEDULE: Construction will continue through FY 2029.



Raw Water Supply Improvements Washoe Lake System Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Washoe Lake System Improvements	100	—	—	—	—	100

PROJECT DESCRIPTION: This project includes necessary improvements to the Washoe Lake Dam and associated infrastructure to enhance the ability to monitor, capture, store, and convey raw water. These upgrades are essential to support regional water supply objectives, increase system reliability, and improve operational efficiency in response to fluctuating hydrologic conditions.

SCHEDULE: Projects are identified and prioritized on an annual basis.



Raw Water Supply Improvements

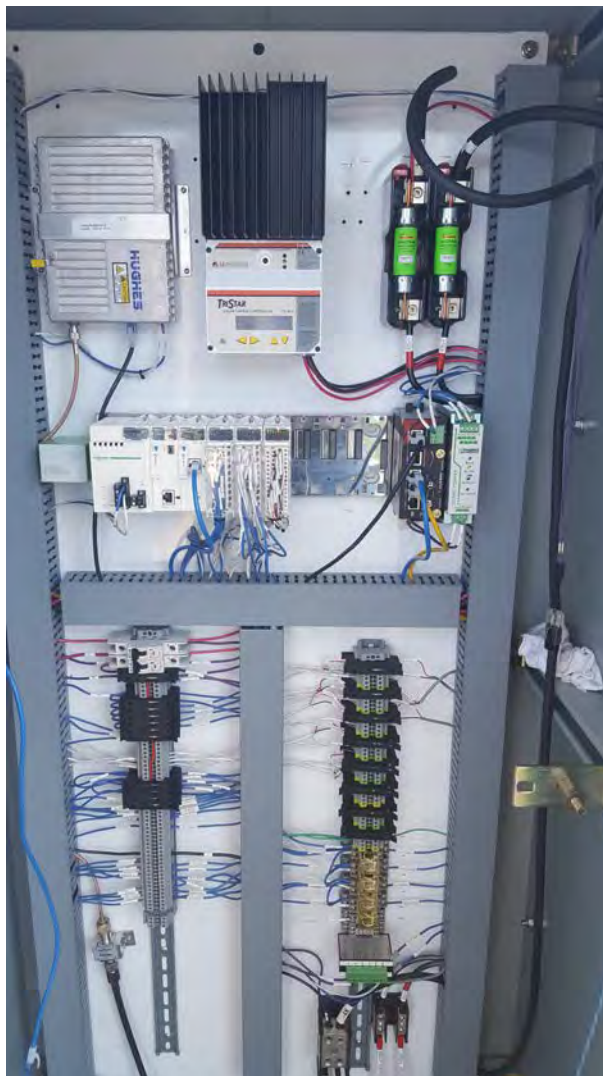
Independence Lake Communication Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Independence Lake Communication Improvements	100	—	—	—	—	100

PROJECT DESCRIPTION: This project will upgrade the communications connection to TMWA SCADA system to improve operational reliability and security of the system.

SCHEDULE: Improvements are scheduled for FY 2026.



GROUND WATER SUPPLY IMPROVEMENTS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Well Rehabilitation Improvements	200	200	200	200	200	1,000
2	Customer Rates	Air Guard Well Replacement Equipping	—	—	—	—	2,000	2,000
2	Customer Rates	Lemmon Valley Well 6 and 7 Abandonment	200	—	—	—	—	200
2	Customer Rates	Lemmon Valley Well 8 Replacement and Equipping	800	—	—	2,500	—	3,300
1	Customer Rates	Well Fix and Finish	350	350	350	350	350	1,750
1	Customer Rates	Brush Well Replacement	200	—	—	—	—	200
1	Customer Rates	Spring Creek 8 Well Equipping	500	2,000	1,500	—	—	4,000
1	Customer Rates / Sustainability Fees	Well Head TTHM Mitigation	300	300	300	—	—	900
1	Developer Fees	Spring Creek Well 10 - Donovan	500	1,500	500	—	—	2,500
2	Customer Rates/ Reimbursements	Fish Springs Ranch Geophysics/Drilling Project	200	—	—	—	—	200
1	Customer Rates	STMGID Well 1 and 5 Re-Drill	1,400	—	—	—	—	1,400
3	Customer Rates	Boomtown 13 Well	—	—	2,000	—	—	2,000
2	Developer Fees	Boomtown Water System Improvements	1,000	—	—	—	—	1,000
1	Customer Rates	Lightning W 2 Re-Drill and Equipping	—	—	800	—	3,000	3,800
2	Customer Rates	South Truckee Meadows Recharge Valve	250	—	—	—	—	250
3	Customer Rates	STMGID 6 Well Re-Drill	—	1,500	—	—	—	1,500
2	Customer Rates	Stampmill 3 Well	—	—	1,000	—	—	1,000
2	Customer Rates	Well Site Fencing	300	—	—	—	—	300
2	Customer Rates	DWR Well House HVAC Upgrades	300	300	300	300	300	1,500
1	Customer Rates	Mt. Rose 6 Well HVAC Upgrade	200	—	—	—	—	200
1	Customer Rates	Mt. Rose 5 Well Generator	200	—	—	—	—	200
1	Customer Rates	Old Washoe Well 4 Rebuild	250	500	—	—	—	750

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Sunrise Estates Well 4 Drilling and Equipping	1,200	150	—	—	—	1,350
1	Customer Rates	Boomtown 12 Well Improvements	800	—	—	—	—	800
1	Grants	Stampmill Wells PFAS Treatment	1,250	1,500	1,000	—	—	3,750
Subtotal Ground Water Supply			10,400	8,300	7,950	3,350	5,850	35,850

Project Locations: Map of all *Ground Water Supply Improvements* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Ground Water Supply Improvements Well Rehabilitation Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Well Rehabilitation Improvements	200	200	200	200	200	1,000

PROJECT DESCRIPTION: Funds are budgeted to rehabilitate TMWA production wells as required. Typically for subgrade rehabilitation efforts, five to six wells are inspected, tested and evaluated every year to determine if rehabilitation is required. Typical subgrade rehab activities include but are not limited to pump and pump column pipe replacements; rehabilitation of well casing and screen; and other enhancements to maintain well function and capacities. Spending in fiscal years 2026-2030 will include improvements at several wells to provide general above grade well equipment and building and/or electrical upgrades. Some of the spending will go towards converting an oil lubed shaft vertical turbine to water lubed and eliminate any standing oil in the well. TMWA has over 90 production wells operating throughout the water system. TMWA relies on these wells to provide drought and emergency supply and as a supplemental source to meet peak demands on the water system.

SCHEDULE: Wells targeted for rehabilitation improvements in FY 2026 include Lakeside Well STMGID 11 Well, View Street Well and 21st Street Well.



Ground Water Supply Improvements Air Guard Well Replacement Equipping

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Air Guard Well Replacement Equipping	—	—	—	—	2,000	2,000

PROJECT DESCRIPTION: Replacement of the Air Guard Well in Stead was necessary to reduce sanding and provide additional capacity to the Stead system. The new/replacement well was drilled and constructed in FY 2016. Test pumping indicates the new well will have a capacity of about 2,500 gallons per minute which is twice the capacity of the old well. The budget for FY 2030 is for constructing the pumping facilities including the well building, pump and motor, valves and piping, electrical and controls, etc.

SCHEDULE: The pumping facilities are scheduled for construction in FY 2030.



Ground Water Supply Improvements Lemmon Valley Well 6 and 7 Abandonment

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Lemmon Valley Well 6 and 7 Abandonment	200	—	—	—	—	200

PROJECT DESCRIPTION: Lemmon Valley Wells 6 and 7 are located in the newly established floodplain and have historically experienced flooding. Due to water quality issues and flooding concerns, TMWA has decided to abandon these wells and seek alternative locations.

SCHEDULE: The abandonment activities are scheduled for FY 2026.



Ground Water Supply Improvements

Lemmon Valley Well 8 Replacement and Equipping

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Lemmon Valley Well 8 Replacement and Equipping	800	—	—	2,500	—	3,300

PROJECT DESCRIPTION: The existing Lemmon Valley 8 Well has been in service since 1974, making it one of the older wells in the East Lemmon Valley system. The existing well casing and screens show signs of significant corrosion. With the potential for a well casing failure, TMWA intends to drill and equip a replacement well on the existing well property. In addition, the replacement well is expected to have similar construction while producing at least 20 percent more capacity than the original Lemmon Valley 8 Well. The additional capacity will provide supply to support base load supplied from the Fish Springs groundwater system.

SCHEDULE: Well drilling will occur in FY 2026 and well equipping in FY 2029.



Ground Water Supply Improvements Well Fix & Finish

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Well Fix and Finish	350	350	350	350	350	1,750

PROJECT DESCRIPTION: Equipment improvements are expected to bring existing wells up to modern standards, including antiquated equipment replacements and improvements for water quality purposes. This project includes improvements to sodium hypochlorite rooms, pump to waste lines and drainage improvements. It also includes well retrofit for recharge where needed.

SCHEDULE: Projects are identified and prioritized on an annual basis.



Ground Water Supply Improvements

Brush Well Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Brush Well Replacement	200	—	—	—	—	200

PROJECT DESCRIPTION: The Brush Well was replaced in FY 2019. Well equipping is currently underway, but due to long lead times for certain electrical gear, completion and startup of the well are now expected in the Fall of 2025.

SCHEDULE: Equipping is scheduled to be completed in FY 2026.



Ground Water Supply Improvements

Spring Creek 8 Well Equipping

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Spring Creek 8 Well Equipping	500	2,000	1,500	—	—	4,000

PROJECT DESCRIPTION: The Spring Creek 8 production well was replaced in FY 2019. The next phase for this site involves equipping the well with a vertical turbine pump and a pump house that includes CO₂ pH treatment, a backup generator, and recharge capability.

SCHEDULE: Well equipping is scheduled to begin in FY 2026.



Ground Water Supply Improvements Well Head TTHM Mitigation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates / Sustainability Fees	Well Head TTHM Mitigation	300	300	300	—	—	900

PROJECT DESCRIPTION: Planning, permitting and implementation of tank mixers and ventilation equipment technologies to reduce disinfection byproduct (DBP) formation in recharged water and receiving groundwater.

SCHEDULE: Other technologies will be implemented at key recharge well sites in subsequent years based on priority.



Ground Water Supply Improvements Spring Creek Well 10 - Donovan

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees	Spring Creek Well 10 - Donovan	500	1,500	500	—	—	2,500

PROJECT DESCRIPTION: The project involves construction and equipping of a new production well located just south of Indian Sage Court in Spanish Springs Valley. TMWA owns a 6,000 square feet parcel at this location where a test well was previously constructed but will need access and pipeline/utility easements. It is anticipated that the new well will produce up to 500 gallons per minute of new supply for the area.

SCHEDULE: This project is scheduled to begin in FY 2026.



Ground Water Supply Improvements Fish Springs Ranch Geophysics/Drilling Project

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates/Reimbursements	Fish Springs Ranch Geophysics/Drilling Project	200	—	—	—	—	200

PROJECT DESCRIPTION: An airborne geophysical survey and subsequent drilling program will be conducted to confirm and/or refine hydraulic characteristics in Honey Lake Valley. The results from the airborne survey will be utilized to identify locations for new monitoring wells, which will validate the aquifer materials identified by the survey. This information will then be used to validate and refine aquifer parameters in the groundwater model that TMWA uses to manage resources in Honey Lake Valley.

SCHEDULE: This work will be conducted in FY 2026.



Ground Water Supply Improvements STMGID Well 1 and 5 Re-Drill

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	STMGID Well 1 and 5 Re-Drill	1,400	—	—	—	—	1,400

PROJECT DESCRIPTION: This project involves the complete replacement of STMGID Well 1 and STMGID Well 5. Recent rehabilitation work on these production wells indicated the screens have deteriorated and can allow sediment and gravel pack to pass through. These wells are critical groundwater supply assets, with STMGID Well 1 accounting for approximately 24% of the max day demand in the STMGID Tank Zone 1 and STMGID Well 5 accounting for approximately 18% of the max day demand in the STMGID Tanks 4 & 5 Zone.

SCHEDULE: The wells are estimated to be drilled in FY 2026 and equipped outside the 5-YR CIP.



Ground Water Supply Improvements Boomtown 13 Well

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Boomtown 13 Well	—	—	2,000	—	—	2,000

PROJECT DESCRIPTION: The project involves the drilling and equipping of a new production well in Verdi, located adjacent the Boomtown billboard. This well will replace the retirement of existing Boomtown Wells and will support the peak day demand for the Boomtown area.

SCHEDULE: The well is estimated to be drilled and constructed in FY 2028.



Ground Water Supply Improvements Boomtown Water System Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Boomtown Water System Improvements	1,000	—	—	—	—	1,000

PROJECT DESCRIPTION: This project involves retrofitting the Boomtown water system to regulatory and TMWA standards. This includes improvements at Well 7 and part of the improvements at Well 12 and Well 8. This includes electrical power service improvements to all three wells.

SCHEDULE: This work is scheduled to take place in FY 2026.



Ground Water Supply Improvements Lightning W 2 Re-Drill and Equipping

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Lightning W 2 Re-Drill and Equipping	—	—	800	—	3,000	3,800

PROJECT DESCRIPTION: The existing production well Lightning W2 was poorly designed and constructed. The current condition of the well does not allow for proper maintenance and rehabilitation of the production well due to a shallow, small diameter sleeve that was permanently installed. A new well will be re-drilled and constructed with superior materials and a better design to facilitate future maintenance and better well rehabilitations. This will ensure well longevity and provide additional groundwater redundancy for the Lightning W system.

SCHEDULE: The re-drill is currently scheduled for FY 2028 and equipping in FY 2030. Prioritization for this well will be analyzed each FY moving forward.



Ground Water Supply Improvements South Truckee Meadows Recharge Valve

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	South Truckee Meadows Recharge Valve	250	—	—	—	—	250

PROJECT DESCRIPTION: To support the expansion of Aquifer Storage and Recovery (ASR) in the South Truckee Meadows, downhole flow control valves must be installed at select wells. These valves will be installed on the pump column and are designed to regulate flow, support both pumping and injection operations, and prevent air entry during injection.

SCHEDULE: The valve is scheduled to be installed in FY 2026.



Ground Water Supply Improvements

STMGID 6 Well Re-Drill

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	STMGID 6 Well Re-Drill	—	1,500	—	—	—	1,500

PROJECT DESCRIPTION: This project involves the complete replacement of STMGID Well 6. This well is nearing the end of its useful life and will require replacement. This well is a critical groundwater supply asset, accounting for up to 57% of the max day demand in the STMGID Tanks 4 and 5 Zone.

SCHEDULE: The well is scheduled to be drilled in FY 2027.



Ground Water Supply Improvements Stampmill 3 Well

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Stampmill 3 Well	—	—	1,000	—	—	1,000

PROJECT DESCRIPTION: This project involves the installation of a new well in a new location for the Stampmill System. Stampmill Well 3 will supply the system in a back-up capacity as the existing Stampmill 1 and 2 Wells are nearing the end of their useful lives.

SCHEDULE: The well is scheduled to be drilled in FY 2028.



Ground Water Supply Improvements Well Site Fencing

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Well Site Fencing	300	—	—	—	—	300

PROJECT DESCRIPTION: Physical site security improvements for TMWA facilities and properties based on recommendations from previous Department of Homeland Security (DHS) Vulnerability Assessments. Priorities for this project include the addition of site perimeter fencing at multiple well sites that are currently unfenced as well as several additional sites that are inadequately fenced. Fencing will be placed on the property boundary to maximize the amount of useable space within the fenced area at each site. The intent of this project is to combine all of the unfenced well sites into one bid project which will be completed within a single fiscal year by the winning contractor.

SCHEDULE: Improvements are scheduled for FY 2026.



Ground Water Supply Improvements DWR Well House HVAC Upgrades

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	DWR Well House HVAC Upgrades	300	300	300	300	300	1,500

PROJECT DESCRIPTION: The Department of Water Resources (DWR Washoe County) previously used technology that generated low-strength sodium hypochlorite from salt. Some time ago, TMWA retrofitted all the DWR wells with 12.5% sodium hypochlorite tanks. A recent regulatory change requires these chemical rooms to be maintained at 60°F to prevent off-gassing. The current HVAC systems in these wells cannot keep up and need to be retrofitted.

SCHEDULE: This project has a list of wells based on criticality that will be retrofitted each year until all have been upgraded.



Ground Water Supply Improvements

Mt. Rose 6 Well HVAC Upgrade

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Mt. Rose 6 Well HVAC Upgrade	200	—	—	—	—	200

PROJECT DESCRIPTION: Recently TMWA completed the relocation and retrofit of the Mt. Rose 6 Well booster pump station within the existing building structure. To bring the well and booster online, temporary HVAC systems were installed to manage the increased heat load generated by the new booster pump equipment. This project involves the design and installation of a permanent HVAC solution to adequately and efficiently handle the thermal demands of the well and booster pump operation.

SCHEDULE: This project is scheduled to be completed in FY 2026.



Ground Water Supply Improvements Mt. Rose 5 Well Generator

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Mt. Rose 5 Well Generator	200	—	—	—	—	200

PROJECT DESCRIPTION: As part of the recent booster pump station upgrades at the Mt. Rose 6 Well site, electrical conduits were installed in anticipation of the future need for a permanent standby generator. This planning consideration was driven by the critical nature of the well within the water supply system and its location in a Public Safety Outage Management (PSOM) event zone designated by NV Energy. This project will implement the installation of a permanent generator system to ensure uninterrupted operation of the well during power outages.

SCHEDULE: This project is scheduled to be completed by FY 2026.



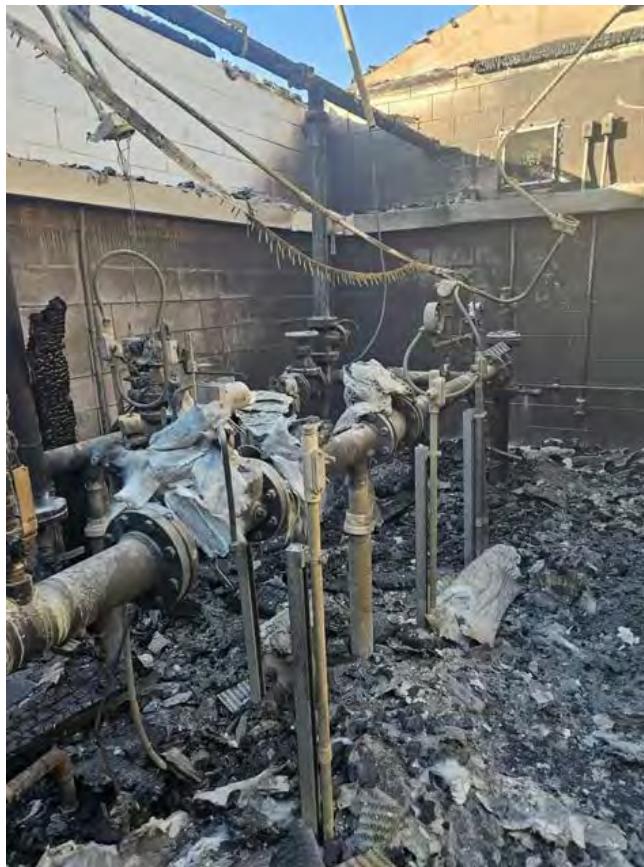
Ground Water Supply Improvements Old Washoe Well 4 Rebuild

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Old Washoe Well 4 Rebuild	250	500	—	—	—	750

PROJECT DESCRIPTION: Old Washoe Well 4 was destroyed during the September 2024 Davis Fire. This project involves the complete reconstruction of the well facility, with a focused effort on improving fire resiliency. Key design considerations will include the use of non-flammable and fire-resistant building materials, as well as the creation of an expanded defensible space around the well building. The objective is to restore full operational capacity of the well while significantly enhancing its ability to withstand any future wildfire events.

SCHEDULE: The demolition of this project is underway in FY 2025 and the project is scheduled to be completed in FY 2027.



Ground Water Supply Improvements Sunrise Estates Well 4 Drilling and Equipping

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Sunrise Estates Well 4 Drilling and Equipping	1,200	150	—	—	—	1,350

PROJECT DESCRIPTION: Sunrise Estates Well 4 currently operates as part of a satellite water system and has identified needs for improved reliability and redundancy. This project will involve drilling a new well and equipping it initially with a submersible well pump. The new well will be connected to the existing well house piping infrastructure, with system controls configured to allow operation of only one well at a time. This approach provides immediate backup capacity while maintaining system integrity. In the future, the new well will be upgraded with a vertical turbine pump and enclosed in a dedicated pump house to further enhance long-term reliability and performance.

SCHEDULE: The initial drilling and equipping is scheduled to start in FY 2026 and completed in FY 2027.



Ground Water Supply Improvements Boomtown 12 Well Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Boomtown 12 Well Improvements	800	—	—	—	—	800

PROJECT DESCRIPTION: The Boomtown 12 Well Improvement Project aims to upgrade the well to meet current TMWA operational and water quality standards. The scope of work includes replacement of the existing well pump, installation of a flush-to-waste system for startup and shutdown operations, and the addition of a new down-hole control valve to facilitate well recharge. Additional enhancements will include installation of chlorine analyzers and other improvements necessary to ensure compliance, enhance reliability, and support long-term performance of the well.

SCHEDULE: This project is schedule to be completed in FY 2026.



Ground Water Supply Improvements Stampmill Wells PFAS Treatment

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Grants	Stampmill Wells PFAS Treatment	1,250	1,500	1,000	—	—	3,750

PROJECT DESCRIPTION: The Stampmill Wells, located in Wadsworth, serve as part of a satellite water system and have recorded PFAS concentrations that are expected to exceed the new EPA Maximum Contaminant Levels (MCLs) when compliance takes effect in January 2029. This project will design and install a permanent treatment system to reduce PFAS levels to below future regulatory limits. A small-scale treatment study is currently underway, utilizing water from the Stampmill Wells to evaluate treatment effectiveness and inform the final system design. Full-scale design and construction of the treatment facility will follow based on the study results to ensure compliance and protect public health.

SCHEDULE: This project is currently underway in the planning phase and design and construction will follow. The anticipated completion of this project is scheduled for FY 2028.



TREATMENT PLANT IMPROVEMENTS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff Treatment Plant Improvements	350	525	425	425	740	2,465
3	Customer Rates	Chalk Bluff Sedimentation Rehabilitation	—	800	—	—	—	800
1	Customer Rates	Chalk Bluff Clearwell 2 Rehabilitation	500	—	—	—	—	500
2	Customer Rates	Chalk Bluff HVAC Improvements	1,000	—	—	—	4,000	5,000
1	Customer Rates	Chalk Bluff 25K Power Reliability and Safety Improvements	1,000	—	—	—	—	1,000
2	Customer Rates	Chalk Bluff Soda Ash Reliability Upgrade	—	350	—	—	—	350
1	Customer Rates	Glendale Treatment Plant Improvements	325	405	360	455	485	2,030
1	Customer Rates	Glendale HVAC Improvements	1,500	—	—	—	—	1,500
2	Customer Rates	Mt Rose Treatment Plant Efficiency Improvements	—	100	1,000	—	—	1,100
2	Customer Rates	Glendale Filter Underdrains	—	750	1,750	1,500	—	4,000
1	Customer Rates	Orr Ditch Pump Station Rehabilitation and Hydro Facility	1,500	—	—	—	—	1,500
3	Customer Rates	Truckee Canyon Water Treatment Improvements	10	10	20	60	—	100
3	Customer Rates	Lightning W Treatment Improvements	10	10	10	165	—	195
1	Customer Rates	SCADA Rehabilitation / Plant Operating Software	1,000	750	750	750	—	3,250
1	Customer Rates	Spanish Springs Nitrate Treatment Facility	200	—	—	—	—	200
1	Customer Rates	Chalk Bluff Effluent Reservoir Outlet Repairs	1,700	—	—	—	—	1,700
1	Customer Rates	Chalk Bluff Screening Facility Rehabilitation and Upgrades	1,000	—	—	—	—	1,000

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff Clearwells Roofing Rehabilitation	1,000	—	—	—	—	1,000
2	Customer Rates	Chalk Bluff Site Water Recovery Project	750	—	—	—	—	750
2	Customer Rates	Chalk Bluff Lighting and Camera Project Phase 2 (East)	—	—	650	—	—	650
Subtotal Treatment Improvements			11,845	3,700	4,965	3,355	5,225	29,090

Project Locations: Map of all *Treatment Plant Improvements* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Treatment Plant Improvements

Chalk Bluff Treatment Plant Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff Treatment Plant Improvements	350	525	425	425	740	2,465

PROJECT DESCRIPTION: The Chalk Bluff Water Treatment Plant is over 30 years old and requires ongoing rehabilitation work to remain fully operational. This spending is classified as necessary due to the criticality of maintaining plant operations during rehabilitation work. Plant improvements include, but are not limited to: plate settler inspections, valve and instrument replacement, filter media replacement, UPS upgrades, water treatment solids removal improvements, influent water treatment train improvements, additional finished water isolation valves, flow meter improvements and safety improvements.

SCHEDULE: Major projects and timelines include flow meter, actuator and pump replacements as necessary when older equipment is no longer supported, implementing redundant chemical feed process improvements, replacing antiquated instruments and analyzers to ensure treated water quality, improving finished water clearwell isolation valves to maintain treatment plant production during maintenance activities, enhancing uninterruptible power supply electrical feeds to maintain treatment during power events, incorporating improved rapid mixer solutions to ensure proper water treatment and making improvements to the pre-settling basins to better manage treatment plant raw water solids.



Treatment Plant Improvements Chalk Bluff Sedimentation Rehabilitation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Chalk Bluff Sedimentation Rehabilitation	—	800	—	—	—	800

PROJECT DESCRIPTION: This project involves replacing all 6 solids collection system mechanisms with upgraded units to enhance the reliability of the sedimentation system at the Chalk Bluff Water Treatment Plant.

SCHEDULE: Improvements are scheduled for FY 2027.



Treatment Plant Improvements

Chalk Bluff Clearwell 2 Rehabilitation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff Clearwell 2 Rehabilitation	500	—	—	—	—	500

PROJECT DESCRIPTION: This project includes inspection of the Clearwell in FY 2025 and anticipated rehab in winter of FY 2026. Rehab will include epoxy coating concrete support columns, caulk joint replacement & improvement for all expansion joints, vertical extension of the concrete baffle wall, full replacement of the baffle wall curtains, roof curb repair as needed, and other misc. incidental repairs.

SCHEDULE: The improvements are scheduled for FY 2026.



Treatment Plant Improvements Chalk Bluff HVAC Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Chalk Bluff HVAC Improvements	1,000	—	—	—	4,000	5,000

PROJECT DESCRIPTION: The HVAC equipment serving the main operations building at the Chalk Bluff Water Treatment Plant is approaching the end of its useful life and requires replacement. In addition, control systems throughout the facility rely on aging hardware that needs to be upgraded to maintain operational reliability and efficiency.

SCHEDULE: A phased replacement plan has been developed, with the first phase of critical infrastructure upgrades scheduled for Fiscal Year 2026. The remaining replacements are planned for completion in Fiscal Year 2030. In the interim, maintenance staff will continue to monitor the condition of the existing equipment, and project priorities will be evaluated and adjusted annually to ensure system integrity until full project completion.



Treatment Plant Improvements

Chalk Bluff 25K Power Reliability and Safety Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff 25K Power Reliability and Safety Improvements	1,000	—	—	—	—	1,000

PROJECT DESCRIPTION: The Chalk Bluff 25K power loop is protected with fused disconnect junctions throughout the facility. In a recent outage, we discovered that the type of fuses used on this system is no longer supported and has limited availability with unreasonable lead times. This project will include upgrading those connections with the relatively new industry standard. Additionally, this project will involve adding protection relays to the electrical system to lower the arc-flash safety risk of the equipment.

SCHEDULE: Construction is scheduled for FY 2026.



Treatment Plant Improvements

Chalk Bluff Soda Ash Reliability Upgrade

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Chalk Bluff Soda Ash Reliability Upgrade	—	350	—	—	—	350

PROJECT DESCRIPTION: This project includes adding redundancy and reliability to the soda ash system at Chalk Bluff. Soda ash is critical to the process and the maintenance of this system has continued to group over the past few years.

SCHEDULE: Preliminary Design Report Scheduled for FY 2027 with modifications scheduled for FY 2027. Cost for FY 2027 will be updated once the Preliminary Design Report identifies the full scope of the project.



Treatment Plant Improvements

Glendale Treatment Plant Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Glendale Treatment Plant Improvements	325	405	360	455	485	2,030

PROJECT DESCRIPTION: The Glendale Water Treatment Plant is over 40 years old and remains a significant piece of the water supply portfolio by operating 24/7 typically during the months of April through October. Glendale plays an important role due to its availability to treat off-river water supplies, such as groundwater wells that cannot pump straight to the distribution system. This spending is classified as necessary due to the criticality of maintaining plant operations. Plant improvements include, but are not limited to, plate settler inspections, valve and instrument replacement, Trac-Vac improvements, flow meter improvements, treatment chemical upgrades and maintenance storage/shop upgrades.

SCHEDULE: Instrumentation upgrades will continue within the next five years as obsolete instruments are no longer supported by suppliers. Filter media replacement will occur when yearly filter media evaluation indicates that replacement will soon be necessary. Since the Glendale plant is used seasonally, most work will continue over the course of the five-year CIP and during the periods that the plant is not operating.



Treatment Plant Improvements Glendale HVAC Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Glendale HVAC Improvements	1,500	—	—	—	—	1,500

PROJECT DESCRIPTION: The HVAC systems at the Glendale facility are outdated and experiencing increasing failures. In the winter of 2025, the two basement air handler units (AHUs) failed, and a temporary system was installed to maintain operations. The first phase of this project will focus on replacing these basement AHUs with new, permanent units. In addition to the basement systems, the HVAC units serving the Chemical Storage Building, the SEPS Pump Building, and the Laboratory also require replacement and upgrades. Control system improvements will be included across all impacted areas due to the use of outdated and unsupported hardware. The project will modernize the facility’s HVAC infrastructure to enhance reliability, efficiency, and operational performance.

SCHEDULE: Improvements are scheduled for FY 2026.



Treatment Plant Improvements

Mt Rose Treatment Plant Efficiency Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Mt Rose Treatment Plant Efficiency Improvements	—	100	1,000	—	—	1,100

PROJECT DESCRIPTION: This project contains several efficiency and remote operations improvements identified during startup and testing of the Mt. Rose Water Treatment Plant (MRWTP). One larger task is adding a permanent air compressor to the creek diversion backwash cycle to support remote operations, use less power and disturb less wildlife by using air for scour instead of pumping water through the screens for backwash. The other improvements include various flow measurement and process control improvements to make remote operations more feasible by reducing on site operations labor hours and reducing downtime.

SCHEDULE: Design is schedule to take place in FY 2027 and Improvements are scheduled to be complete FY 2028.



Treatment Plant Improvements

Glendale Filter Underdrains

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Glendale Filter Underdrains	—	750	1,750	1,500	—	4,000

PROJECT DESCRIPTION: The dual media filters at Glendale are nearing the end of its useful life and maintenance and/or repairs are needed on filters that have experienced recent underdrain performance issues. An engineering evaluation of the filters has been completed and an entire replacement of one or more filter underdrains is recommended.

SCHEDULE: Due to cost and operational complexities associated with taking a filter out of service, this will be a multi-year effort beginning with design and bidding in FY 2026 and replacements taking place beginning in FY 2027 through FY 2029.



Treatment Plant Improvements

Orr Ditch Pump Station Rehabilitation and Hydro Facility

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Orr Ditch Pump Station Rehabilitation and Hydro Facility	1,500	—	—	—	—	1,500

PROJECT DESCRIPTION: This project will increase redundancy and reliability by enhancing the Truckee River source of supply to the Chalk Bluff Water Treatment Plant. Currently, there are very limited options to facilitate repairs or conduct preventative maintenance due to the location and arrangement of the intake structure and wet well. The project design will include modifying the existing proprietary wet well submersible pump design into a pedestal-style vertical turbine pump arrangement with non-submerged motors, the construction of a building over the top of the wet well to increase security and allow a safer means of performing maintenance activities, and incorporate a system to eliminate silting issues within the intake structure. During periods of low demand, the Highland Canal has available capacity to bring water to the Chalk Bluff Facility. An existing pipeline brings water from the river via the Orr Ditch Pump Station up to Chalk Bluff. During winter months, excess water from the Highland Canal can be sent down the hill to the pump station to generate hydroelectric power that can be used at the facility to offset power costs during those months.

SCHEDULE: Construction commenced in FY 2024 and is scheduled to be completed in FY 2026.



Treatment Plant Improvements

Truckee Canyon Water Treatment Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Truckee Canyon Water Treatment Improvements	10	10	20	60	—	100

PROJECT DESCRIPTION: The current treatment system which removes arsenic, iron, and manganese consists of a greensand filter system and an evaporation pond for backwash water with a total capacity of about 100 gallons per minute. Scheduled improvements may include the addition of a polymer feed system to improve filter performance, fine tuning of the treatment process to reflect chemical changes in the raw water and replacement of miscellaneous components and control upgrades.

SCHEDULE: Expenditures in FY's 2026-2030 are contingent spending related to treatment efficiency and for chemical changes in the raw water.



Treatment Plant Improvements

Lightning W Treatment Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Lightning W Treatment Improvements	10	10	10	165	—	195

PROJECT DESCRIPTION: The existing treatment process consists of two ion exchange resin pressure vessels to remove uranium. Previous work included change out/replacement of the filter media, disposal of the spent media. The remaining work includes miscellaneous improvements to the building that houses the treatment equipment.

SCHEDULE: The FY 2029 work includes media exchange.



Treatment Plant Improvements

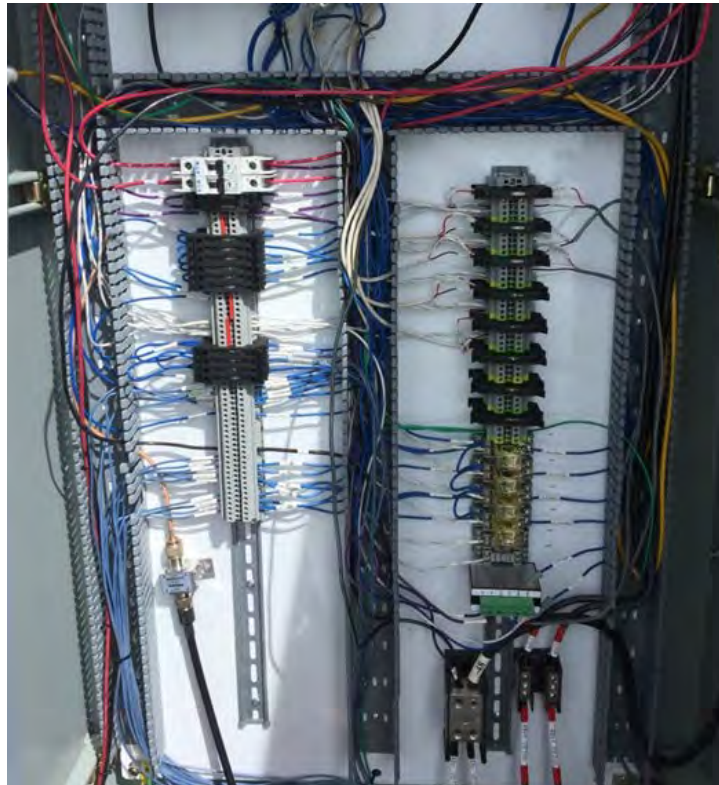
SCADA Rehab/Plant Operating Software

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	SCADA Rehabilitation / Plant Operating Software	1,000	750	750	750	—	3,250

PROJECT DESCRIPTION: SCADA (Supervisory Control and Data Acquisition) is the system by which TMWA monitors, records and controls the water system inputs, outputs, flows and pressures. Data acquired by these system controls are primarily monitored at the treatment plants, but the system equipment and technology are spread throughout the water system infrastructure. Much of the technology is approaching obsolescence and needs to be replaced with emphasis on standardization of programmable logic controllers (PLC) and other equipment. Therefore, TMWA decided on a systematic approach to updating the equipment and operating software starting in fiscal year 2015 with telemetry improvement in the ensuing four years to convert to wireless transmission of data feeds where possible.

SCHEDULE: The improvements and replacements of the equipment and operating software will continue through FY 2029.



Treatment Plant Improvements

Spanish Springs Nitrate Treatment Facility

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Spanish Springs Nitrate Treatment Facility	200	—	—	—	—	200

PROJECT DESCRIPTION: Initiation of planning, permitting, site acquisition and design for a 3 MGD biological water treatment process to treat several groundwater wells in Spanish Springs that are out of service due to elevated nitrate and arsenic. Treatment is required to maintain and restore the service capacity of the wells.

TMWA completed the operation and testing of a 5 GPM pilot treatment plant in 2018. Biological treatment of nitrate in potable water is currently not permitted in Nevada. TMWA, working with Carollo Engineers, UNR and WaterStart, has evaluated this innovative technology and determined it to be a cost-effective treatment solution compared to traditional, high cost alternatives such as ion exchange.

SCHEDULE: Planning, permitting, site acquisition and design was conducted in FY 2023 continuing through FY 2026 with construction scheduled to begin after FY 2030.



Treatment Plant Improvements

Chalk Bluff Effluent Reservoir Outlet Repairs

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff Effluent Reservoir Outlet Repairs	1,700	—	—	—	—	1,700

PROJECT DESCRIPTION: Several years ago, the 72-inch effluent pipeline from the Clearwell at the Chalk Bluff Water Treatment Plant experienced a significant leak, requiring TMWA maintenance crews to perform an emergency repair to maintain treatment operations. More recently, in early 2025, Chalk Bluff WTP was temporarily taken offline for a comprehensive inspection of the plant’s large-diameter pipelines. During this inspection, an additional leak was discovered in a 48-inch Clearwell 1 pipeline leading into the wetwell of the effluent pump building. This project will implement permanent repairs to both pipelines through the installation of flexible fittings on the 72-inch and 48-inch pipe sections. These improvements will enhance the integrity, reliability, and longevity of the plant’s critical conveyance infrastructure.

SCHEDULE: Repairs are scheduled for Winter of FY 2026.



Treatment Plant Improvements

Chalk Bluff Screening Facility Rehabilitation and Upgrades

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff Screening Facility Rehabilitation and Upgrades	1,000	—	—	—	—	1,000

PROJECT DESCRIPTION: This project involves replacing all the isolation slide gates in the screening facility, which have failed due to corrosion and wear. It also includes replacing mechanical bar screen #2, which has reached its useful lifespan, as well as installing a pipe to enable bypassing the screening facility in emergency operation scenario.

SCHEDULE: Construction is scheduled for FY 2026.



Treatment Plant Improvements

Chalk Bluff Clearwells Roofing Rehabilitation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Chalk Bluff Clearwells Roofing Rehabilitation	1,000	—	—	—	—	1,000

PROJECT DESCRIPTION: The roofs of clearwell 1 and clearwell 2 at the Chalk Bluff Water Treatment Facility are currently protected by a PVC membrane roofing system that has reached the end of its useful life and now requires replacement. As part of this project, the roofing system will be fully replaced to ensure continued protection of the underlying structures. Additionally, upgrades will be made to the access and maintenance hatches to improve weather sealing, enhance personnel safety, and provide more reliable access into the clearwell structures. These improvements will extend the service life of the facilities and support safer and more efficient operations.

SCHEDULE: Improvements are scheduled for FY 2026.



Treatment Plant Improvements

Chalk Bluff Site Water Recovery Project

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Chalk Bluff Site Water Recovery Project	750	—	—	—	—	750

PROJECT DESCRIPTION: TMWA engaged Willowstick Technologies to conduct a ground survey utilizing advanced geophysical and hydro-physical methods to detect water seepage at the Chalk Bluff Water Treatment Facility. The results of this study will help identify potential seepage sources, including aging pond liners and plant pipeline infrastructure. In addition to the survey work, a visual inspection conducted earlier this year, identified the need to reline the gravity pipeline leading to Water Recovery Pond #3. This relining project will address known seepage issues, improve system efficiency, and enhance the long-term reliability of the facility's recovery operations. As part of the overall seepage study, TMWA also plans to identify subsurface flow paths and install strategically placed monitoring wells to support ongoing monitoring and management of potential seepage in the future.

SCHEDULE: This project is schedule to be completed in FY 2026.



Treatment Plant Improvements

Chalk Bluff Lighting and Camera Project Phase 2 (East)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Chalk Bluff Lighting and Camera Project Phase 2 (East)	—	—	650	—	—	650

PROJECT DESCRIPTION: Physical site security improvements at Chalk Bluff are based on recommendations from previous Department of Homeland Security (DHS) Vulnerability Assessments. Priorities for this project include the addition of perimeter light poles along the east and north sides of the main property to improve visibility of the fence perimeter. The expansion of our security camera network onto these new light poles will improve coverage of critical infrastructure components onsite as well as the fencing in these locations. The lighting specifications used for the second phase of this project will standardize with the existing lighting already in use on the south and west sides of the property.

SCHEDULE: Improvements are scheduled for FY 2028.



DISTRIBUTION SYSTEM PRESSURE IMPROVEMENTS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Pressure Regulators Rehabilitation	2,200	1,000	750	750	750	5,450
1	Customer Rates	Land Acquisitions	400	400	150	150	150	1,250
3	Customer Rates	Desert Fox Booster Pump Station Standby Generator	—	150	—	—	—	150
2	Developer Fees	Anselmo Booster Pump Station and Mains	—	—	—	—	1,000	1,000
3	Customer Rates	Pump Station Oversizing	250	250	250	250	250	1,250
1	Customer Rates	Pump Station Rebuilds, Rehabilitations	1,400	1,500	1,500	1,500	1,500	7,400
2	Customer Rates / Developer Fees	Sullivan 2 Booster Pump Station Replacement	—	250	2,750	—	—	3,000
1	Customer Rates	PSOM Standby Generator Additions	1,600	1,200	1,000	1,000	1,000	5,800
2	Customer Rates	Idlewild Booster Pump Station Relocation	—	—	400	1,200	1,800	3,400
3	Developer Fees	Raleigh to Fish Springs Booster Pump Station	—	—	300	2,750	—	3,050
2	Developer Fees	STMGID Tank 4/5 Booster Pump Station / Transmission Line	—	250	100	5,000	—	5,350
1	Developer Fees	Wildwood 2 Pressure Regulating Station SCADA Control	100	—	—	—	—	100
3	Customer Rates	Sierra Summit-Kohl's Zone Consolidation	—	400	400	—	—	800
3	Customer Rates	Wild Mustang Regulated Pressure Zone	—	50	400	—	—	450
2	Customer Rates	Thomas Creek 4 Pressure Regulating Station	300	—	—	—	—	300
2	Customer Rates	Kings Row 2 Booster Pump Station	—	200	500	2,300	—	3,000
1	Developer Fees	Spring Creek Tanks 3 and 4 Booster Pump Station Modifications	—	300	1,200	—	—	1,500
1	Developer Fees	Lazy 5 Low Head Pump Station and Mains	4,000	250	—	—	—	4,250

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

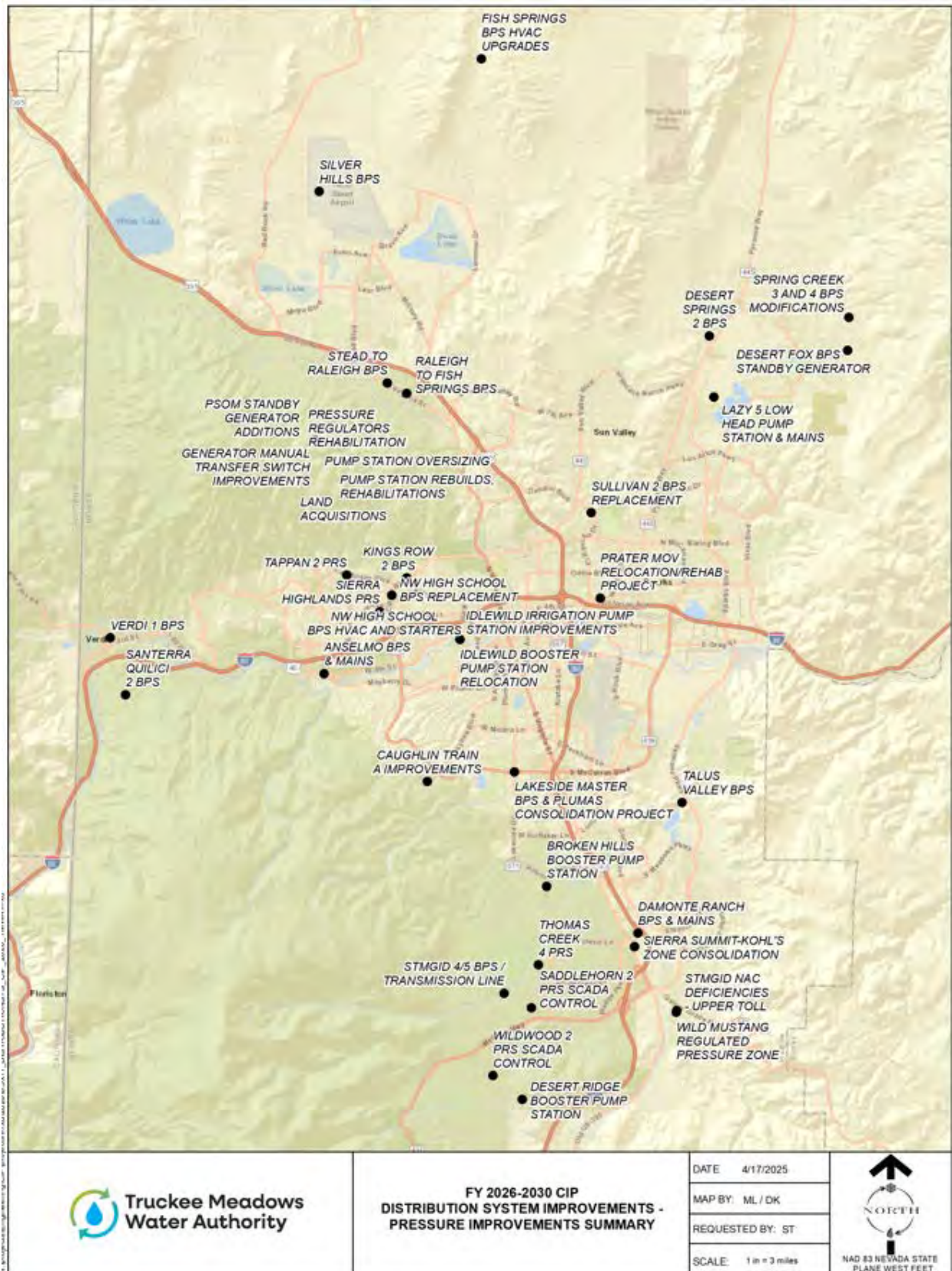
Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Lakeside Master Booster Pump Station and Plumas Consolidation Project	500	—	1,000	4,500	4,000	10,000
1	Customer Rates	Broken Hills Booster Pump Station (South Hills Booster Pump Station Replacement)	500	2,500	2,500	—	—	5,500
2	Developer Fees	Damonte Ranch Booster Pump Station and Mains	—	—	—	600	5,500	6,100
2	Customer Rates	Sierra Highlands Pressure Regulating Station	250	—	—	—	—	250
2	Customer Rates	STMGID NAC Deficiencies - Upper Toll	—	600	2,500	—	—	3,100
1	Reimbursements	Verdi 1 Booster Pump Station	700	—	—	—	—	700
1	Reimbursements	Santerra Quilici 2 Booster Pump Station	200	3,000	—	—	—	3,200
2	Reimbursements	Silver Hills Booster Pump Station	—	3,000	—	—	—	3,000
1	Reimbursements	Desert Ridge Booster Pump Station (Ascente)	1,500	—	—	—	—	1,500
1	Developer Fees/ Reimbursements	Talus Valley Booster Pump Station	3,700	—	—	—	—	3,700
2	Customer Rates	Tappan 2 Pressure Regulating Station	300	—	—	—	—	300
1	Customer Rates	Caughlin Train A Improvements	300	—	—	—	—	300
1	Customer Rates	Idlewild Irrigation Pump Station Improvements and Repair	300	—	—	—	—	300
2	Customer Rates	Fish Springs Booster Pump Station HVAC Upgrades	—	80	1,000	2,000	—	3,080
2	Customer Rates	Desert Springs 2 Booster Pump Station	750	2,250	2,000	—	—	5,000
1	Customer Rates	Generator Manual Transfer Switch Improvements	150	300	150	150	150	900
1	Customer Rates	Prater MOV Relocation/Rehab Project	400	1,000	—	—	—	1,400
1	Customer Rates	Northwest High School Booster Pump Station HVAC and Starters	200	—	—	—	—	200

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Northwest High School Booster Pump Station Replacement	—	1,000	1,500	—	—	2,500
2	Customer Rates	Saddlehorn 2 Pressure Regulating Station SCADA Control	—	120	—	—	—	120
2	Customer Rates	Stead to Raleigh Booster Pump Station	—	—	—	—	500	500
Sub-Total Pressure Improvements			20,000	20,050	20,350	22,150	16,600	99,150

Project Locations: Map of all *Distribution System Pressure Improvements* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Distribution System Pressure Improvements Pressure Regulators Rehabilitation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Pressure Regulators Rehabilitation	2,200	1,000	750	750	750	5,450

PROJECT DESCRIPTION: Provision is made in the annual budget for major rehabilitation or complete reconstruction of several pressure regulators in the distribution system. TMWA has evaluated nearly 130 pressure regulator stations currently in service and has identified a number of pressure regulator stations requiring a certain amount of rehabilitation on an annual basis.

SCHEDULE: This is an ongoing rehabilitation project with about 130 individual stations identified as requiring rehabilitation or replacement over the next fifteen years.



Distribution System Pressure Improvements Land Acquisitions

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Land Acquisitions	400	400	150	150	150	1,250

PROJECT DESCRIPTION: TMWA operates over 120 pump stations across its service area. Many of these facilities are equipped with 480-volt electrical services and are constructed underground (below grade) in environments susceptible to water infiltration and corrosion. As a significant number of these underground pump stations near the end of their service life, replacement planning has become a critical focus. Rather than replacing aging stations in their current underground configurations, TMWA plans to acquire new sites and reconstruct these facilities above grade to improve accessibility, safety, and long-term operational reliability. The acquisition of suitable sites may require extended timelines and may not be completed within a specific fiscal year. TMWA is maintaining a prioritized land acquisition list and will continue to focus on replacing the most critical infrastructure first, ensuring that resources are directed where they are needed most urgently.

SCHEDULE: This is an ongoing project with funding to allow purchase of 3-4 sites per year depending on location and market conditions.



Distribution System Pressure Improvements

Desert Fox Booster Pump Station Standby Generator

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Desert Fox Booster Pump Station Standby Generator	—	150	—	—	—	150

PROJECT DESCRIPTION: This project involves furnishing and installing a new standby generator and ATS to power one 50 Hp pump at the existing Desert Fox booster pump station. This alternative pumping capacity is needed when the existing 0.5 MG Spring Creek 5A Tank is out of service for recoating or other maintenance or if an extended power outage occurs in the area.

SCHEDULE: The installation of the generator is scheduled in FY 2027.



Distribution System Pressure Improvements Anselmo Booster Pump Station and Mains

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Anselmo Booster Pump Station and Mains	—	—	—	—	1,000	1,000

PROJECT DESCRIPTION: The Anselmo Booster Pump Station will provide additional supply capacity required for growth in the Mogul, Verdi and Boomtown areas. It will draft from the Hunter Creek Gravity zone and discharge to the US 40 zone. A duplex pump station is recommended, capable of matching the existing US 40 Booster Pump Station capacity. The station will be equipped with standby power. The Anselmo mains will consist of 6,300 linear feet of 24-inch main and 1,700 linear feet of 16-inch main for the supply and discharge of the Anselmo Booster Pump Station.

SCHEDULE: Construction is scheduled to begin in FY 2030.



Distribution System Pressure Improvements Pump Station Oversizing

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Pump Station Oversizing	250	250	250	250	250	1,250

PROJECT DESCRIPTION: The project may consist of cash contributions towards construction of a new above ground booster pump stations. From time to time, TMWA may provide oversizing to certain booster stations that are development driven. Each is reviewed on a case by case basis.

SCHEDULE: The improvements are ongoing, but the schedule is subject to change based on development & operational needs.



Distribution System Pressure Improvements Pump Station Rebuilds, Rehabilitations

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Pump Station Rebuilds, Rehabilitations	1,400	1,500	1,500	1,500	1,500	7,400

PROJECT DESCRIPTION: TMWA has over 120 pump stations in service. An amount is budgeted annually for rehabilitation of TMWA's older pump stations. Other pump stations may require pump, motor, and electrical upgrades. Budget for future years will allow TMWA to complete up to one above ground replacement project per year if suitable sites can be acquired. Otherwise, normal rehabilitation work will be performed per the priorities established by the study at a lower overall annual cost.

SCHEDULE: In FY 2026, TMWA will continue conducting condition assessments on our existing Booster Pump Stations (BPS) and preparing to reconstruct several booster stations above ground depending on land acquisition timing and rehabilitation priorities.



Distribution System Pressure Improvements Sullivan 2 Booster Pump Station Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates / Developer Fees	Sullivan 2 Booster Pump Station Replacement	—	250	2,750	—	—	3,000

PROJECT DESCRIPTION: The project involves construction of a new above grade pump station at the site of the existing Sullivan Tank on El Rancho. The new pump station will pump to the proposed Sun Valley 2 Tank tentatively located off of Dandini Drive near the TMCC/DRI complex. Completion of these facilities should allow the retirement of the existing Sun Valley 1 pump station.

SCHEDULE: The Sun Valley 2 tank and BPS project is underway and Construction of the Sullivan 2 BPS is scheduled to begin in FY 2028 due to land negotiations with the neighboring property and the completion of the Sun Valley Tank 2 and BPS project.



Distribution System Pressure Improvements PSOM Standby Generator Additions

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	PSOM Standby Generator Additions	1,600	1,200	1,000	1,000	1,000	5,800

PROJECT DESCRIPTION: In 2021, NV Energy initiated efforts to reduce wildfire risks by proactively de-energizing portions of the electrical grid during periods of extreme fire danger—characterized by high winds and low humidity. These Public Safety Outage Management (PSOM) events can result in power shutoffs lasting up to 72 hours. In response, TMWA has rented several large trailer-mounted generators and modified key facilities to accommodate temporary power connections. Recognizing the growing frequency and impact of PSOM events, especially in light of recent fires in Los Angeles and NV Energy's expansion of PSOM zones, TMWA has elevated the importance of developing permanent backup power solutions.

SCHEDULE: Based on information provided by NV Energy, TMWA is actively working to develop and maintain a prioritized list of critical infrastructure located in wildland-urban interface areas. This prioritization will guide future investments in permanent generator installations and site modifications, with funding allocated based on assessed risk and budget availability.



Distribution System Pressure Improvements Idlewild Booster Pump Station Relocation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Idlewild Booster Pump Station Relocation	—	—	400	1,200	1,800	3,400

PROJECT DESCRIPTION: The existing Idlewild Booster Pump Station (BPS) is the only facility capable of transferring water from the Highland Reservoir Zone to the Hunter Creek Reservoir Zone. Originally constructed as part of the Idlewild Water Treatment Plant, the station was not specifically designed for its current operational purpose. Given the critical role of this pump station, the age and condition of the facility, and its location in a setting that is not conducive to efficient maintenance, TMWA is actively pursuing the acquisition of a new site to relocate the booster station. Relocating and rebuilding the Idlewild BPS will significantly improve the reliability, safety, and maintainability of this vital infrastructure, ensuring more secure water delivery between these key reservoir zones.

SCHEDULE: Design is scheduled for FY 2028 with construction scheduled to begin in FY 2029.



**Distribution System Pressure Improvements
Raleigh to Fish Springs Booster Pump Station**

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Developer Fees	Raleigh to Fish Springs Booster Pump Station	—	—	300	2,750	—	3,050

PROJECT DESCRIPTION: The project involves construction of a new pump station to pump water from the Raleigh Heights zone to the Fish Springs terminal tank when the Fish Springs Wells are off-line or if a main break occurs on the Fish Springs transmission line. In the future, there will be a number of customers served directly from the Fish Springs terminal tank; therefore, it is necessary to provide a secondary supply to maintain continuous water service.

SCHEDULE: Implementation will begin in FY 2028 and construction in FY 2029.



Distribution System Pressure Improvements

STMGID Tank 4/5 Booster Pump Station / Transmission Line

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	STMGID Tank 4/5 Booster Pump Station / Transmission Line	—	250	100	5,000	—	5,350

PROJECT DESCRIPTION: The project includes a new booster pump station located near the STMGID Tank 4/5 site and approximately 6,000 feet of 12-inch discharge main to the Mt Rose Water Treatment Plant (WTP). The facilities will provide a supplemental source to the Mt Rose WTP that will back up plant production on the maximum day during drought and will also provide another source of supply for implementing conjunctive use in the area.

SCHEDULE: Design and construction of the pipeline and pressure regulating station will begin in FY 2027 and construction will continue in FY 2029. The design and construction of the pump station will begin in FY 2028 with final design and construction following in FY 2029. The need for the pump station may elevate based on an extended drought and source supply to the Mt. Rose WTP. Currently the project schedule is being driven by land acquisition.



Distribution System Pressure Improvements

Wildwood Pressure Regulating Station/SCADA Control

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees	Wildwood 2 Pressure Regulating Station SCADA Control	100	—	—	—	—	100

PROJECT DESCRIPTION: The project involves retrofitting an existing pressure regulating station to SCADA (remote) control to provide additional transfer capacity into the Mt Rose Tank 2 zone. It will be necessary to obtain electrical service to the existing vault; install a new PLC; and to equip the existing pressure regulating valve with solenoid control to allow the valve to be remotely operated from the Glendale control room.

SCHEDULE: The project is scheduled for FY 2026 but may be delayed or accelerated depending on the timing of growth and the need for the additional tank fill capacity.



Distribution System Pressure Improvements Sierra Summit-Kohl's Zone Consolidation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Sierra Summit-Kohl's Zone Consolidation	—	400	400	—	—	800

PROJECT DESCRIPTION: The project involves construction of a new pressure regulating station (PRS) at Old Virginia and Sutherland; a short main tie between the former STMGID Well 9 site and the distribution system; and about 950 feet of 8-inch main in Sutherland from the PRS to Sage Hill Road. The improvements will convert an area with very high distribution system pressures to the existing Kohl's Regulated Zone and would expand the regulated zone by consolidating the Kohl's, Walmart and Old Virginia 2 regulated pressure zones.

SCHEDULE: The project is scheduled for construction to begin in FY 2027.



Distribution System Pressure Improvements Wild Mustang Regulated Pressure Zone

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Wild Mustang Regulated Pressure Zone	—	50	400	—	—	450

PROJECT DESCRIPTION: The project involves construction of a new pressure regulator station and approximately 750 linear feet of water main to create a new pressure zone in the Geiger Grade area of the South Truckee Meadows to reduce distribution system pressures in the area.

SCHEDULE: Design of the construction is scheduled to begin in FY 2027 followed by construction in FY 2028.



**Distribution System Pressure Improvements
Thomas Creek 4 Pressure Regulating Station**

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Thomas Creek 4 Pressure Regulating Station	300	—	—	—	—	300

PROJECT DESCRIPTION: The project involves construction of a new pressure regulator station and approximately 160 liner feet of water main to increase capacity to the Moonrise pressure zone. The increase in capacity will help with replenishing storage in the STMGID Tank and increase fire flow within the zone.

SCHEDULE: The project is scheduled for FY 2026.



Distribution System Pressure Improvements Kings Row 2 Booster Pump Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Kings Row 2 Booster Pump Station	—	200	500	2,300	—	3,000

PROJECT DESCRIPTION: This project will replace the existing underground Kings Row 1 pump station with a new above ground pump station on TMWA property. The project is part of annual booster pump station rehabilitation/replacement program focused on reconstructing existing pump stations above grade.

SCHEDULE: Planning and design will occur in FY's 2027-2028 with construction scheduled in FY 2029.



Distribution System Pressure Improvements

Spring Creek Tanks 3 and 4 Booster Pump Station Modifications

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees	Spring Creek Tanks 3 and 4 Booster Pump Station Modifications	—	300	1,200	—	—	1,500

PROJECT DESCRIPTION: This project will replace an existing 200 GPM pump with a new pump/motor rated for 1,800 GPM at the existing Spring Creek 3/4 Tanks site in Spanish Springs Valley. The existing regulated bypass will also be equipped for SCADA control. The improvements will provide redundant supply to the Desert Springs 3 and Spring Creek 6 tank zones.

SCHEDULE: Planning and design will occur in FY 2027 with construction scheduled in FY 2028.



Distribution System Pressure Improvements Lazy 5 Low Head Pump Station and Mains

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees	Lazy 5 Low Head Pump Station and Mains	4,000	250	—	—	—	4,250

PROJECT DESCRIPTION: The project involves construction of a new low head pump station located near the existing Lazy 5 Intertie in NE Sparks/Spanish Springs Valley along with suction and discharge mains. The project will increase TMWA’s ability to transfer surface water to the Spanish Springs Valley and may defer more costly groundwater treatment options to increase capacity for growth.

SCHEDULE: This project begun in FY 2025 and is scheduled to be complete in early FY 2027.



Distribution System Pressure Improvements

Lakeside Master Booster Pump Station and Plumas Consolidation Project

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Lakeside Master Booster Pump Station and Plumas Consolidation Project	500	—	1,000	4,500	4,000	10,000

PROJECT DESCRIPTION: The Lakeside Master Booster Pump Station and Plumas Consolidation Project originated as a strategic planning initiative to enhance operational reliability within the Lakeside/Plumas pressure zone. The project will consolidate five aging underground booster pump stations, currently located within roadways and vulnerable to corrosion, flooding, and high maintenance costs, into a single, above-grade master booster pump station. The scope also includes installation of a 12-inch suction pipeline from Lakeside Drive, a high-pressure transmission main extending from the new pump station across the Lakeridge Golf Course to Greensboro Drive and McCarran Boulevard, and a 12-inch pipeline connection to the Ridgeview 1 pressure zone. By relocating and consolidating these facilities, the project will significantly improve system reliability, reduce operational and maintenance risks, and enhance safety for maintenance personnel.

SCHEDULE: TMWA is currently in the process of acquiring land and easements for this project, with acquisition expected to be complete in FY 2026. Design is scheduled to begin in FY 2028, with construction anticipated in FY 2029.



Distribution System Pressure Improvements

Broken Hills Booster Pump Station (South Hills Booster Pump Station Replacement)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Broken Hills Booster Pump Station (South Hills Booster Pump Station Replacement)	500	2,500	2,500	—	—	5,500

PROJECT DESCRIPTION: This project includes the construction of a new above-grade booster pump station equipped with a backup generator (genset) to improve operational resilience. The scope also includes the installation of approximately 3,700 linear feet of 16-inch water main, 250 linear feet of 14-inch main, and 2,300 linear feet of 12-inch main along Broken Hills Road, Foothill Road, and Broili Drive. Additional components of the project include the construction of a new Caribou pressure regulator station and the installation of nine individual pressure-reducing valves (PRVs) on customer service lines to optimize pressure management in the area. This project will eliminate two aging underground booster pump stations within the pressure zone, significantly improving system reliability, reducing maintenance costs, and enhancing safety for operations and maintenance personnel.

SCHEDULE: Planning and design is scheduled to begin in FY 2026 and construction is scheduled to begin in FY 2027 with the project completing in FY 2028.



Distribution System Pressure Improvements Damonte Ranch Booster Pump Station and Mains

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Damonte Ranch Booster Pump Station and Mains	—	—	—	600	5,500	6,100

PROJECT DESCRIPTION: This project includes construction of a new above grade pump station (on TMWA’s Property) and associated mains aligned within the future Damonte Ranch Pkwy. This pump station and main extension will supply growth and pump from the Double Diamond area to STMGID East. This project will provide critical supply and supply reliability to STMGID East.

SCHEDULE: Design should begin in FY 2029 with completion required to meet anticipated growth in demands by FY 2030.



**Distribution System Pressure Improvements
Sierra Highlands Pressure Regulating Station**

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Sierra Highlands Pressure Regulating Station	250	—	—	—	—	250

PROJECT DESCRIPTION: The project involves construction of a new pressure regulator station located near the intersection of Sierra Highlands Drive and North McCarran Blvd. to provide a secondary/supplemental supply from the Mae Anne-McCarran zone to the Chalk Bluff zone.

SCHEDULE: Construction for the project is scheduled for FY 2026.



Distribution System Pressure Improvements STMGID NAC Deficiencies - Upper Toll

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	STMGID NAC Deficiencies - Upper Toll	—	600	2,500	—	—	3,100

PROJECT DESCRIPTION: The project consists of main ties, hydrant installations and individual booster pump systems to be constructed in multiple locations in former STMGID service areas to correct NAC pressure and fire flow deficiencies. In order to correct deficiencies in the upper Toll Road area, it will be necessary to create a new higher pressure zone by constructing a new tank, booster pump station and approximately 6,300 linear feet of 12-inch main.

SCHEDULE: The new pressure zone on upper Toll Road will be constructed in FY 2028 subject to acquisition of the tank site property which may be private or on BLM property.



Distribution System Pressure Improvements Verdi 1 Booster Pump Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Reimbursements	Verdi 1 Booster Pump Station	700	—	—	—	—	700

PROJECT DESCRIPTION: This booster pump station is part of the ‘backbone facilities’ necessary to bring more surface water to the Verdi area and meet planned/approved growth via various housing projects underway. The planned capacity is 3,500 gpm.

SCHEDULE: Construction is underway and scheduled to be complete in FY 2026.



Distribution System Pressure Improvements Santerra Quillici 2 Booster Pump Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Reimbursements	Santerra Quillici 2 Booster Pump Station	200	3,000	—	—	—	3,200

PROJECT DESCRIPTION: This project involves the construction of a new booster pump station located adjacent to the Boomtown Tanks. The new station is designed to provide water service to the higher elevation areas of the Santerra Quillici development that cannot be adequately served by existing infrastructure. The planned capacity of the booster pump station is 415 gallons per minute (GPM), ensuring reliable water delivery and supporting continued growth and development in the area.

SCHEDULE: Design is underway and anticipated to be completed in FY 2026 with construction in FY 2027.



Distribution System Pressure Improvements Silver Hills Booster Pump Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Reimbursements	Silver Hills Booster Pump Station	—	3,000	—	—	—	3,000

PROJECT DESCRIPTION: This project includes the construction of a new booster pump station adjacent to the Army Air Well at the Reno-Stead Airport. The new station will provide essential water service to the Silver Hills development, located west of the airport and spanning both sides of Red Rock Road. The booster pump station is planned with a capacity of 2,000 gallons per minute (GPM), supporting current and future demand in the expanding service area and ensuring reliable water delivery to this growing region.

SCHEDULE: Construction is scheduled for FY 2027.



Distribution System Pressure Improvements Desert Ridge Booster Pump Station (Ascente)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Reimbursements	Desert Ridge Booster Pump Station (Ascente)	1,500	—	—	—	—	1,500

PROJECT DESCRIPTION: The Desert Ridge Booster Pump Station will be constructed within the Ascente development in the South Truckee Meadows. This station will transfer water from the existing Mt. Rose 2 Tank to the new Mt. Rose 5 (Ascente) Tank, with a planned operational capacity of 250 gallons per minute (GPM). In addition to standard service, the station will be equipped with fire pump capacity to provide emergency flow during a tank outage. Due to its location within an NV Energy Public Safety Outage Management (PSOM) zone, the pump station will include a backup generator to ensure continued operation during planned power shutoffs.

SCHEDULE: Construction is underway and is scheduled for completion in FY 2026.



Distribution System Pressure Improvements Talus Valley Booster Pump Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees/ Reimbursements	Talus Valley Booster Pump Station	3,700	—	—	—	—	3,700

PROJECT DESCRIPTION: This project is driven by the Talus Valley development and involves the construction of a new booster pump station to enhance water supply to the Double Diamond pressure zone. The station will deliver an additional 1,500 gallons per minute (GPM) from the Sparks Gravity Zone, supporting both the development and broader system capacity. While the Talus Valley development requires 900 GPM, TMWA is proactively upsizing the pump station to a total capacity of 4,000 GPM to accommodate future demand and improve existing system reliability. No off-site improvements are included as part of this project.

SCHEDULE: Final Design is anticipated to be complete in FY 2025 with an anticipated start of construction in early FY 2026.



Distribution System Pressure Improvements Tappan 2 Pressure Regulating Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Tappan 2 Pressure Regulating Station	300	—	—	—	—	300

PROJECT DESCRIPTION: The project will provide the Tappan Reg zone with more redundancy and a second source of supply. The location is approximate and subject to easement acquisition and timing.

SCHEDULE: Planned for design/construction in FY 2026 if land acquisition timing allows.



Distribution System Pressure Improvements Caughlin Train A Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Caughlin Train A Improvements	300	—	—	—	—	300

PROJECT DESCRIPTION: To improve redundancy and system reliability, the A-train pumps and motors at Caughlin Booster Pump Stations 2, 3, and 4 will be replaced and upsized to enhance operational resiliency. In addition to these mechanical upgrades, the project includes targeted improvements to address ongoing corrosion issues within the underground stations, extending their useful life and ensuring long-term performance. Looking ahead, a future Master Booster Pump Station is in the planning phase. This new station will ultimately replace all four existing booster pump stations in the area. Progress on the master station will depend on successful land acquisition, which is a key milestone for moving the consolidation effort forward.

SCHEDULE: Design and procurement is underway with the completion anticipated in FY 2026.



Distribution System Pressure Improvements

Idlewild Irrigation Pump Station Improvements and Repair

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Idlewild Irrigation Pump Station Improvements and Repair	300	—	—	—	—	300

PROJECT DESCRIPTION: The Idlewild Irrigation Pump Station, located along the Truckee River, requires structural repairs due to a failure of the riverside retaining wall. In parallel, the City of Reno recently completed a pond lining project in Idlewild Park. As part of a collaborative effort, TMWA partnered with the City to install a new intake line from the lined ponds to the raw water pump station. The new intake currently ends before the pump station and once connected it will eliminate the recurring and costly sanding issues currently experienced when operating from the Truckee River intake, significantly improving reliability and reducing long-term maintenance costs.

SCHEDULE: Improvements to the retaining wall are scheduled for completion in FY 2026. Discussions are ongoing with partnering agencies regarding the integration of the new pond intake into the pump station. Depending on coordination outcomes and operational benefits, this component may be prioritized and advanced ahead of schedule.



Distribution System Pressure Improvements

Fish Springs Booster Pump Station HVAC Upgrades

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Fish Springs Booster Pump Station HVAC Upgrades	—	80	1,000	2,000	—	3,080

PROJECT DESCRIPTION: The HVAC system at the Fish Springs Booster Pump Station has reached the end of its useful life and requires replacement and upgrade to ensure improved reliability and reduced maintenance. While recent component repairs have temporarily restored functionality, the current system is only expected to operate for a few more years. A new, more efficient system will be designed to support long-term operational stability.

SCHEDULE: The design is anticipated in FY 2027 with construction starting in late FY 2028.



Distribution System Pressure Improvements Desert Springs 2 Booster Pump Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Desert Springs 2 Booster Pump Station	750	2,250	2,000	—	—	5,000

PROJECT DESCRIPTION: This project includes construction of a new above grade pump station at the Desert Springs 2A & 2B Tanks site and 18-inch Fuggles Drive main extension. This pump station and 3,100-foot main extension will increase the transfer capacity to supply growth in the Desert Springs 3 Tank/Spring Creek 6 Tank Zone. This project will replace existing dual submersible pitless pumping units and associated piping once completed.

SCHEDULE: Design is scheduled to begin in FY 2026 with construction completed by FY 2028 to meet anticipated growth in demands.



Distribution System Pressure Improvements Generator Manual Transfer Switch Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Generator Manual Transfer Switch Improvements	150	300	150	150	150	900

PROJECT DESCRIPTION: As part of TMWA’s ongoing efforts to address the increasing threat of wildfires and mitigate the impacts of NV Energy’s Public Safety Outage Management (PSOM) events, critical pumping facilities have been identified for standby power support. This project includes the installation of manual transfer switches at these key sites, allowing for safer, quicker, and more efficient connection of mobile generators during power outages. These upgrades will enhance operational resilience and ensure continued water service during emergency events.

SCHEDULE: Improvements are scheduled to begin in FY 2026 and will continue based on a prioritization schedule that considers both facility criticality and location within high-risk wildland-urban interface areas. This phased approach ensures that the most vulnerable and essential infrastructure receives upgrades first.



Distribution System Pressure Improvements

Prater MOV Relocation/Rehab Project

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Prater MOV Relocation/Rehab Project	400	1,000	—	—	—	1,400

PROJECT DESCRIPTION: The existing Prater Motor Operated Valve (MOV) vault is a critical piece of infrastructure used to transfer a significant volume of water into the Sparks system. Currently located in the middle of Prater Way, the vault poses safety risks for maintenance personnel and is subject to frequent maintenance due to corrosion issues. This project will relocate the vault out of the roadway and into a new, partially above-grade structure to improve both operational reliability and safety. The relocation will also reduce long-term maintenance needs and enhance access for routine inspections and repairs.

SCHEDULE: Design and land acquisition for the new Prater MOV vault are currently underway, with construction anticipated to begin in FY 2027.



Distribution System Pressure Improvements

Northwest High School Booster Pump Station HVAC and Starters

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Northwest High School Booster Pump Station HVAC and Starters	200	—	—	—	—	200

PROJECT DESCRIPTION: Recent Chalk Bluff WTP shutdown operations have highlighted the Northwest High School Booster Pump Station as critical infrastructure for maintaining system reliability. As maintenance demands at Chalk Bluff WTP increase with the facility’s age, the importance of this pump station has grown significantly. A larger future project is planned to reconstruct the pump station above grade and consolidate two to three existing underground booster pump stations. In the interim, this project will address immediate needs by upgrading the HVAC system, installing a soft start, and implementing other key electrical improvements. These interim upgrades will enhance reliability, improve operational safety, and support continued system performance during Chalk Bluff outages.

SCHEDULE: The improvements are underway and anticipated to be complete in early FY 2026.



Distribution System Pressure Improvements

Northwest High School Booster Pump Station Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Northwest High School Booster Pump Station Replacement	—	1,000	1,500	—	—	2,500

PROJECT DESCRIPTION: This project involves the installation of a new above-grade booster pump station (BPS) on existing TMWA property. The new pump station will replace two to three underground pump stations, significantly improving reliability and reducing long-term maintenance costs. As maintenance demands at Chalk Bluff WTP continue to rise due to the facility’s aging infrastructure, the critical role of this new BPS has become increasingly important in maintaining system performance and operational resilience.

SCHEDULE: Design is scheduled to begin in FY 2027 with construction completing in FY 2028.



Distribution System Pressure Improvements Saddlehorn 2 Pressure Regulating Station SCADA Control

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Saddlehorn 2 Pressure Regulating Station SCADA Control	—	120	—	—	—	120

PROJECT DESCRIPTION: The existing Saddlehorn 2 PRS will be equipped with SCADA control. This will allow automated and increased operational control of flow through the PRS. The station provides flow from the Arrowcreek system to the STMGID West system. More specifically, the SCADA control will facilitate moving Mt. Rose WTP supply to STMGID Tanks 4 and 5 and also to STMGID Tank 7.

SCHEDULE: Improvements are scheduled for FY 2027.



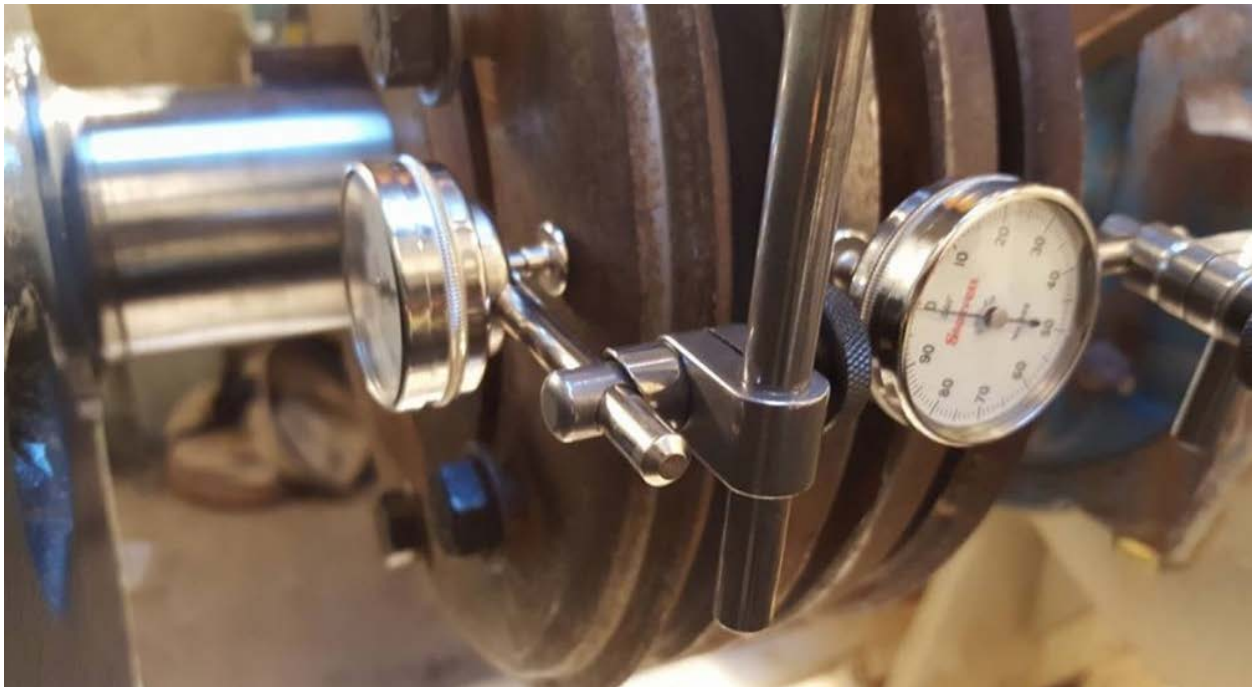
Distribution System Pressure Improvements Stead to Raleigh Booster Pump Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Stead to Raleigh Booster Pump Station	—	—	—	—	500	500

PROJECT DESCRIPTION: This project involves the construction of a new booster pump station designed to facilitate the conveyance of water from the Stead Zone to the Raleigh Heights Zone. This infrastructure enhancement aims to improve the overall reliability of the water supply system and enable the efficient transfer of future water sources to various areas, supporting long-term system growth and resilience.

SCHEDULE: This project will begin design and construction in FY 2030.



WATER MAIN DISTRIBUTION & SERVICE LINE IMPROVEMENTS

Summary

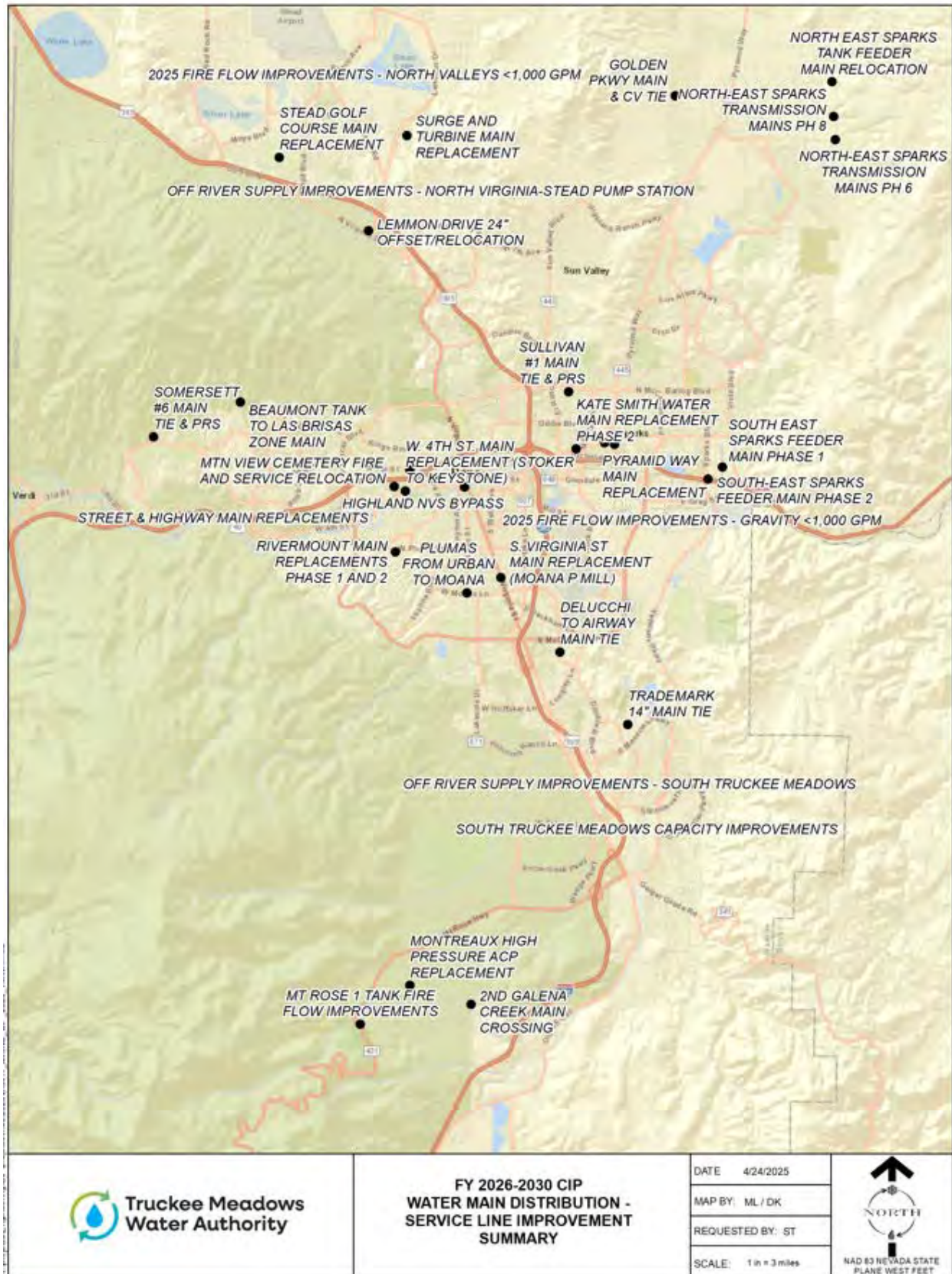
Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Street and Highway Main Replacements	1,500	2,000	5,000	5,000	5,000	18,500
2	Customer Rates	Goldeneye Parkway Main and Check Valve Tie	150	—	—	—	—	150
1	Customer Rates	Kate Smith Water Main Replacement Phase 2	1,000	—	—	—	—	1,000
2	Customer Rates	Rivermount Main Replacements Phase 1 and 2	1,170	2,730	—	—	—	3,900
1	Customer Rates	S. Virginia St. Main Replacement (Moana to Peppermill)	2,000	—	—	—	—	2,000
2	Developer Fees	Northeast Sparks Tank Feeder Main Relocation	975	—	—	—	—	975
2	Developer Fees	Northeast Sparks Transmission Mains Phase 6	—	—	—	—	600	600
2	Developer Fees	Trademark 14" Main Tie	—	—	—	—	505	505
1	Customer Rates	Mt. Rose Tank 1 Fire Flow Improvements	400	570	—	—	—	970
2	Customer Rates / Developer Fees	Stead Golf Course Main Replacement	—	400	3,800	—	—	4,200
2	Developer Fees	Northeast Sparks Feeder Main Phase 8	50	2,550	—	—	—	2,600
2	Customer Rates / Developer Fees	Sullivan 1 Main Tie and Pressure Regulating Station	—	100	650	—	—	750
1	Customer Rates	Montreux High Pressure ACP Replacement	100	250	1,850	—	—	2,200
2	Customer Rates	2nd Galena Creek Main Crossing	40	560	—	—	—	600
2	Customer Rates	Off-River Supply Improvements - South Truckee Meadows	—	50	1,050	—	—	1,100
1	Customer Rates	Highland NVS Bypass	100	500	500	—	—	1,100
2	Customer Rates	Somersett 6 Main Tie and Pressure Regulating Station	—	—	—	400	—	400
2	Customer Rates	2025 Fire Flow Improvements - Gravity <1,000 GPM	—	550	—	—	—	550
2	Customer Rates	2025 Fire Flow Improvements - North Valleys <1,000 GPM	—	950	—	—	—	950
2	Developer Fees	Delucchi to Airway Main Tie	—	—	—	—	520	520
2	Developer Fees	Southeast Sparks Feeder Main Phase 1	—	—	—	—	400	400
2	Customer Rates	Plumas from Urban to Moana	—	—	450	3,200	—	3,650

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Southeast Sparks Feeder Main Phase 2	—	—	—	—	1,000	1,000
1	Customer Rates/ Developer Fees	Beaumont Tank to Las Brisas Zone Main	—	1,000	—	—	—	1,000
1	Customer Rates	West 4th Street Main Replacement (Stoker to Keystone)	1,600	—	—	—	—	1,600
2	Customer Rates	West 4th Street Main Replacement (Keystone to Vine)	420	—	—	—	—	420
2	Customer Rates	Mountain View Cemetery Fire and Service Relocation	—	—	—	1,200	—	1,200
1	Customer Rates	Pyramid Way Main Replacement	2,500	—	—	—	—	2,500
2	Customer Rates	Prater Way Main Replacement	200	2,000	—	—	—	2,200
1	Customer Rates	Lemmon Drive 24" Offset/ Relocation	200	1,500	—	—	—	1,700
2	Customer Rates	Keystone Main Replacement	150	1,040	—	—	—	1,190
2	Customer Rates	6th St Main Replacement	150	720	—	—	—	870
2	Customer Rates	Surge and Turbine Main Replacement	—	150	1,550	—	—	1,700
1	Customer Rates	Sierra Street Bridge Main Replacement	—	500	—	—	—	500
Subtotal Water Main Distribution Improvements			12,705	18,120	14,850	9,800	8,025	63,500

Project Locations: Map of all *Water Main Distribution Service Line Improvements* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Water Main-Distribution Service Line Improvements Street and Highway Main Replacements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Street and Highway Main Replacements	1,500	2,000	5,000	5,000	5,000	18,500

PROJECT DESCRIPTION: Provision is made each year for water main replacements in conjunction with repaving efforts by the City of Reno, City of Sparks, Washoe County, NDOT, and RTC. In addition to repaving projects, TMWA coordinates water main replacements with sewer main replacements in areas where TMWA also has older water lines. TMWA plans for up to \$5.0 million annually for these efforts, so that TMWA can capitalize on repaving projects planned by other entities. Anticipated spending in the out years is reflective of historical activity. Levels of spending can vary year to year and are difficult to predict.

SCHEDULE: Projects are identified and prioritized on an annual basis.



Water Main-Distribution Service Line Improvements Goldeneye Parkway Main and Check Valve Tie

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Goldeneye Parkway Main and Check Valve Tie	150	—	—	—	—	150

PROJECT DESCRIPTION: This project will establish water system redundancy in the Spanish Springs area and includes the construction of 350 linear feet of 8-inch diameter main and an associated check valve adjacent to the Eagle Canyon Pressure Reducing Station (PRS).

SCHEDULE: Construction is scheduled for FY 2026.



Water Main-Distribution Service Line Improvements

Kate Smith Water Main Replacement Phase 2

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Kate Smith Water Main Replacement Phase 2	1,000	—	—	—	—	1,000

PROJECT DESCRIPTION: This project involves the replacement of 4,200 linear feet of aging 4-inch and 6-inch cast iron and transite pipes (originally installed in the 1920s, 1930s, and 1940s) with new 6-inch ductile iron pipe. The replacement will take place along H Street, I Street, 18th Street, 19th Street, and 20th Street in Sparks, NV. This infrastructure upgrade is aligned with the City of Sparks' 2025 Kate Smith Area Street Rehabilitation Project, improving water system reliability and supporting the overall street improvement efforts.

SCHEDULE: Construction is scheduled for FY 2026.



Water Main-Distribution Service Line Improvements

Rivermount Main Replacements Phase 1 and 2

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Rivermount Main Replacements Phase 1 and 2	1,170	2,730	—	—	—	3,900

PROJECT DESCRIPTION: The Rivermount Main Replacements Project consists of two phases aimed at replacing aging water infrastructure:

- Phase 1: Replacement of 2,500 linear feet of 4-inch and 6-inch cast iron and transite pipes (installed in the 1940s and 1950s) with 6-inch ductile iron pipe.
- Phase 2: Replacement of 2,000 linear feet of 6-inch cast iron pipe (installed in the 1940s and 1950s) with 6-inch ductile iron pipe.

These upgrades will take place along Carter Drive, Frandsen Circle, Suda Way, Benjamin Franklin Drive, and Daniel Webster Drive in Reno, NV. The project is coordinated with the City of Reno's 2026 and 2027 Rivermount Street Rehabilitation Projects to enhance both water system reliability and street infrastructure.

SCHEDULE: These projects are schedule to take place in FY 2026 and 2027.



Water Main-Distribution Service Line Improvements

S. Virginia St. Main Replacement (Moana to Peppermill)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	S. Virginia St. Main Replacement (Moana to Peppermill)	2,000	—	—	—	—	2,000

PROJECT DESCRIPTION: The S. Virginia Street Main Replacement project involves replacing 2,200 linear feet of 12-inch cast iron pipe (installed in the 1940s) with 12-inch ductile iron pipe. The replacement will take place along S. Virginia Street from Moana Lane to the Peppermill in Reno, NV. This project is coordinated with the RTC 2025 S. Virginia Street Bus Rapid Transit (BRT) Project, improving water infrastructure in conjunction with the planned street improvements.

SCHEDULE: Construction is scheduled for FY 2026.



Water Main-Distribution Service Line Improvements Northeast Sparks Tank Feeder Main Relocation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Northeast Sparks Tank Feeder Main Relocation	975	—	—	—	—	975

PROJECT DESCRIPTION: The North-East Sparks Tank Feeder Main was constructed in 1988 within private easements several years prior to the construction of South Los Altos Parkway. The final alignment selected for South Los Altos Parkway does not follow the alignment of the tank feeder main. As a result, the tank feeder main now runs through developed properties next to buildings, under parking areas and at considerable depth in some locations. This situation presents potential problems for access to the pipe for maintenance and repair of the critical pipeline. This project will relocate approximately 3,000 linear feet of the 18-inch tank feeder main out into the public right-of-way in South Los Altos Parkway.

SCHEDULE: Design and the improvements are scheduled for FY 2026.



Water Main-Distribution Service Line Improvements

Northeast Sparks Transmission Mains Phase 6

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Northeast Sparks Transmission Mains Phase 6	—	—	—	—	600	600

PROJECT DESCRIPTION: Phase 6 of the North-East Sparks Transmission Main project includes the installation of 1,500 linear feet of 36-inch ductile iron water main along F Street and 19th Street in Sparks, NV. This phase is part of the broader North-East Sparks Feeder Main initiative outlined in TMWA’s Master Plan and is critical to supporting long-term growth projections in the Spanish Springs area. The project is being coordinated with the City of Sparks’ 2025 Kate Smith Area Street Rehabilitation Project to maximize efficiency and minimize construction impacts.

SCHEDULE: Construction is scheduled to begin in FY 2030.



Water Main-Distribution Service Line Improvements Trademark 14" Main Tie

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Trademark 14" Main Tie	—	—	—	—	505	505

PROJECT DESCRIPTION: This project involves construction of approximately 350 linear feet of 14-inch water main from Trademark to South Meadows Parkway, including crossing of an existing major drainage channel. The project will increase transmission capacity in the Double Diamond system to meet the needs of growth.

SCHEDULE: Construction is scheduled to be completed in FY 2030.



Water Main-Distribution Service Line Improvements

Mt. Rose Tank 1 Fire Flow Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Mt. Rose Tank 1 Fire Flow Improvements	400	570	—	—	—	970

PROJECT DESCRIPTION: The project involves reconstruction of an existing pressure regulator station at Mt. Rose Tank 1, a new pressure regulator station on Blue Spruce and approximately 3,100 linear feet of 10-inch water main on Blue Spruce and Douglas Fir to increase system pressure and fire flow capacity to existing customers in Galena Forest Estates. Existing fire flows are currently less than 1,000 GPM in the area.

SCHEDULE: Planning and design will be completed in FY 2026. Construction will occur in FY's 2026-2027.



Water Main-Distribution Service Line Improvements

Stead Golf Course Main Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates / Developer Fees	Stead Golf Course Main Replacement	—	400	3,800	—	—	4,200

PROJECT DESCRIPTION: The project consists of replacement of about 10,000 linear feet of 14-inch steel pipe installed around 1945. The pipe provides an important hydraulic tie between the Stead tanks and the northeast extremities of the Stead distribution system. The pipeline may also be useful to alleviate an existing bottleneck between the Stead wells and the distribution system.

SCHEDULE: The project is scheduled for construction to be completed in FY 2028.



Water Main-Distribution Service Line Improvements Northeast Sparks Feeder Main Phase 8

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Northeast Sparks Feeder Main Phase 8	50	2,550	—	—	—	2,600

PROJECT DESCRIPTION: The project involves construction of approximately 6,400 linear feet of 14-inch water main on Satellite Drive from Vista Blvd to Sparks Blvd to increase capacity for growth in Spanish Springs and maintain adequate suction pressure at the Satellite Hills booster pump station.

SCHEDULE: Design is scheduled for FY's 2026 and the improvements will be constructed in FY 2027.



Water Main-Distribution Service Line Improvements Sullivan 1 Main Tie and Pressure Regulating Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates / Developer Fees	Sullivan 1 Main Tie and Pressure Regulating Station	—	100	650	—	—	750

PROJECT DESCRIPTION: The project involves construction of about 1,300 linear feet of 10-inch main on El Rancho and a new pressure regulator station to supply the Sullivan 1 zone. The project timeline assumes that the proposed Sun Valley 2 Tank and Sullivan 2 pump station are in service.

SCHEDULE: Planning and design is scheduled to begin in FY 2027 with construction scheduled in FY 2028.



Water Main-Distribution Service Line Improvements Montreux High Pressure ACP Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Montreux High Pressure ACP Replacement	100	250	1,850	—	—	2,200

PROJECT DESCRIPTION: The project involves replacement of approximately 6,500 linear feet of existing 10-inch transite water main between Mt Rose Well 5 and Joy Lake Road. The existing ACP pipe installed in the 1970's is currently operated at pressures between 120-250 psi.

SCHEDULE: Planning and design will occur in FY 2026 with construction to be completed in FY 2028.



Water Main-Distribution Service Line Improvements 2nd Galena Creek Main Crossing

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	2nd Galena Creek Main Crossing	40	560	—	—	—	600

PROJECT DESCRIPTION: The project involves construction of approximately 2,200 linear feet of 10-inch ductile iron water main between Breithorn Cir. and Piney Creek Parklet including a crossing of Galena Creek. The existing 10" ACP pipe that crosses Galena Creek is currently the only tie between well sources and storage tanks.

SCHEDULE: Design will occur in FY 2026 with construction to be completed in FY 2027.



Water Main-Distribution Service Line Improvements Off-River Supply Improvements - South Truckee Meadows

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Off-River Supply Improvements - South Truckee Meadows	—	50	1,050	—	—	1,100

PROJECT DESCRIPTION: The project involves construction of four SCADA controlled, pressure reducing bypass stations in strategic locations in the South Truckee Meadows to allow excess well capacity and excess Mt. Rose Water Treatment Plant capacity to be provided to the Highland gravity zone in case of loss supply from the Truckee River. Two additional bypasses (Arrowcreek BPS & future Veteran's BPS) will be constructed separately under the budget for those facilities.

SCHEDULE: Planning and design will occur in FY 2027 with construction to be completed in FY 2028.



Water Main-Distribution Service Line Improvements Highland NVS Bypass

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Highland NVS Bypass	100	500	500	—	—	1,100

PROJECT DESCRIPTION: This project involves the construction of a multiple, SCADA-controlled pressure-reducing bypass stations in series near the North Virginia-Stead Booster Pump Station. The bypass regulation stations will enable excess capacity from the Fish Springs wells to be redirected to the Highland gravity zone in the event of a supply disruption from the Truckee River. This enhancement will improve system flexibility, reliability, and overall emergency preparedness.

SCHEDULE: Planning and design is anticipated to take place in FY 2026 and construction completed in FY 2028.



Water Main-Distribution Service Line Improvements Somerset 6 Main Tie and Pressure Regulating Station

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Somerset 6 Main Tie and Pressure Regulating Station	—	—	—	400	—	400

PROJECT DESCRIPTION: The project involves construction of about 600 linear feet of 10-inch main within improved paved pathway and a new pressure regulator station to provide a secondary source to Somerset Village 6.

SCHEDULE: Project implementation and construction will occur in FY 2029.



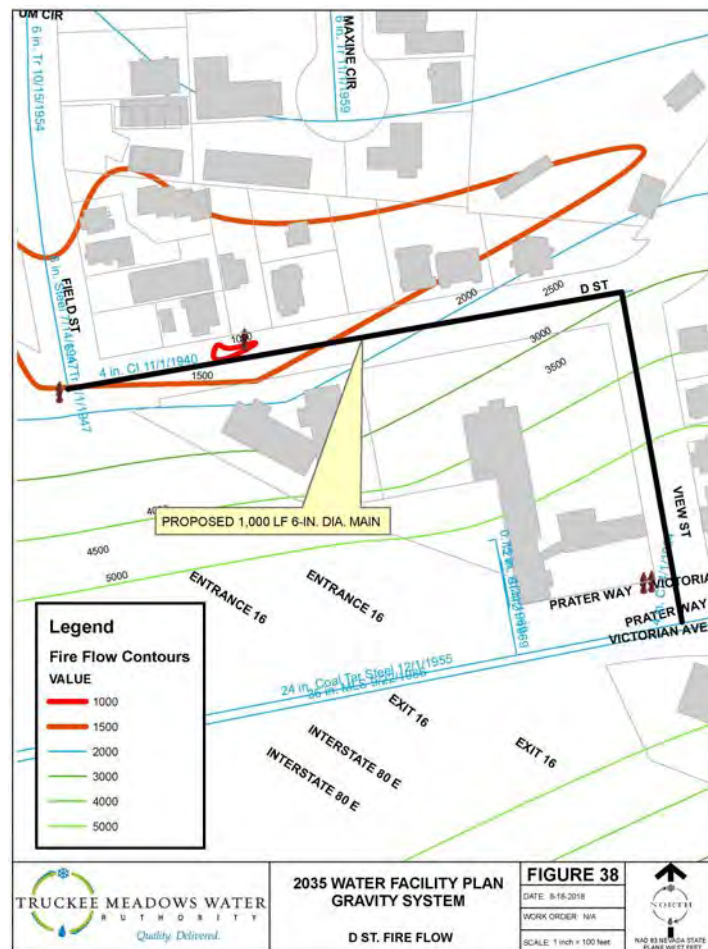
Water Main-Distribution Service Line Improvements 2025 Fire Flow Improvements - Gravity <1,000 GPM

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	2025 Fire Flow Improvements - Gravity <1,000 GPM	—	550	—	—	—	550

PROJECT DESCRIPTION: The project involves improvements at five separate locations in the gravity zone that have an available fire flow of less than 1,000 GPM. Reference Pages 20-22 of the 2035 WFP – Items 14,18,20,25,31 (also Figures 38,42,44,49,55). Construction consists of approximately 1,900 linear feet of new 6-inch and 8-inch main including new hydrant taps and laterals.

SCHEDULE: The improvements are scheduled for construction in FY 2027.



Water Main-Distribution Service Line Improvements 2025 Fire Flow Improvements - North Valleys <1,000 GPM

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	2025 Fire Flow Improvements - North Valleys <1,000 GPM	—	950	—	—	—	950

PROJECT DESCRIPTION: This project involves improvements at two separate locations that have an available fire flow of less than 1,000 GPM. Reference Items SI6 and SI7 on pages 6-7 of the North Valleys section of the 2035 Water Facilities Plan (also Figures D and E). Construction of approximately 3,500 linear feet of new 6-inch and 8-inch main and new high pressure Regulating Station.

SCHEDULE: The improvements are scheduled for construction in FY 2027.



Water Main-Distribution Service Line Improvements

Delucchi to Airway Main Tie

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Delucchi to Airway Main Tie	—	—	—	—	520	520

PROJECT DESCRIPTION: The project involves construction of approximately 1,200 linear feet of 14-inch main from Deluchi to Airway including crossing a major storm drainage channel. The project promotes looping of the distribution system and provides additional North to South peak period capacity.

SCHEDULE: The project is scheduled for construction in FY 2030.



Water Main-Distribution Service Line Improvements Southeast Sparks Feeder Main Phase 1 and Phase 2

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Developer Fees	Southeast Sparks Feeder Main Phase 1	—	—	—	—	400	400
2	Developer Fees	Southeast Sparks Feeder Main Phase 2	—	—	—	—	1,000	1,000

PROJECT DESCRIPTION:

Phase 1: Construction of approximately 9,700 linear feet of 24-inch water main along Greg Street, between 21st Street and Stanford Way. This phase is designed to enhance system capacity to accommodate future growth and to reduce peak period pressure in the area.

Phase 2: Installation of approximately 2,500 linear feet of 12-inch water main along Rock Boulevard, from Mill Street to Longley Lane. This phase will complete missing 12-inch pipeline segments at Ampere Drive and Capital Boulevard, supporting system continuity and future development needs.

SCHEDULE: Planning and design are scheduled to begin in FY 2030 and construction is scheduled to begin in FY 2030.



Water Main-Distribution Service Line Improvements

Plumas from Urban to Moana

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Plumas from Urban to Moana	—	—	450	3,200	—	3,650

PROJECT DESCRIPTION: This project involves the replacement of approximately 3,900 linear feet of 12-inch steel water main, originally installed in 1948, along Plumas Street from W. Moana Lane to Urban Road. The existing main has a significant history of leaks, resulting in high maintenance costs and reduced reliability. Replacing this aging infrastructure will enhance system dependability and reduce long-term operational expenses.

SCHEDULE: Design is scheduled to begin in FY 2028 with Construction in FY 2029.



Water Main-Distribution Service Line Improvements
Beaumont Tank to Las Brisas Zone Main

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates/ Developer Fees	Beaumont Tank to Las Brisas Zone Main	—	1,000	—	—	—	1,000

PROJECT DESCRIPTION: This improvement consists of 2,400' of 12" main connecting the Beaumont Tank zone to the Las Brisas zone is planned to help system reliability in the northwest.

SCHEDULE: Construction is scheduled for FY 2027.



Water Main-Distribution Service Line Improvements Mountain View Cemetery Fire and Service Relocation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Mountain View Cemetery Fire and Service Relocation	—	—	—	1,200	—	1,200

PROJECT DESCRIPTION: This project involves relocating the existing water service line that currently crosses I-80 and serves Mountain View Cemetery to a new connection off of the main in Stoker Avenue. The relocation is necessary to eliminate the risk associated with the existing I-80 crossing and to bring the service and fire connections up to TMWA standards. Close coordination with Mountain View Cemetery will be required throughout the project to ensure uninterrupted service and minimize disruption during construction.

SCHEDULE: This project is scheduled for FY 2029.



Water Main-Distribution Service Line Improvements Surge and Turbine Main Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Surge and Turbine Main Replacement	—	150	1,550	—	—	1,700

PROJECT DESCRIPTION: Due to ongoing excessive leaks along this section of water main, this project will replace approximately 2,600 linear feet of aging 6-inch steel and transite water mains, originally installed in the 1960s, along Surge Street and Turbine Way in Reno, NV. The replacement with modern pipe materials will significantly improve system reliability, reduce maintenance costs, and enhance service continuity in the area.

SCHEDULE: The design of this project is scheduled in FY 2027 with completion of Construction in FY 2028.



Water Main-Distribution Service Line Improvements

Various Main Replacements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	West 4th Street Main Replacement (Stoker to Keystone)	1,600	—	—	—	—	1,600
2	Customer Rates	West 4th Street Main Replacement (Keystone to Vine)	420	—	—	—	—	420
1	Customer Rates	Pyramid Way Main Replacement	2,500	—	—	—	—	2,500
2	Customer Rates	Prater Way Main Replacement	200	2,000	—	—	—	2,200
1	Customer Rates	Lemmon Drive 24" Offset/Relocation	200	1,500	—	—	—	1,700
2	Customer Rates	Keystone Main Replacement	150	1,040	—	—	—	1,190
2	Customer Rates	6th St Main Replacement	150	720	—	—	—	870
1	Customer Rates	Sierra Street Bridge Main Replacement	—	500	—	—	—	500

PROJECT DESCRIPTION:

- West 4th Street Main Replacement (Stoker to Keystone) - This project involves the replacement and upsizing of approximately 4,000 linear feet of 6-inch cast iron water main (installed in the 1930s) with 8-inch ductile iron pipe along W. 4th Street, from Stoker Avenue to Keystone Avenue in Reno, NV. It is coordinated with the 2026 RTC W. 4th Street Safety Project.
- West 4th Street Main Replacement (Keystone to Vine) - Replacement of 700 linear feet of 12" cast iron (1950s) with 12" ductile iron on W. 4th Street from Keystone Avenue to Vine Street in Reno, NV. This project is associated with the RTC W. 4th Street Downtown Project.
- Pyramid Way Main Replacement - This project will replace approximately 2,500 linear feet of 12-inch cast iron pipe (1930s) with new 12-inch ductile iron along Pyramid Way, from Prater Way to Victorian Avenue in Sparks, NV. It is being coordinated with the NDOT 2025 Pyramid Way Street Rehabilitation Project (Nugget Avenue to York Way).
- Prater Way Main Replacement – Replacement of 3,000 linear feet of 8" cast iron (1940s) and 10" transite (1950s) with 12" ductile iron on Prater Way from Pyramid Way to Stanford Way in Sparks, NV. This project is associated with the RTC 2026 Prater Way Rehab Project.
- Lemmon Drive 24" Offset/Relocation - This project includes vertical offsets and relocations of an existing 24-inch transmission main to accommodate new storm drain infrastructure planned under RTC's 2027 Lemmon Drive Phase 2 Project (Fleetwood to Ramsey).
- Keystone Main Replacement - Replacement of approximately 1,000 linear feet of 6-inch cast iron main (1950s vintage) between Coleman Drive and Penrose Drive in Reno, NV. This project is aligned with the RTC 2027 Keystone Avenue Street Rehabilitation effort.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan

- 6th Street Main Replacement - This project entails the replacement of a 6-inch cast iron main (installed in the 1960s) located at the Union Pacific Railroad track crossing at E. 6th Street and Record Street in Reno, NV. The work is associated with the RTC Sixth Street For All Street Rehabilitation Project.
- Sierra Street Bridge Main Replacement - -This project will replace a 12-inch cast iron water main (1930s) with new 12-inch ductile iron pipe across the Sierra Street Bridge, from 1st Street to Island Avenue in Reno, NV. It is being conducted in conjunction with the RTC Sierra Street Bridge Replacement CMAR Project.

SCHEDULE: These projects are mainly focused to take place over the next few years.



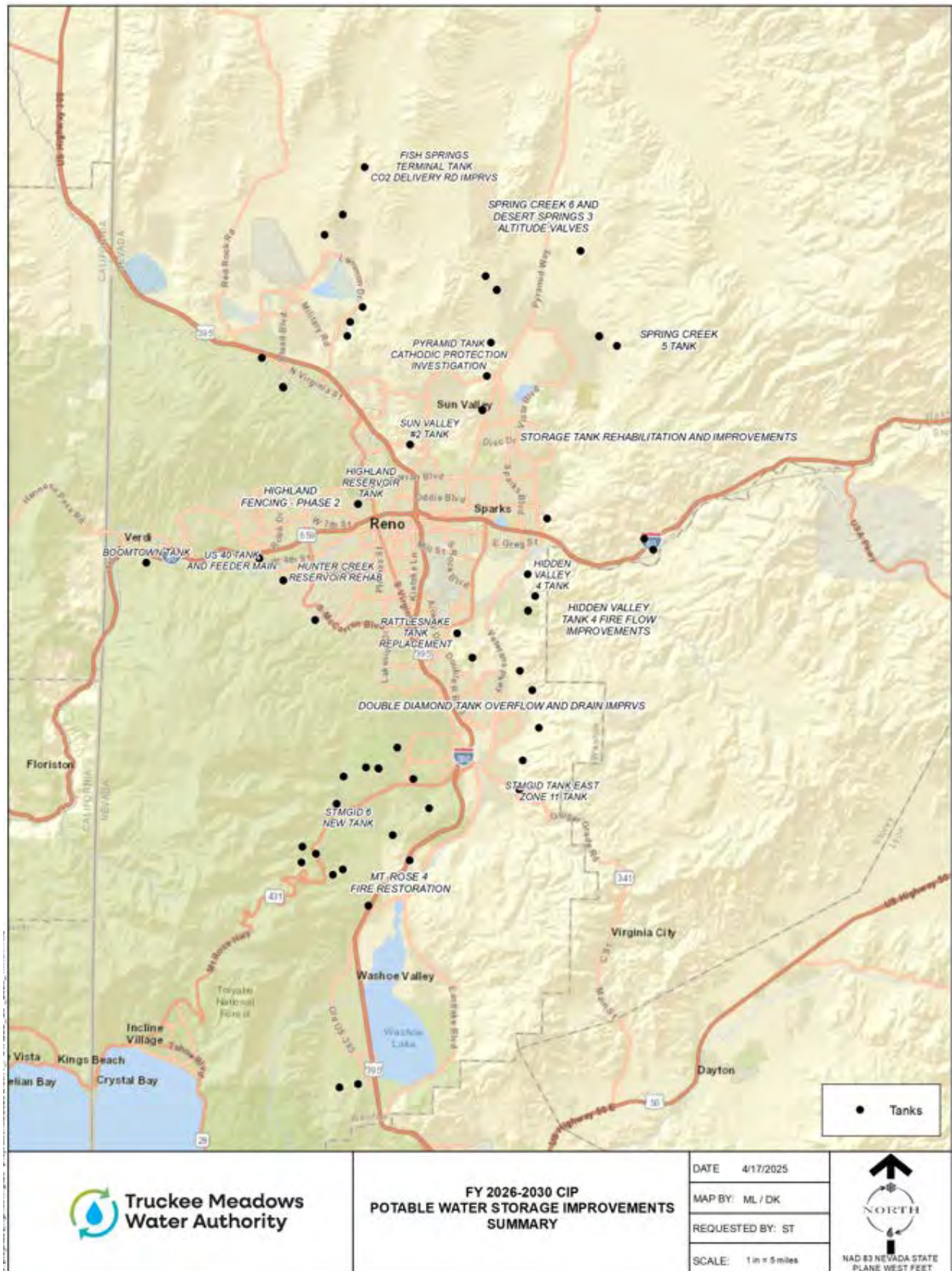
POTABLE WATER STORAGE IMPROVEMENTS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Sun Valley 2 Tank, Booster Pump Station and Mains	600	4,100	5,000	2,600	—	12,300
1	Customer Rates	Storage Tank Rehabilitation and Improvements	3,500	5,000	5,000	5,000	5,000	23,500
1	Customer Rates	Storage Tank Site Improvements	700	600	600	600	600	3,100
2	Customer Rates / Developer Fees	Highland Reservoir Tank	—	700	1,300	5,000	—	7,000
2	Customer Rates / Developer Fees	STMGID Tank East Zone 11 Tank	—	—	175	2,850	—	3,025
1	Customer Rates / Reimbursements / Developer Fees	US 40 Tank and Feeder Main	3,550	3,550	—	—	—	7,100
3	Customer Rates/ Developer Fees	Spanish Springs Altitude Valves (SC6 and DS3)	—	—	100	400	—	500
3	Customer Rates	Hidden Valley Tank Altitude Valve	—	350	—	—	—	350
1	Customer Rates	Hidden Valley Tank 4 Fire Flow Improvements	1,500	—	—	—	—	1,500
1	Customer Rates	Hunter Creek Reservoir Rehabilitation	—	100	3,000	1,500	—	4,600
1	Customer Rates	Terminal Tank CO2 Delivery Road Improvements	400	—	—	—	—	400
2	Customer Rates	STMGID 6 New Tank	—	—	400	—	—	400
1	Customer Rates	Rattlesnake Tank Replacement	—	500	3,000	—	3,000	6,500
2	Customer Rates	Pyramid Tank Cathodic Protection Investigation	15	—	100	—	—	115
2	Customer Rates	Hunter Creek Fencing - Phase 2	—	—	450	—	—	450
2	Customer Rates	Highland Fencing - Phase 2	—	—	500	—	—	500
1	Customer Rates	Mt. Rose 4 Fire Restoration	400	—	—	—	—	400
Subtotal Storage Improvements			10,665	14,900	19,625	17,950	8,600	71,740

Project Locations: Map of all *Potable Water Storage Improvements* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Potable Water Storage Improvements Sun Valley 2 Tank, Booster Pump Station and Mains

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Sun Valley 2 Tank, Booster Pump Station and Mains	600	4,100	5,000	2,600	—	12,300

PROJECT DESCRIPTION: TMWA has successfully procured a site for the future Sun Valley 2 Tanks and Booster Pump Station. This project will provide critical system redundancy and removes the need to operate two pump stations in series, improving overall operational efficiency and reliability. Additionally, it will replace an aging underground booster pump station within the pressure zone, significantly enhancing system reliability, reducing maintenance costs, and improving safety for operations and maintenance personnel.

SCHEDULE: The design is underway and the project is scheduled to be complete in FY 2029.



Potable Water Storage Improvements Storage Tank Rehabilitation and Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Storage Tank Rehabilitation and Improvements	3,500	5,000	5,000	5,000	5,000	23,500

PROJECT DESCRIPTION: TMWA has a very proactive tank reservoir maintenance program where 20% of all tanks are inspected annually on a rotating basis. Based on these inspection observations, a determination is made as to whether interior tank coatings (for steel tanks) or other fix and finish work is required. TMWA has 95 storage tanks in service, with combined storage of approximately 123 million gallons. Interior coating/liners are generally replaced every 20 years resulting in the need to recoat several tanks per year to maintain the rehabilitation cycle. The budget and plan also includes exterior painting of steel tanks and any replacement of any interior components that may be corroded.

SCHEDULE: This is an ongoing annual project. It is anticipated that several tanks will need to be recoated every year.



Potable Water Storage Improvements

Storage Tank Site Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Storage Tank Site Improvements	700	600	600	600	600	3,100

PROJECT DESCRIPTION: This project addresses critical deficiencies at various tank sites across the TMWA system. Improvements will include drainage enhancements to prevent ponding and erosion, roadway upgrades to ensure safe and reliable site access, installation of new security measures such as fencing and gates, and stabilization of slopes to mitigate erosion and protect surrounding infrastructure. These upgrades will improve long-term site sustainability, safety, maintenance and operational efficiency.

SCHEDULE: This is an ongoing capital improvement program to address infrastructure deficiencies at TMWA tank sites. The program prioritizes sites based on infrastructure criticality and condition assessments. Phase 1 construction is scheduled for FY 2026, with subsequent phases planned based on site needs and available funding.



Potable Water Storage Improvements Highland Reservoir Tank

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates / Developer Fees	Highland Reservoir Tank	—	700	1,300	5,000	—	7,000

PROJECT DESCRIPTION: TMWA has two large finished water storage reservoirs, one at Hunter Creek and one at the Highland site just west of the intersection of Washington and College Drive. These reservoirs are lined and covered with flexible polyethylene or hypalon membranes. As such, they are more maintenance intensive and susceptible to damage than a conventional steel or concrete tank. To provide reliability during repairs or during extended outages for inspection and cleaning, it is proposed to construct a conventional 4 million gallon water storage tank at the reservoir site. Due to topography and proximity to residential areas the tank may need to be a buried pre-stressed concrete tank, which is reflected in the project budget. The tank will also provide additional storage capacity to meet future system requirements as required by the NAC regulations.

SCHEDULE: The tank is scheduled for construction in FY's 2027-2029.



Potable Water Storage Improvements STMGID Tank East Zone 11 Tank

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates / Developer Fees	STMGID Tank East Zone 11 Tank	—	—	175	2,850	—	3,025

PROJECT DESCRIPTION: The project involves construction of a 3.7 MG above ground welded steel storage tank in the South Truckee Meadows area off of Geiger Grade formerly owned by STMGID. Due to growth in the area over the last several years, additional storage is required to meet the requirements of the NAC 445A regulations and TMWA standards. The tank will replace an existing 0.75 MG tank providing a net increase in storage of about 3 MG.

SCHEDULE: The project is currently scheduled for construction in FY 2029, subject to acquisition of the Special Use Permit and Bureau of Land Management (BLM) permitting.



Potable Water Storage Improvements US 40 Tank and Feeder Main

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates / Reimbursements / Developer Fees	US 40 Tank and Feeder Main	3,550	3,550	—	—	—	7,100

PROJECT DESCRIPTION: This project includes the construction of a 1.6-million-gallon concrete storage tank, along with associated site improvements, utilities, drainage infrastructure, and access road. It also includes the installation of approximately 2,100 linear feet of 20-inch feeder main. The project will enhance system reliability and hydraulic performance in the Mae Anne pressure zone, which currently experiences significant surge issues due to the cycling of the Mae Anne pump train and the closed system configuration near Mogul. This infrastructure is critical to support future growth and is a key component of the system’s backbone to Verdi.

SCHEDULE: Construction is underway and schedule to complete in FY 2026.



Potable Water Storage Improvements
Spanish Springs Altitude Valves (SC6 and DS3)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates/ Developer Fees	Spanish Springs Altitude Valves (SC6 and DS3)	—	—	100	400	—	500

PROJECT DESCRIPTION: The project involves the construction of altitude valves in underground vaults at the Spring Creek Tank 6 and at the Desert Springs Tank 3. The altitude valves will keep the existing tanks from overflowing when well recharge operations are conducted in Spanish Springs Valley.

SCHEDULE: The project is schedule for construction in FY 2029.



Potable Water Storage Improvements
Spring Creek 5B Tank (0.25 MG)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Spring Creek 5B Tank (0.25 MG)	—	—	—	625	—	625

PROJECT DESCRIPTION: This project involves the construction of a second storage tank at the Spring Creek 5 site to ensure adequate fire flow capacity is maintained during the future rehabilitation of the existing Spring Creek 5A Tank. The additional tank will enhance system redundancy and operational flexibility, supporting both routine maintenance and emergency response needs in the area.

SCHEDULE: This project is schedule for design and construction in FY 2029.



Potable Water Storage Improvements

Hidden Valley Tank Altitude Valve

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Hidden Valley Tank Altitude Valve	—	350	—	—	—	350

PROJECT DESCRIPTION: This project involves the installation of a new altitude valve within a vault on the Hidden Valley Tank 1 inlet/outlet line. Work will include cutting into and rerouting existing piping, installing the new altitude valve, and adding associated isolation valves as needed. The improvements will enhance operational control, prevent overflows, and improve the overall reliability of the tank system.

SCHEDULE: The project is scheduled for construction in FY 2027.



Potable Water Storage Improvements Hidden Valley Tank 4 Fire Flow Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Hidden Valley Tank 4 Fire Flow Improvements	1,500	—	—	—	—	1,500

PROJECT DESCRIPTION: Hidden Valley Tank 4 is scheduled for rehabilitation and recoating; however, it cannot be taken out of service without compromising compliance with NAC requirements, including minimum fire flow. This project includes the construction of a second storage tank at the existing Hidden Valley Tank 4 site to provide necessary redundancy and maintain system reliability during rehabilitation. The additional tank will ensure uninterrupted service and regulatory compliance. Acquisition of additional land will be required to accommodate the new tank.

SCHEDULE: Construction is scheduled in FY 2026.



Potable Water Storage Improvements Hunter Creek Reservoir Rehabilitation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Hunter Creek Reservoir Rehabilitation	—	100	3,000	1,500	—	4,600

PROJECT DESCRIPTION: The pond liner and floating cover of the Hunter Creek 30 million-gallon reservoir are approaching the end of their useful service life and require replacement. A condition assessment completed in 2020 provided recommendations for necessary improvements. Ongoing periodic inspections confirm that the liner will need to be replaced within the next five years to ensure continued operational integrity and regulatory compliance.

SCHEDULE: Design will take place in FY 2027 with the major replacement anticipated to begin in FY 2028.



Potable Water Storage Improvements Terminal Tank CO2 Delivery Road Improvements

FUNDING TIMELINE

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Terminal Tank CO2 Delivery Road Improvements	400	—	—	—	—	400

PROJECT DESCRIPTION: Currently, only one CO₂ vendor is willing to deliver to the Terminal Tank site due to physical site constraints, which limits vendor competition and increases operational risk. TMWA has engaged with an additional vendor and identified site improvements that would allow access for larger delivery trucks, enabling more competitive bidding opportunities. In addition to enhancing vendor access, the planned improvements will increase sight distance when exiting the site, improving safety for TMWA staff. Implementation of these improvements will require securing easement agreements with the neighboring property.

SCHEDULE: Land Procurement is underway and Design and Construction is anticipated to be completed in FY 2026.



Potable Water Storage Improvements STMGID 6 New Tank

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	STMGID 6 New Tank	—	—	400	—	—	400

PROJECT DESCRIPTION: STMGID 6 Tank is scheduled for rehabilitation and recoating; however, it cannot be taken out of service without compromising compliance with NAC requirements, including minimum fire flow. This project includes the construction of a second storage tank at the existing STMGID 6 Tank site to provide necessary redundancy and maintain system reliability during rehabilitation. The additional tank will ensure uninterrupted service and regulatory compliance. Acquisition of additional land will be required to accommodate the new tank.

SCHEDULE: Construction is scheduled for FY 2028.



Potable Water Storage Improvements Rattlesnake Tank Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Rattlesnake Tank Replacement	—	500	3,000	—	3,000	6,500

PROJECT DESCRIPTION: An assessment conducted in FY 2024 identified significant corrosion in the rafters, roof plate, and floor of the Rattlesnake Tank. The extent of deterioration is beyond justifiable repair, necessitating full tank replacement. This project will be executed in two phases: Phase 1 will involve the installation of a second, redundant tank to maintain system reliability and meet fire flow requirements; Phase 2 will include the demolition and replacement of the existing tank. This phased approach is essential to ensure uninterrupted service, particularly to critical facilities such as the Northern Nevada Hospital.

SCHEDULE: Design is scheduled to begin in FY 2027 and phased construction in FY 2028 and FY 2030.



Potable Water Storage Improvements Pyramid Tank Cathodic Protection Investigation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Pyramid Tank Cathodic Protection Investigation	15	—	100	—	—	115

PROJECT DESCRIPTION: This tank underwent rehabilitation during the FY 2021 and FY 2022 Tank Improvements Project. However, during the final phase of work, it was discovered that the underside of the tank floor is in contact with highly corrosive soils. To address this, a corrosion protection system is required. The project will include a full floor scan to assess current conditions and patch any areas as needed to ensure long-term structural integrity and protection against further deterioration.

SCHEDULE: Floor scan is scheduled for FY 2026 and the Corrosion system design and construction in FY 2028.



Potable Water Storage Improvements Hunter Creek Fencing - Phase 2

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Hunter Creek Fencing - Phase 2	—	—	450	—	—	450

PROJECT DESCRIPTION: Physical site security improvements at Hunter Creek Reservoir are based on recommendations from previous Department of Homeland Security (DHS) Vulnerability Assessments. Priorities for this project include replacement of existing perimeter fencing along the east and south sides of the HCR property with new chain link fencing built to meet or exceed DHS minimum standards. Additional fencing along the west property boundary may be added as needed to properly secure the site. The intent of this second phase of the project is to replace the remainder of the fencing on TMWA property that was not addressed in the Hunter Creek Reservoir Fencing - Phase 1 project.

SCHEDULE: Construction is scheduled for FY 2028.



Potable Water Storage Improvements Highland Fencing - Phase 2

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Highland Fencing - Phase 2	—	—	500	—	—	500

PROJECT DESCRIPTION: Physical site security improvements at Highland Reservoir are based on recommendations from previous Department of Homeland Security (DHS) Vulnerability Assessments. Priorities for this project include the replacement of existing perimeter fencing along the south, west, and north sides of the Highland Reservoir property with new chain link fencing built to meet or exceed DHS minimum standards. The intent of the second phase of this project is to replace the remainder of the onsite fencing and enclose/secure any areas that were not addressed in the Highland Reservoir Fencing - Phase 1 project.

SCHEDULE: Construction is scheduled for FY 2028.



Potable Water Storage Improvements Mt. Rose 4 Fire Restoration

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Mt. Rose 4 Fire Restoration	400	—	—	—	—	400

PROJECT DESCRIPTION: The Mt. Rose 4 Tank site was significantly impacted by the September 2024 Davis Fire, which destroyed the perimeter fencing and severely damaged surrounding vegetation. This project includes the removal and complete replacement of the perimeter fence and the clearing of fire-damaged trees that pose a hazard of falling onto the tank or newly installed fencing. These improvements are necessary to restore site security, protect critical water infrastructure, and mitigate future risks from unstable vegetation.

SCHEDULE: This project is underway and anticipate completion in early FY 2026.



HYDROELECTRIC IMPROVEMENTS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Hydroelectric	Flume Rehabilitation changes to Fleish Intake Improvements	800	200	—	—	—	1,000
1	Hydroelectric	Fleish Flume Improvements (Boxes 1-65 and 143-175)	1,000	1,500	—	—	—	2,500
2	Hydroelectric	Fleish Plant Improvements changes to Fleish Forebay and Flume (Boxes 343-434) Improvements	1,500	3,500	—	—	—	5,000
2	Hydroelectric	Fleish Powerhouse Improvements	500	—	—	—	—	500
2	Hydroelectric	Fleish Generator Rewind	650	—	—	—	—	650
2	Hydroelectric	Verdi Sandgate Improvements	—	500	—	—	—	500
2	Hydroelectric	Verdi Bypass Valve Improvements changes to Verdi Powerhouse Improvements	—	850	—	—	—	850
2	Hydroelectric	Verdi Conveyance Improvements	50	500	—	—	—	550
2	Hydroelectric	Washoe Plant Improvements to Washoe Hydroturbine Facility Reconstruction	600	2,000	5,000	5,000	2,000	14,600
Subtotal Hydroelectric Improvements			5,100	9,050	5,000	5,000	2,000	26,150

Project Locations: Map of all *Hydroelectric Improvements* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Hydroelectric Improvements

Flume Rehabilitation changes to Fleish Intake Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Hydroelectric	Flume Rehabilitation changes to Fleish Intake Improvements	800	200	—	—	—	1,000

PROJECT DESCRIPTION: At the start of the Fleish Hydroelectric system is a 1950s-vintage river intake structure with two antiquated radial head gates. This structure feeds into an earthen channel, followed by a transition structure connected to a wooden flume. An evaluation will determine which portions of the system can be repaired and/or replaced as part of this project. Head gate replacement will be challenging and may not be feasible in the immediate future. The current plan is to provide vehicle access to the head gate structure from the north. To accommodate this access, a new concrete structure will be constructed, which will also contain slide gates to the flume, a sand trap, and a sand trap gate. The gates will provide operational flexibility in lieu of replacing the radial gates.

SCHEDULE: Improvements are scheduled to begin in FY 2026.



Hydroelectric Improvements Fleish Flume Improvements (Boxes 1-65 and 143-175)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Hydroelectric	Fleish Flume Improvements (Boxes 1-65 and 143-175)	1,000	1,500	—	—	—	2,500

PROJECT DESCRIPTION: TMWA’s three operating hydroelectric facilities have nearly 12,150 feet of wood flume. The average service life for flume substructures (bent) is 40 years and 20 years for flume superstructures (box). The Fleish Flume Improvements project will replace 72 boxes and their associated bents.

SCHEDULE: Improvements are scheduled to begin in FY 2026.



Hydroelectric Improvements

Fleish Plant Improvements changes to Fleish Forebay and Flume (Boxes 343-434) Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Hydroelectric	Fleish Plant Improvements changes to Fleish Forebay and Flume (Boxes 343-434) Improvements	1,500	3,500	—	—	—	5,000

PROJECT DESCRIPTION: Re-allocated water rights have been assigned to the Fleish hydroelectric facility. This will allow for an additional one foot of head to be delivered to the hydroturbines resulting in increased energy production. Previous flume improvements projects have increased the flume height by one foot to accommodate the additional head. This project will replace 92 boxes and their associated bents with new taller boxes. The Forebay structure is aging and due for improvements or replacement. The structure will be evaluated for its structural integrity and ability to accommodate the additional head and capacity. Results from the evaluation will define the necessary improvements for this portion of the project.

SCHEDULE: Improvements are scheduled to begin in FY 2026.



Hydroelectric Improvements

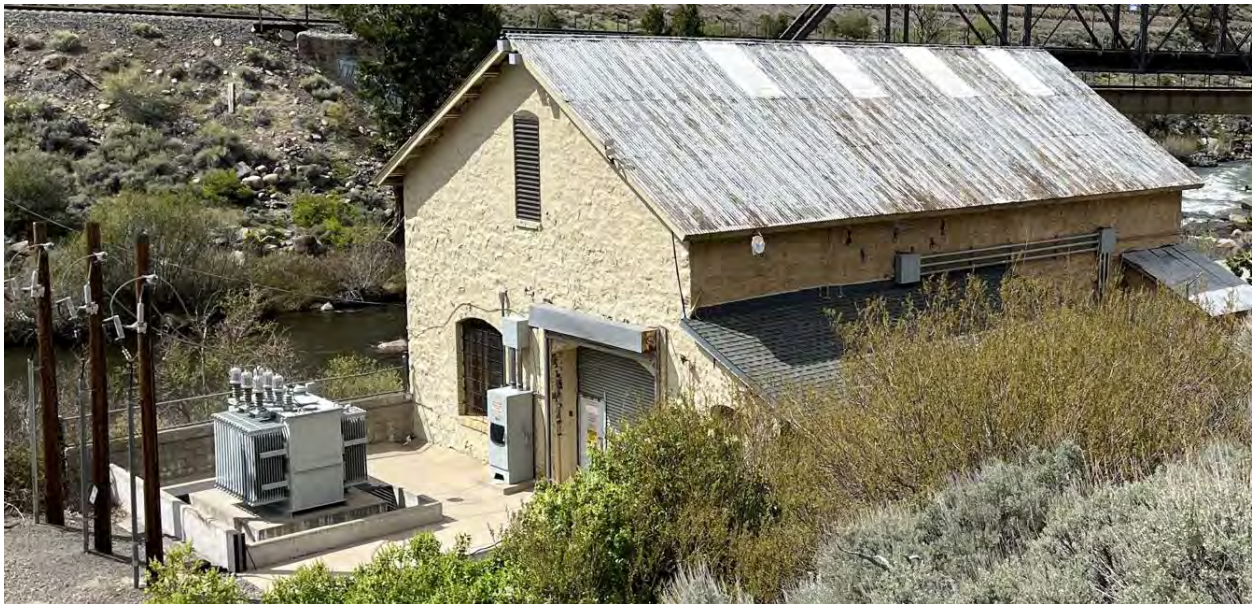
Fleish Powerhouse Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Hydroelectric	Fleish Powerhouse Improvements	500	—	—	—	—	500

PROJECT DESCRIPTION: The Fleish Hydroelectric Plant was commissioned in 1905. Roofing, windows, and exhaust fans are aging and need replacement. A new HVAC system will be installed to allow the generator to operate at its full potential without overheating.

SCHEDULE: Improvements are scheduled for FY 2026.



Hydroelectric Improvements

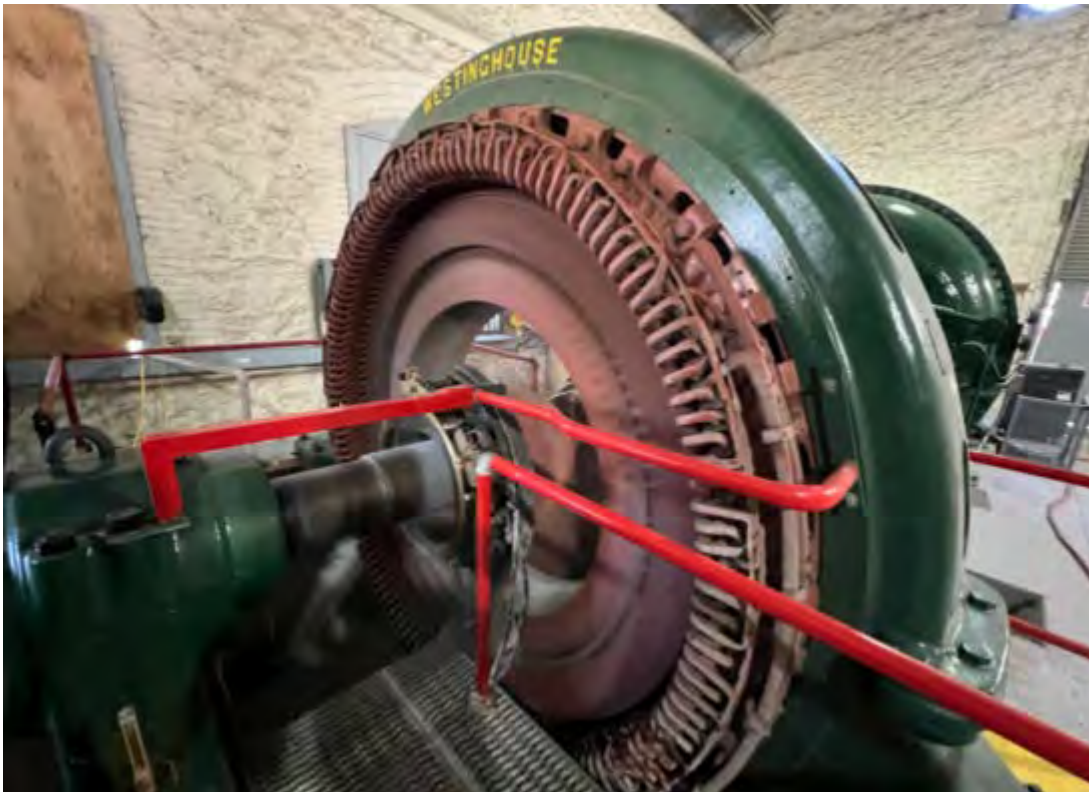
Fleish Generator Rewind

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Hydroelectric	Fleish Generator Rewind	650	—	—	—	—	650

PROJECT DESCRIPTION: The Fleish generator was last rewound in 1958 and is still operational. Generator stator windings have a typical lifespan of 50 years before degradation of the winds begins to cause increased heating and a possibility of a stator winding short circuit to occur. Rewind of the generator stator is required to improve efficiency and to match the kilowatt capacity of the turbines and conveyance system.

SCHEDULE: Improvements are scheduled for FY 2026.



Hydroelectric Improvements Verdi Sandgate Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Hydroelectric	Verdi Sandgate Improvements	—	500	—	—	—	500

PROJECT DESCRIPTION: This project will focus on rehabilitating the Verdi Hydro Sand Gate Dam to prevent further erosion and halt the unwanted leaking of water through the dam, which currently leads to reduced productivity. In addition to addressing the erosion issues, the project will include the replacement of the rusted-out gate with a more durable and efficient system. Furthermore, access improvements will be implemented to ensure safe operation and maintenance of the dam, enhancing both functionality and personnel safety.

SCHEDULE: Improvements are scheduled for FY 2027.



Hydroelectric Improvements

Verdi Bypass Valve Improvements changes to Verdi Powerhouse Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Hydroelectric	Verdi Bypass Valve Improvements changes to Verdi Powerhouse Improvements	—	850	—	—	—	850

PROJECT DESCRIPTION: This project involves a series of essential improvements across the Verdi Powerhouse Facility. Key tasks include replacing the original bypass valve with a new motor-actuated bypass valve for enhanced control, resurfacing the deteriorated concrete tailrace to restore functionality, and repairing damaged sections of the riveted steel penstock to ensure continued safe operation and extend the facility's service life.

SCHEDULE: Replacement of the valve is scheduled for FY 2027.



Hydroelectric Improvements Verdi Conveyance Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Hydroelectric	Verdi Conveyance Improvements	50	500	—	—	—	550

PROJECT DESCRIPTION: This project will look at improving various portions of the Verdi Hydro Canal system from the Head Gates to the Sand Gate. The existing Radial Head Gates are difficult to operate and repair, and they are old and in need of replacement. Currently there is no ability to isolate these gates for any repair or replacement. This project will evaluate options to provide isolation to be able to improve the existing gates. This project will also address the replacement of the pedestrian bridge that burned down in the most recent Verdi fire.

SCHEDULE: Improvements are scheduled to begin in FY 2026.



Hydroelectric Improvements

Washoe Plant Improvements to Washoe Hydroturbine Facility Reconstruction

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Hydroelectric	Washoe Plant Improvements to Washoe Hydroturbine Facility Reconstruction	600	2,000	5,000	5,000	2,000	14,600

PROJECT DESCRIPTION: Following an assessment and subsequent Feasibility Analysis of the 1908 Washoe Hydroelectric Facility this project aims to replace the entire facility from the lower penstock through the tailrace. New Vertical Francis Hydroturbines will be connected to the existing penstocks. The new facility will feature state-of-the-art equipment, including new Vertical Francis Hydroturbines connected to the existing penstocks. This modernization will ensure the facility continues to provide reliable power generation for decades to come.

SCHEDULE: The project is currently in the assessment stage and is planned to move to design in FY 2026 and to construction beginning in FY 2027.



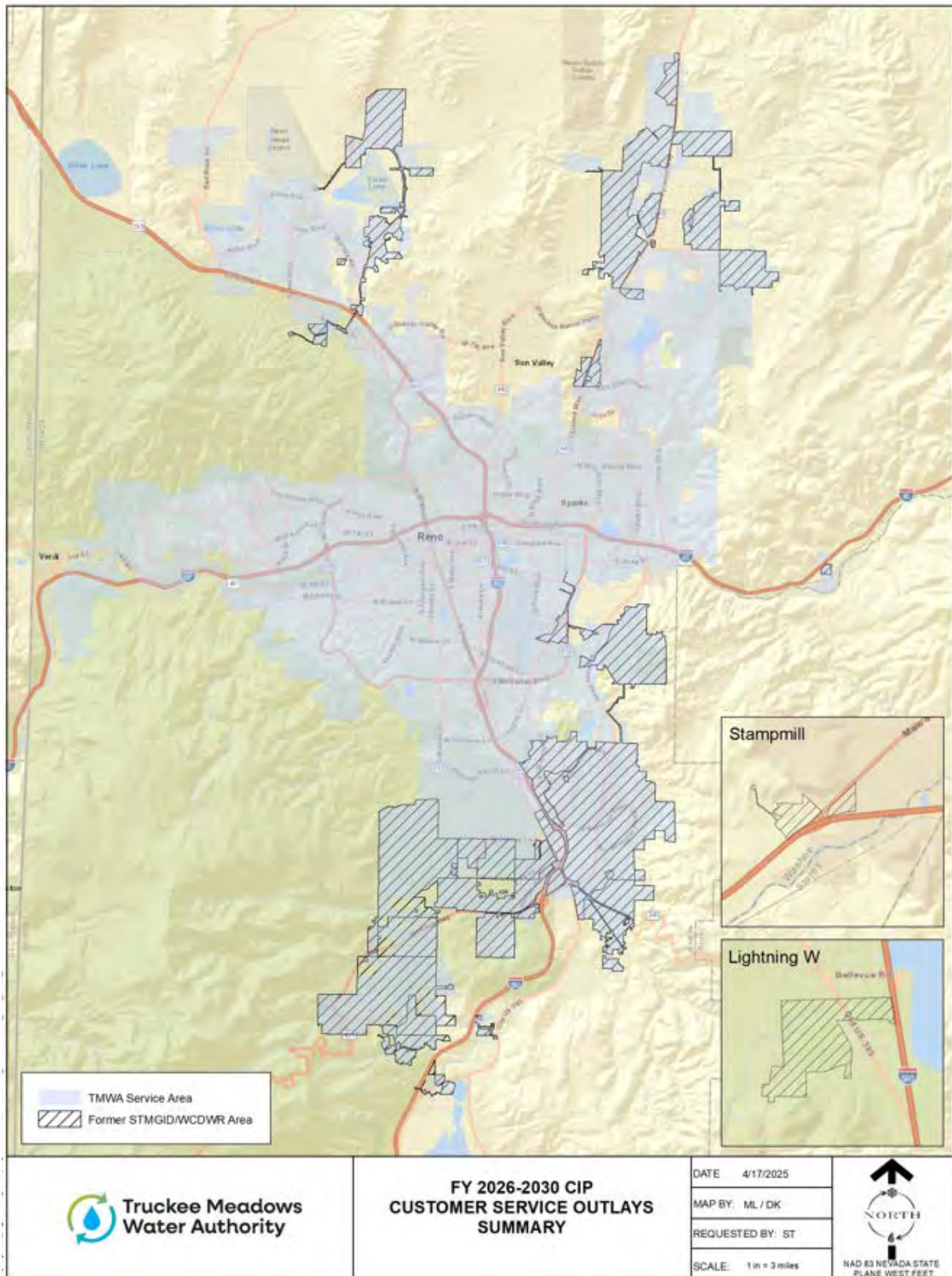
CUSTOMER SERVICE OUTLAYS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees	New Business Meters	100	100	100	100	100	500
3	Customer Rates	Mueller Pit Replacements former Washoe County	125	125	125	125	125	625
1	Customer Rates	Galvanized / Poly Service Line Replacements	250	250	250	250	250	1,250
1	Customer Rates	Automated Meter Infrastructure (AMI)	2,650	—	—	—	—	2,650
Subtotal Customer Service			3,125	475	475	475	475	5,025

Project Locations: Map of all *Customer Service Outlays* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Customer Service Outlays

New Business Meters

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Developer Fees	New Business Meters	100	100	100	100	100	500

PROJECT DESCRIPTION: All new water services are required to be metered. Meters are purchased by TMWA and installed for new development. New business fees pay for these installations.

SCHEDULE: Dependent on the pace of development in the service territory.



Customer Service Outlays
Mueller Pit Replacements Former Washoe County

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
3	Customer Rates	Mueller Pit Replacements former Washoe County	125	125	125	125	125	625

PROJECT DESCRIPTION: The Mueller metering pits are a very high maintenance metering facility and are prone to leaks and failures. TMWA plans to replace these facilities in response to leaks and or subsidence of these facilities.

SCHEDULE: Equipment and employee needs are evaluated and updated annually.



Customer Service Outlays

Galvanized / Poly Service Line Replacements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Galvanized / Poly Service Line Replacements	250	250	250	250	250	1,250

PROJECT DESCRIPTION: TMWA has shifted from just repairing service lines from the street main to the curb valve or meter box to completely replacing service lines that are galvanized steel or polybutylene. These two materials are responsible for many after-hours call outs which escalate overtime expenses to repair leaks in the street because the galvanized lines are corroded, and polybutylene once thought very durable, becomes brittle and cracks or splits very easily. Just repairing these lines does not prevent them from leaking in the near future, escalating repair costs while further damaging city streets. Complete replacement provides a permanent repair in a cost effective manner and prevents further water system losses.

SCHEDULE: This is an ongoing annual project budget. Service lines will be replaced as they are identified.



Customer Service Outlays

Automated Meter Infrastructure (AMI)

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Automated Meter Infrastructure (AMI)	2,650	—	—	—	—	2,650

PROJECT DESCRIPTION: TMWA utilizes multiple meter reading systems in which the transmitters attached to the meters send a signal out to be collected by data collectors. TMWA will be installing new meters or retrofitting existing meters with technology that will allow for remote readings. This is expected to assist in quickly identifying leaks for customers, more accurate billing, and long-term cost savings.

SCHEDULE: This project began in FY 2022 and is expected to be completed in FY 2026.



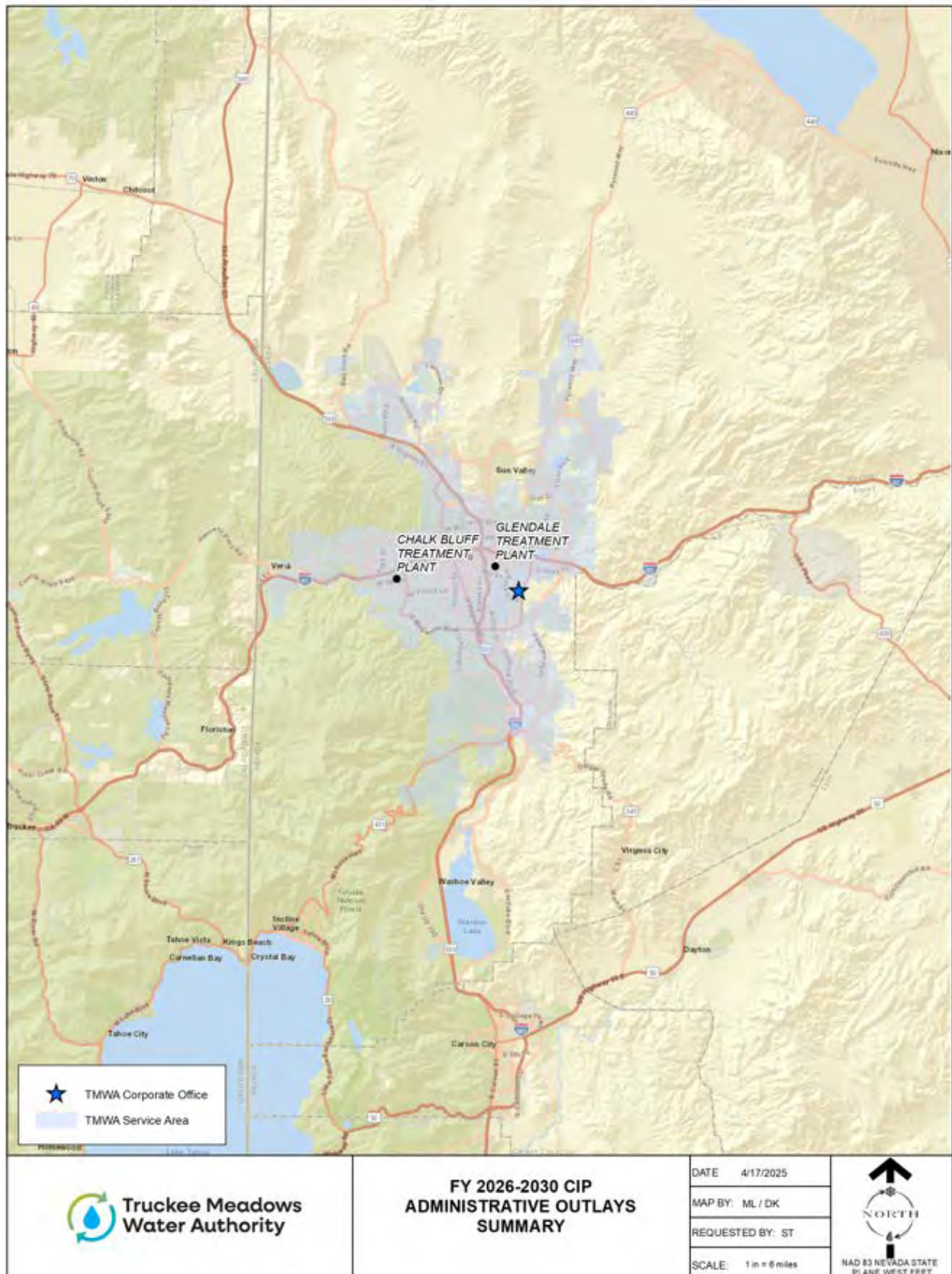
ADMINISTRATIVE OUTLAYS

Summary

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	GIS / GPS System Mapping Equipment	20	20	20	20	—	80
1	Customer Rates	IT Server Hardware and Equipment	20	20	—	—	—	40
1	Customer Rates	IT Network Security Upgrades	10	10	—	—	—	20
1	Customer Rates	IT Physical Access Security Upgrades	10	10	—	—	—	20
1	Customer Rates	IT Firewall Infrastructure Enhancements	110	—	—	—	—	110
1	Customer Rates	Printer / Scanner Replacement	10	10	—	—	—	20
1	Customer Rates	Crew Trucks / Vehicles	2,000	1,500	1,500	1,500	2,000	8,500
1	Customer Rates	Replacement HCM System	700	700	—	—	—	1,400
2	Customer Rates	Replacement ERP System	500	500	—	—	—	1,000
2	Customer Rates	Corporate Office Parking Rehabilitation	230	—	500	—	—	730
2	Customer Rates	Radio Redundancy Purchase	250	250	250	250	250	1,250
2	Customer Rates	Mobile Pro Security Camera Trailers	65	65	—	—	—	130
2	Customer Rates	Security Surveillance Storage Resiliency Purchase	150	—	—	—	—	150
1	Customer Rates/ Grants	Mobile Generator Purchase	1,550	—	—	—	—	1,550
2	Customer Rates	Capital Fleet Mechanics Shop	100	—	—	—	—	100
1	Customer Rates	Financial Building Retrofit	1,500	2,100	2,000	—	—	5,600
1	Customer Rates	Lab Equipment	265	—	—	—	—	265
1	Customer Rates	Glendale Office Expansion	3,500	1,000	—	—	—	4,500
2	Customer Rates	Physical Site Security Fencing Improvements	350	350	350	350	350	1,750
Subtotal Administrative Outlays			11,340	6,535	4,620	2,120	2,600	27,215

Project Locations: Map of all *Administrative Outlays* projects are highlighted in the following map.

Truckee Meadows Water Authority FY 2026-2030 Capital Improvement Plan



Administrative Outlays
GIS/GPS System Mapping Equipment

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	GIS / GPS System Mapping Equipment	20	20	20	20	—	80

PROJECT DESCRIPTION: TMWA will have to update mapping equipment on a periodic basis to keep up with changes in technology; and to replace existing equipment as it reaches obsolescence.

SCHEDULE: Equipment is replaced and/or purchased as needed.



Administrative Outlays

IT Server Hardware and Equipment

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	IT Server Hardware and Equipment	20	20	—	—	—	40

PROJECT DESCRIPTION: TMWA currently has over 50 physical servers and 130 virtual servers, hosting a variety of enterprise software applications that support TMWA’s daily business operations. All physical servers are typically purchased with a three year warranty, with the expectation that they will reach the end of their system life cycle in a three to five year time frame, requiring a replacement. TMWA annually reviews its server platforms and can option a strategy of warranty extension, if cost effective, rather than outright hardware replacement. All servers require an Operating System Software license to run. Operating System Software is upgraded only when the current release is obsolete or a newer version offers a significant advantage over the current iteration.

SCHEDULE: Spending would be determined on an as needed basis.



Administrative Outlays

IT Network Security Upgrades

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	IT Network Security Upgrades	10	10	—	—	—	20

PROJECT DESCRIPTION: As a leading water purveyor for a major metropolitan area, TMWA is reliant on the internet for employee productivity enhancement and providing valuable customer information and outreach. Such dependency on the internet also carries a significant degree of risk, as it makes TMWA a major target for external security threats looming within globalized networks. To offset this risk and combat network threats, a variety of security specific hardware and software solutions are used, weaving them into a layered deployment strategy called Defense in Depth. In order to continually evolve and reinforce this Defense in Depth strategy and effectively fight new unforeseen threats, TMWA must continually acquire new security platforms that adapt to the continually changing security landscape.

SCHEDULE: Spending occurs only on an as needed basis.



Administrative Outlays

IT Physical Security Upgrades

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	IT Physical Access Security Upgrades	10	10	—	—	—	20

PROJECT DESCRIPTION: Security measures that are designed to deny unauthorized access to facilities, equipment and resources to protect personnel from damage or harm such as theft or attacks. Physical security involves the use of multiple layers of interdependent systems which can include surveillance, security guards, protective barriers, locks and other techniques.

SCHEDULE: Equipment is replaced and/or purchased as needed.



Administrative Outlays
IT Firewall Infrastructure Enhancements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	IT Firewall Infrastructure Enhancements	110	—	—	—	—	110

PROJECT DESCRIPTION: In addition to broad network security device upgrade and replacements, TMWA must further protect its corporate network by increasing the number and the features of the installed next generation firewalls allowing for enhanced network segmentation.

SCHEDULE: Implementation is scheduled for FY 2026.



Administrative Outlays

Printer / Scanner Replacement

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Printer / Scanner Replacement	10	10	—	—	—	20

PROJECT DESCRIPTION: TMWA currently has variety of printers and scanners that support TMWA’s daily business operations. All printers are typically purchased with a three-year warranty, with the expectation that they will reach the end of their system life cycle in a three to five year time frame, requiring a replacement. TMWA annually reviews its printer/scanner performance and business needs and can option a strategy of warranty extension, if cost effective, rather than outright replacement.

SCHEDULE: Equipment is replaced and/or purchased as needed.



Administrative Outlays

Crew Trucks/Vehicles

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Crew Trucks / Vehicles	2,000	1,500	1,500	1,500	2,000	8,500

PROJECT DESCRIPTION: TMWA’s service fleet consists of light duty and heavy duty crew trucks. TMWA plans to cycle the light crew fleet over a period of seven to ten years. Spending is determined annually depending on vehicle availabilities and other factors. Spending only occurs if justified. TMWA’s fleet cycles older vehicles to the treatment plants or other less demanding activities prior to disposal at auction.

SCHEDULE: Equipment and employee needs are evaluated and updated annually.



Administrative Outlays

Replacement HCM System

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Replacement HCM System	700	700	—	—	—	1,400

PROJECT DESCRIPTION: TMWA is implementing a new Human Capital Management (HCM) system. This system will provide tools for employee timekeeping, payroll, recruiting and onboarding, and human resources.

SCHEDULE: The system is expected to be fully implemented in FY 2027.



Administrative Outlays Replacement ERP System

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Replacement ERP System	500	500	—	—	—	1,000

PROJECT DESCRIPTION: TMWA is considering the replacement of its existing ERP/ Financial system. The determination will be made in FY 2026 whether to move forward with replacement.

SCHEDULE: The system is expected to be fully implemented in FY 2027.



Administrative Outlays
Corporate Office Parking Rehabilitation

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Corporate Office Parking Rehabilitation	230	—	500	—	—	730

PROJECT DESCRIPTION: TMWA’s corporate office site is in need of rehab and improvements which include an expansion of the front parking area, pavement replacement, LED pole lights, additional security measures, etc. These upgrades will improve functionality, safety, and overall site aesthetics.

SCHEDULE: The front parking expansion is phase 1 anticipated to take place in FY 2026 and the remainder of the improvements to take place in FY 2028.



Administrative Outlays

Radio Redundancy Purchase

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Radio Redundancy Purchase	250	250	250	250	250	1,250

PROJECT DESCRIPTION: To address a single point of failure within the communications infrastructure of TMWA’s SCADA (Supervisory Control and Data Acquisition) network for key distribution locations that have been identified as critical by the Operations Department. In the event of a primary communication failure, this secondary communication path that this project would bring to fruition, would allow TMWA operations to maintain “visibility” into the distribution system thru those key sites.

SCHEDULE: Improvements will be spent over the next five years and possibly thereafter.



Administrative Outlays

Mobile Pro Security Camera Trailers

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Mobile Pro Security Camera Trailers	65	65	—	—	—	130

PROJECT DESCRIPTION: Physical site security will be greatly improved by the utilization of mobile surveillance trailers at sensitive locations without surveillance cameras. Locations that will benefit from this include new job sites, tank and well rehabs, areas used for equipment storage, and any locations experiencing an increased amount of unwanted activity. Priorities for this project include the acquisition of two mobile surveillance trailers to support the numerous projects and meet operational needs that require the flexibility of a portable camera trailer.

SCHEDULE: Trailers are scheduled to be purchased in FY 2026 and FY 2027.



Administrative Outlays

Security Surveillance Storage Resiliency Purchase

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Security Surveillance Storage Resiliency Purchase	150	—	—	—	—	150

PROJECT DESCRIPTION: This project is focused on improving physical security surveillance storage of archived video from cameras across all TMWA facilities. The addition of dedicated video archivers at each of our primary staffed locations (Capital, HQ2, Chalk Bluff, Glendale, Longley, and Mt. Rose) will better support the maintenance of 24/7 video archives for 30 days. It will also provide a much needed backup to the primary archivers and serve in a failover role when service to Capital is lost.

SCHEDULE: Archivers are expected to be purchased and installed in FY 2026.



Administrative Outlays

Mobile Generator Purchase

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates/Grants	Mobile Generator Purchase	1,550	—	—	—	—	1,550

PROJECT DESCRIPTION: As part of TMWA’s response to the increasing threat of wildfires and mitigating NV Energy power outages, critical pumping facilities have been identified that require standby generators. Mobile generators are being utilized to be able to deploy at several locations that do not currently have permanent back up generators. Sizing the generators will allow use along a broad range of pump stations and their electrical demands.

SCHEDULE: Generators are scheduled to be purchased in FY 2026.



Administrative Outlays

Capital Fleet Mechanics Shop

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Capital Fleet Mechanics Shop	100	—	—	—	—	100

PROJECT DESCRIPTION: As TMWA continues to grow, so too does their fleet. Due to this growth, TMWA is evaluating the needs and capability of maintaining fleet vehicles in-house. Based on the results of the evaluation TMWA will determine what needs a maintenance shop would have and how it should be equipped. After evaluation and approval of a fleet maintenance strategy, TMWA will move forward with designing and constructing a new mechanics shop.

SCHEDULE: Design for a new mechanics shop will begin in FY 2026.



Administrative Outlays

Financial Building Retrofit

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Financial Building Retrofit	1,500	2,100	2,000	—	—	5,600

PROJECT DESCRIPTION: TMWA has acquired a new 40,000 square foot industrial building adjacent to the corporate facility to accommodate growing staff needs. Tenant improvements are underway, with plans to move staff into the space by early FY 2026. TMWA has engaged an architect to develop spatial planning based on current requirements, with future phases of tenant improvements to follow as the organization continues to grow. Additionally, TMWA intends to pursue the closure of a bisecting street to create a cohesive campus environment. This campus layout is expected to enhance interdepartmental communication and overall staff productivity.

SCHEDULE: This project is underway and anticipated to be complete in FY 2028.



Administrative Outlays

Lab Equipment

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Lab Equipment	265	—	—	—	—	265

PROJECT DESCRIPTION: This project is to purchase and ICP-MS instrument and two VOC refrigerators. The ICP-MS is used to detect, identify and quantify metals in our drinking water samples. The autosampler is an essential component to the ICP-MS system as it automatically draws a specific aliquot of sample to be injected into the ICP-MS for analysis.

The two VOCs (volatile organic compounds) refrigerators are used to store VOCs and haloacetic acid (HAAs) samples and preserve them at low temperatures to prevent degradation of analytes. The sample storage fridge is used to store all other chemistry samples and preserve them at a low temperature range.

SCHEDULE: The equipment is scheduled to be purchased in FY 2026.



Administrative Outlays

Glendale Office Expansion

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
1	Customer Rates	Glendale Office Expansion	3,500	1,000	—	—	—	4,500

PROJECT DESCRIPTION: This project involves the construction of a new two-story office and maintenance facility adjacent to the existing administration building at the Glendale Water Treatment Facility. The new building will support the growing needs of TMWA’s operations and maintenance staff by providing expanded office space, open cubicle areas, and a dedicated maintenance shop on the first floor. This facility will improve working conditions, enhance operational efficiency, and accommodate future staff growth.

SCHEDULE: Design is well underway and Construction is scheduled to be completed in FY 2027.



Administrative Outlays

Physical Site Security Fencing Improvements

FUNDING TIMELINE:

Priority	Funding Source	Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	CIP Total
2	Customer Rates	Physical Site Security Fencing Improvements	350	350	350	350	350	1,750

PROJECT DESCRIPTION: Physical site security fencing improvements for TMWA critical infrastructure facilities based on recommendations from previous Department of Homeland Security (DHS) Vulnerability Assessments. This multi-year fencing improvement project will have a heavy focus on bringing site perimeter fencing up to DHS minimum standards at all TMWA facilities and improving access control at our facility main gates. Additional priorities for this project include the addition of outriggers with barbed wire and/ or razor wire where it is deemed appropriate in order to secure our site against trespassing and other criminal activity.

SCHEDULE: Improvements will continue annually.





STAFF REPORT

TO: Board of Directors
THRU: John R. Zimmerman, General Manager
FROM: Matt Bowman, Chief Financial Officer
DATE: May 12, 2025
SUBJECT: **Discussion and possible action on adoption of Resolution No. 335 of the Board of Directors of the Truckee Meadows Water Authority, Nevada: A resolution providing for the issuance of its Water Revenue Bond (American Flat APWF Project), Series 2025A in the maximum aggregate principal amount of \$57,850,000, Series 2025B in the maximum aggregate principal amount of \$150,000 and Series 2025C in the maximum aggregate principal amount of \$6,000,000; providing the form, terms and conditions thereof; and providing other matters relating thereto**

Summary

At the April 17, 2024 Board of Directors meeting, the TMWA Board adopted Resolution No. 324, declaring TMWA's intent to finance the Advanced Purified Water Facility (APWF) at American Flat through issuance of up to \$55.0 million of Drinking Water State Revolving Fund (SRF) loans.

In continuance of this activity, Staff recommends the Board adopt Resolution No. 335 authorizing the TMWA Chief Financial Officer or General Manager to execute three SRF loan agreements as listed below, the proceeds of which will be used to fund TMWA's portion of the APWF project.

- Series 2025A for a principal amount of \$57,850,000 at 1.0% interest amortized over 30 years
- Series 2025B for a principal forgiveness loan for \$150,000
- Series 2025C for a principal forgiveness loan for \$6,000,000

The adoption of this motion does not authorize TMWA to execute a construction contract for the project. Both the TMWA Board and Reno City Council will have the opportunity to approve moving from design to construction later in 2025. If at that time, the TMWA Board and Reno City Council authorize the project to proceed into construction, TMWA will begin drawing on the outstanding balance of the SRF loans.

Recommended Motion

Move to adopt Resolution No. 335.

Summary - A resolution authorizing the issuance by the Truckee Meadows Water Authority, Nevada of its Water Revenue Bond (American Flat APWF Project), Series 2025A in the maximum aggregate principal amount of \$57,850,000, Series 2025B in the maximum aggregate principal amount of \$150,000 and Series 2025C in the maximum aggregate principal amount of \$6,000,000, and providing other matters relating thereto.

RESOLUTION NO. 335

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRUCKEE MEADOWS WATER AUTHORITY, NEVADA, PROVIDING FOR THE ISSUANCE OF ITS WATER REVENUE BOND (AMERICAN FLAT APWF PROJECT), SERIES 2025A IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$57,850,000, SERIES 2025B IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$150,000 AND SERIES 2025C IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$6,000,000; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF; AND PROVIDING OTHER MATTERS RELATING THERETO.

WHEREAS, the Truckee Meadows Water Authority in the State of Nevada (the “Authority” and the “State,” respectively) is a political subdivision of the State duly organized and operating in accordance with the provisions of the “Truckee Meadows Water Authority Cooperative Agreement among City of Reno, City of Sparks, County of Washoe” dated December 4, 2000, as amended (respectively, the “Cooperative Agreement” and the “Members”) entered into pursuant to the provisions of NRS 277.080 to 277.180, inclusive, as amended (the “Authority Act”); and

WHEREAS, the Authority now owns and operates a municipal water system (the “Water System”); and

WHEREAS, the Board of Directors of the Authority (the “Board”) has determined and hereby declares that the public interest, health and welfare necessitates making certain improvements to the water system by acquiring, constructing, reconstructing, improving and equipping facilities pertaining to the Water System, including, without limitation, the project known as the Advanced Purified Water Facility (APWF) at American Flat (collectively, the “Project”); and to issue and sell water revenue bonds of the Authority to defray, in whole or in part, the cost of the Project; and

WHEREAS, pursuant to the Cooperative Agreement, the Authority is authorized to borrow money and to issue special obligation revenue bonds of the Authority for the purpose of defraying wholly or in part the cost of the Project; and

WHEREAS, none of the water revenue bonds (the “Municipal Securities”) contemplated by this resolution have previously been sold; and

WHEREAS, the Authority requested the Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources, as Administrator of the State of Nevada Account for the Revolving Fund to finance the construction of projects as defined in NRS 445A.230 (the “Administrator” and “Revolving Fund”, respectively), under 445A.200 to 445A.295, inclusive (the “Project Act”), and to make loans to the Authority by purchasing the Municipal Securities in the maximum aggregate principal amount of \$64,000,000; and

WHEREAS, the Board for Financing Water Projects approved resolutions authorizing the Administrator to make loans to the Authority to finance the Project pursuant to NRS 445A.265 in the maximum aggregate principal amount of \$64,000,000; and

WHEREAS, NRS 350.105 to 350.195, inclusive and the Project Act permit Municipal Securities to be sold to the State; and

WHEREAS, after negotiation pursuant the Project Act, the Board has determined to sell its Municipal Securities designated as the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond (American Flat APWF Project), Series 2025A,” in the maximum principal amount of \$57,850,000 (the “2025A Bond”), the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond (American Flat APWF Project), Series 2025B,” in the maximum principal amount of \$150,000 (the “2025B Bond”) and the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond (American Flat APWF Project), Series 2025C,” in the maximum principal amount of \$6,000,000 (the “2025C Bond” and together with the 2025A Bond and the 2025B Bond, the “Bonds”) to the State for a price equal to the principal amounts of the Bonds as set forth in the respective Loan Contracts (as defined herein), and otherwise upon the terms provided below; and

WHEREAS, the effective interest rate on the Bonds does not exceed by more than 3% the “Index of Revenue Bonds” which was most recently published in The Bond Buyer before a negotiated offer was accepted for the Bonds; and

WHEREAS, the Board hereby elects to have the provisions of Chapter 348 of NRS (the “Supplemental Bond Act”) and the Local Government Securities Law, cited as NRS 350.500 through 350.720 and all laws amendatory thereof (the “Bond Act”) apply to the Bonds; and

WHEREAS, the Board has determined and hereby declares:

(a) It is necessary and for the best interests of the Authority to effect the Project and to issue the Bonds; and

(b) Each of the limitations and other conditions to the issuance of the Bonds in the Project Act, the Bond Act, the Supplemental Bond Act, and in any other relevant act of the State or the Federal Government, has been met; and pursuant to NRS 350.708, this determination of the Board that the limitations in the Bond Act have been met shall be conclusive in the absence of fraud or arbitrary or gross abuse of discretion; and

(c) This Resolution pertains to the sale, issuance and payment of the Bonds; this declaration shall be conclusive in the absence of fraud or gross abuse of discretion in accordance with the provisions of NRS 350.579(2).

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE TRUCKEE MEADOWS WATER AUTHORITY, NEVADA, DO RESOLVE:

Section 1. **Short Title.** This Resolution shall be known and may be cited as the “2025 Water Bond Resolution.”

Section 2. **Definitions.** The terms in this Section and in the preambles hereof defined for all purposes of this Resolution and of any instrument amendatory hereof or supplemental hereto, and of any other instrument or any other document relating hereto, except where the context by clear implication otherwise requires, shall have the meanings in this Section and in said preambles specified:

“2005 Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond, Series 2005.”

“2009A Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond, Series 2009A.”

“2010A Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond, Series 2010A.”

“2014 Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond, Series 2014.”

“2015A Bonds” means the “Truckee Meadows Water Authority, Water Revenue Refunding Bonds, Series 2015A.”

“2015B Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond, Series 2015B.”

“2016 Bonds” means the “Truckee Meadows Water Authority, Water Revenue Refunding Bonds, Series 2016.”

“2017 Bonds” means the “Truckee Meadows Water Authority, Water Revenue Refunding Bonds, Series 2017.”

“2018 Bonds” means the “Truckee Meadows Water Authority, Water Revenue Refunding Bonds, Series 2018.”

“2021 Bonds” means the “Truckee Meadows Water Authority, Subordinate Water Revenue Refunding Bonds, Series 2021.”

“2024 Bonds” means the “Truckee Meadows Water Authority, Water Revenue Bonds, Series 2024.”

“2025A Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond (American Flat APWF Project), Series 2025A” authorized to be issued as a single bond pursuant to this Resolution.

“2025B Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond (American Flat APWF Project), Series 2025B” authorized to be issued as a single bond pursuant to this Resolution.

“2025C Bond” means the “Truckee Meadows Water Authority, Water Revenue Bond (American Flat APWF Project), Series 2025C” authorized to be issued as a single bond pursuant to this Resolution.

“Administrator” means the Administrator of the Division.

“Authority Treasurer” means the de jure or de facto treasurer of the Board and the Authority and chosen as such officer by the Board, presently the Chief Financial Officer, and means the de jure or de facto assistant treasurer or acting treasurer, if any, of the Board and the Authority whenever the treasurer is unable to act in such capacity, the individual designated as treasurer may be (but is not necessarily) a member of the Board and may be (but is not necessarily) the same individual as the Secretary, and the defined term means his successor in functions, if any.

“Bonds” means the 2025A Bond, the 2025B Bond and the 2025C Bond.

“Bond Fund” means the two separate accounts designated as the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond (American Flat APWF Project), Series 2025, Interest Account” (the “Interest Account”) and the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond (American Flat APWF Project), Series 2025, Principal Account” (the “Principal Account”) created herein.

“Bond Requirements” means the payment of the principal and interest due in connection with the Bonds.

“Bond Year” means the 12 month period commencing on July 2 of a calendar year and ending on July 1 of the following calendar year.

“Chair” means the de jure or de facto chair of the Board and the Authority and chosen as such officer by the Board, and means the de jure or de facto vice chair of the Board and the Authority whenever the chair of the Board and the Authority is unable to act in such capacity, and the defined term means his successor in functions, if any.

“Chief Financial Officer” means the de jure or de facto Chief Financial Officer of the Authority, designated as such by the Authority (but if there is no Chief Financial Officer of the Authority, Chief Financial Officer means the TMWA Manager), and means the de jure or de facto assistant Chief Financial Officer or acting Chief Financial Officer, if any, of the Authority whenever the Chief Financial Officer is unable to act in such capacity, or the successor of the Chief Financial Officer in functions, if any. The Chief Financial Officer is the “chief financial officer” of the Authority for purposes of Chapter 350 of NRS.

“Commercial Bank” means a state or national bank or trust company which is a member of the Federal Deposit Insurance Corporation.

“Cost of the Project” means all or any part designated by the Board for the cost of the Project, or interest therein, which cost, at the option of the Board, except as limited by law, may include all or any part of the incidental costs relating to the Project, including, without limitation and subject to the restrictions set forth in the Safe Drinking Water Act:

(a) Preliminary expenses advanced by the Authority from money available for use therefor, or advanced by the Federal Government, or from any other source, with the approval of the Board;

(b) The costs in the making of surveys, audits, preliminary plans, other plans, specifications, estimates of costs and other preliminaries;

(c) The costs of premiums on builders’ risk insurance and performance bonds, or a reasonably allocable share thereof;

(d) The costs of appraising, printing, estimates, advice, services of engineers, architects, accountants, financial consultants, attorneys at law, clerical help or other agents or employees;

(e) The costs of making, publishing, posting, mailing and otherwise giving any notice in connection with the Project, the filing or recordation of instruments, the taking of options, the issuance of the Bonds and any other securities relating to the Project, and bank fees and expenses;

(f) The costs of contingencies;

(g) The costs of the capitalization with the proceeds of the Bonds or other securities relating to the Project of any operation and maintenance expenses appertaining to the Project and of any interest on the Bonds or other securities relating to the Project for any period not exceeding the period estimated by the Board to effect the Project plus one year, of any discount on the Bonds or such other securities, and of any reserves for the payment of the principal of and interest on the Bonds or such other securities, of any replacement expenses, and of any other cost of the issuance of the Bonds or such other securities;

(h) The costs of amending any resolution or other instrument authorizing the issuance of or otherwise appertaining to outstanding bonds or other securities of the Authority;

(i) The costs of funding any medium-term obligations, construction loans and other temporary loans of not exceeding ten years appertaining to the Project and of the incidental expenses incurred in connection with such loans;

(j) The costs of any properties, rights, easements or other interests in properties, or any licenses, privileges, agreements and franchises;

(k) The costs of demolishing, removing or relocating any buildings, structures or other facilities on land acquired for the Project, and of acquiring lands to which such buildings, structures or other facilities may be moved or relocated;

(l) The administrative expenses and costs of the State Treasurer through the Environmental Protection Division of the Department of Conservation and Natural Resources relevant to its making a loan for the Project; and

(m) All other expenses necessary or desirable and appertaining to the Project, as estimated or otherwise ascertained by the Board.

“Division” means the State of Nevada Division of Environmental Protection of the Department of Conservation and Natural Resources.

“Federal Government” means the United States, or any agency, instrumentality or corporation thereof.

“Federal Securities” means bills, certificates of indebtedness, notes, bonds or similar securities which are direct obligations of, or the principal and interest of which securities are unconditionally guaranteed by, the United States.

“Fiscal Year” means the 12 months commencing on July 1 of any calendar year and ending on June 30 of the next succeeding calendar year; but if the Nevada Legislature changes the statutory fiscal year relating to the Authority, the Fiscal Year shall conform to such modified statutory fiscal year from the time of each such notification, if any.

“Gross Revenues” means all income and revenues received or accrued under generally accepted accounting principles derived directly or indirectly by the Issuer from the water

and other goods and services provided by, or from the operation and use of and otherwise pertaining to, the Water System, including, without limitation, all rates, fees, and other charges for the use of the Water System, or for any service rendered by the Issuer in the operation thereof, or any part thereof, whether resulting from repairs, enlargements, extensions, betterments or other improvements to the Water System, or otherwise, and includes all revenues received by the Authority from the Water System, including, without limitation, all fees, rates, and other charges for the use of the Water System, or for any service rendered by the Authority in the operation thereof, directly or indirectly, the availability of any such service or the sale or other disposal of any commodity derived therefrom, but excluding any moneys borrowed and used for the acquisition of capital improvements and any moneys received as grants, appropriations or gifts from the United States, the State or other sources, the use of which is limited by the grantor or donor to the construction of capital improvements for the Water System, except to the extent any such moneys shall be received as payments for the use of the Water System, services rendered thereby, the availability of any such service or the disposal of any such commodities. “Gross Revenues” shall also include:

(a) all income or other gain from the investment of such income and revenues and of the proceeds of securities payable from Gross Revenues or Net Revenues.

(b) all amounts withdrawn from the Rate Stabilization Account and deposited in the Revenue Fund as described in Section 515 of the resolutions authorizing the Superior Securities.

“Net Revenues” means the Gross Revenues remaining after the deduction of Operation and Maintenance Expenses.

“Operation and Maintenance Expenses” means all reasonable and necessary current expenses of the Authority, paid or accrued, of operating, maintaining and repairing the Water System, including, without limitation:

(a) engineering, auditing, reporting, legal and other overhead expenses relating to the administration, operation and maintenance of the Water System;

(b) fidelity bond and property and liability insurance premiums pertaining to the Water System or a reasonably allocable share of a premium of any blanket bond or policy pertaining to the Water System;

(c) payments to pension, retirement, health and hospitalization funds, and other insurance and to any self-insurance fund as insurance premiums not in excess of such premiums which would otherwise be required for such insurance;

(d) any general taxes, assessments, excise taxes or other charges which may be lawfully imposed upon the Authority, the Water System, revenues therefrom or the Authority's income from or operations of any properties under its control and pertaining to the Water System, or any privilege in connection with the Water System or its operations;

(e) the reasonable charges of any Paying Agent or Registrar and any depository bank pertaining to the Bonds or any other securities payable from Gross Revenues or otherwise pertaining to the Water System;

(f) contractual services, professional services, salaries, other administrative expenses and costs of materials, supplies, repairs and labor pertaining to the Water System or to the issuance of the Bonds, or any other securities relating to the Water System, including, without limitation, the expenses and compensation of any receiver or other fiduciary under the Bond Act;

(g) the costs incurred by the Board in the collection and any refunds of all or any part of Gross Revenues;

(h) any costs of utility services furnished to the Water System;

(i) any lawful refunds of any Gross Revenues; and

(j) all other administrative, general and commercial expenses pertaining to the Water System, including payment of any amounts due the United States under Section 148(f) of the Tax Code in connection with any securities payable from revenues of the Water System in such amounts as are required to meet the Authority's obligations under Section 148(f) of the Tax Code;

but excluding:

- (i) any allowance for depreciation;
- (ii) any costs of extensions, enlargements, betterments and other improvements, or any combination thereof;
- (iii) any reserves for major capital replacements, other than normal repairs;
- (iv) any reserves for operation, maintenance or repair of the Water System;
- (v) any allowance for the redemption of any Bonds or other security or the payment of any interest thereon or any prior redemption premium due in connection therewith;
- (vi) any liabilities incurred in the acquisition or improvement of any properties comprising any project or any existing facilities, or any combination thereof, pertaining to the Water System, or otherwise; and
- (vii) any liabilities imposed on the Authority for any ground of legal liability not based on contract, including, without limitation, negligence in the operation of the Water System.

“Outstanding” when used with reference to the Bonds or any other designated securities payable from Net Revenues and as of any particular date means all of the bonds in any manner theretofore and thereupon being executed and delivered:

- (a) Except any Bond or other security canceled by the Authority, the Paying Agent or otherwise on the Authority’s behalf, at or before such date;
- (b) Except any Bond or other security for the payment or the redemption of which moneys at least equal to its Bond Requirements to the date of maturity or to any Redemption Date shall have theretofore been deposited with a trust bank in escrow or in trust for that purpose, as provided in Section 49 hereof; and
- (c) Except any Bond or other security in lieu of or in substitution for which another Bond or other security shall have been executed and delivered.

“Parity Securities” means the Bonds, the 2015B Bond, the 2014 Bond, the 2010A Bond, the 2009A Bond, the 2005 Bond, and any other securities of the Authority pertaining to the Water System and payable from and secured by Net Revenues on a parity with the Bond, to the extent issued in accordance with the terms, conditions and limitations hereof.

“Paving Agent” means the Authority Treasurer or any successor thereto as paying agent for the Bonds.

“Person” means a corporation, firm, other body corporate (including, without limitation, the Federal Government, the State or any other body corporate and politic other than the Authority), partnership, association or individual, and also includes an executor, administrator, trustee, receiver or other representative appointed according to law.

“Purchaser” means the State Treasurer of the State of Nevada as the custodian of the State of Nevada Account for the Revolving Fund.

“Redemption Date” means a date fixed for the redemption prior to the respective maturities of any Bond (or installments in the case of a single bond) or other designated securities payable from any Net Revenues in any notice of prior redemption or otherwise fixed and designated by the Authority.

“Redemption Price” means, when used with respect to a Bond or other designated security payable from any Net Revenues, the principal amount thereof plus accrued interest thereon to the Redemption Date plus the applicable premium, if any, payable upon the redemption thereof prior to the stated maturity date of such Bond or other security on a Redemption Date in the manner contemplated in accordance with the security’s terms.

“Registrar” means the Authority Treasurer or any successor thereto as registrar for the Bonds.

“Revenue Fund” means the “Truckee Meadows Water Authority, TMWA Water System Gross Revenues Fund,” previously established and continued in this Resolution.

“Revolving Fund” means the Account for the Revolving Fund as defined in NRS 445A.203 to finance the construction of projects as defined in NRS 445A.230 of the State of Nevada created by NRS 445A.255.

“Safe Drinking Water Act” means the “Safe Drinking Water Act”, 42 U.S.C. Sections 300f et seq., as amended.

“Secretary” means the de jure or de facto secretary of the Board and the Authority and chosen as such officer by the Board, presently the TMWA Manager, and means the de jure or de facto assistant secretary or acting secretary, if any, of the Board and the Authority whenever the secretary is unable to act in such capacity, the individual designated as secretary may be (but is not necessarily) a member of the Board and may be (but is not necessarily) the same individual as the Authority Treasurer, and the defined term means his successor in functions, if any.

“Subordinate Securities” means the 2021 Bonds and any other securities of the Authority pertaining to the Water System and payable from and secured by Net Revenues subordinate and junior to the pledge thereof to the Bonds.

“Superior Securities” means securities of the Authority pertaining to the Water System and payable from and secured solely by Net Revenues superior and senior to the pledge thereof to the Bonds, including but not limited to the 2015A Bonds, the 2016 Bonds, the 2017 Bonds, the 2018 Bonds, the 2024 Bonds and any other securities issued with a lien on the Net Revenues superior to the lien of the Bonds.

“Tax Code” means the Internal Revenue Code of 1986, as amended to the date of delivery of the Bonds.

“TMWA Manager” means the de jure or de facto General Manager of the Authority and any deputy director designated by the TMWA Manager for purposes of this Instrument, and means any de jure or de facto deputy director or acting TMWA Manager, if any, of the Authority whenever the TMWA Manager is absent or is unable to act in such capacity, or the TMWA Manager’s successor in functions, if any. The TMWA Manager is the “chief administrative officer” of the Authority for the purposes of Chapter 350 of NRS.

“Trust Bank” means a “commercial bank”, as defined herein, which bank is authorized to exercise and is exercising trust powers, and also means any branch of Federal Reserve Bank.

“Water System” means the water system of the Authority, consisting of all properties, real, personal, mixed or otherwise, now owned or hereafter acquired by the Authority

through purchase, construction or otherwise, and used in connection with such system of the Authority, and in any way pertaining thereto, whether or not located within or without or both within and without the boundaries of the Authority, including, without limitation, machinery, apparatus, structures, buildings and related or appurtenant furniture, fixtures and other equipment, as such systems are from time to time extended, bettered or otherwise improved, or any combination thereof.

Other capitalized terms used herein shall have the meanings given to such terms in the text hereof, except where the context by clear implication otherwise requires.

Section 3. **Sale of the Bonds and Approval of Loan Contracts.** The sale of the 2025A Bond to the State, as evidenced by and in accordance with the terms of the loan contract between the State acting by and through the Division and the Authority, titled State of Nevada Drinking Water State Revolving Fund Loan Contract, Contract No. DW2501 (the “2025A Loan Contract”), to be executed by the Chief Financial Officer, or in such officer’s absence, the TMWA Manager, is hereby approved. The sale of the 2025B Bond to the State, as evidenced by and in accordance with the terms of the loan contract between the State acting by and through the Division and the Authority, titled State of Nevada Drinking Water State Revolving Fund Loan Contract, Contract No. DW2502 (the “2025B Loan Contract”), to be executed by the Chief Financial Officer, or in such officer’s absence, the TMWA Manager, is hereby approved. The sale of the 2025C Bond to the State, as evidenced by and in accordance with the terms of the loan contract between the State acting by and through the Division and the Authority, titled State of Nevada Drinking Water State Revolving Fund Loan Contract, Contract No. DW2503 (the “2025C Loan Contract” and together with the 2025A Loan Contract and the 2025B Loan Contract, the “Loan Contracts”), to be executed by the Chief Financial Officer, or in such officer’s absence, the TMWA Manager, is hereby approved. The forms, terms and provisions of the Loan Contracts substantially in the forms as are currently on file with the Chief Financial Officer, with such amendments agreed to by the Chief Financial Officer, or in such officer’s absence, the TMWA Manager, whose execution thereof shall be conclusive evidence of such agreements, not inconsistent with the provisions of this Resolution are hereby ratified, approved and confirmed.

Section 4. **Ratification.** All action heretofore taken by the Board and the officers of the Authority directed toward the Project and toward the issuance, sale and delivery of the Bonds is hereby ratified, approved and confirmed.

Section 5. **Estimated Life of Facilities.** The Board, on behalf of the Authority, has determined and does hereby declare:

(a) The estimated life or estimated period of usefulness of the Project to be acquired with the Bonds is not less than 30 years; and

(b) The Bonds shall mature at such time or times not exceeding such estimated life or estimated period of usefulness.

Section 6. **Necessity and Authorization of Project and Bonds.** It is necessary and in the best interests of the Board, its officers, and the inhabitants of the Authority, that the Authority effect the Project and defray wholly or in part the cost thereof by the issuance of the Bonds therefor; and it is hereby so determined and declared. The Board hereby authorizes the Project.

Section 7. **Resolution to Constitute Contract.** In consideration of the purchase and the acceptance of the Bonds by those who shall own the same from time to time, the provisions hereof shall be deemed to be and shall constitute a contract between the Authority and the registered owners from time to time of the Bonds.

Section 8. **Bonds Equally Secured.** The covenants and agreements herein set forth to be performed shall be for the equal benefit, protection and security of the owner of the outstanding Bonds, all of which, regardless of the time or times of their issue or maturity, shall be of equal rank without preference, priority or distinction except as otherwise expressly provided in or pursuant to this Resolution.

Section 9. **Special Obligation.** The Bonds shall be payable and collectible (except as herein otherwise provided) solely out of the Net Revenues, which revenues are so pledged; the holder or registered owner may not look to any general or other fund for the payment of the principal of, or interest on the Bonds, except the herein-designated special funds pledged therefor. The Bonds shall not constitute an indebtedness or a debt within the meaning of any constitutional or statutory provision or limitation and the Bonds shall not be considered or held to be

a general obligation of the Authority but shall constitute its special obligation. The Authority does not pledge the full faith and credit of its Members for the payment of the Bonds. None of the covenants, agreements, representations and warranties contained herein or in the Bonds, in the absence of any breach thereof, shall ever impose or shall be construed as imposing any liability, obligation or charge against the Authority (except the special funds pledged therefor) or its general credit, payable out of its general fund or out of any funds derived from taxation.

Section 10. **Limitations upon Security.** The payment of the Bonds is not secured by an encumbrance, mortgage or other pledge of property of the Authority, except for the Net Revenues and any other moneys pledged for the payment of the Bonds. No property of the Authority, subject to such exception, shall be liable to be forfeited or taken in payment of the Bonds.

Section 11. **No Recourse Against Officers and Agents.** No recourse shall be had for the payment of the Bond Requirements of the Bonds or for any claim based thereon or otherwise upon this Resolution or any other instrument relating thereto, against any individual member of the Board or any officer or other agent of the Board or Authority, past, present or future, either directly or indirectly through the Board or the Authority, or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of the Bonds and as a part of the consideration of its issuance specially waived and released.

Section 12. **Authorization of Bonds.** For the purpose of providing funds to pay all or a portion of the cost of the Project, the Authority shall issue its 2025A Bond in the maximum principal amount of \$57,850,000, its 2025B Bond in the maximum principal amount of \$150,000 and its 2025C Bond in the maximum principal amount of \$6,000,000. The obligations of the Authority hereunder shall be represented in the form of three, registered, negotiable bonds. The Bonds shall be issued in the form substantially set forth in Section 21 hereof.

Section 13. **Bond Details.**

A. The Bonds shall be issued in fully registered form, i.e., registered as to both principal and interest, in compliance with Section 149 of the Tax Code, and the regulations of the Secretary of the Treasury thereunder. The Bonds shall be dated initially as of the date of delivery thereof to the State, and shall be issued in three series, each initially evidenced by a single registered

bond. The 2025A Bond shall be issued in the maximum principal amount set forth in the 2025A Loan Contract (not to exceed \$57,850,000) or such lesser amount as is advanced under the 2025A Loan Contract for the 2025A Bond, as shown on the principal advance panel appended to the 2025A Bond. The 2025B Bond shall be issued in the maximum principal amount set forth in the 2025B Loan Contract (not to exceed \$150,000) or such lesser amount as is advanced under the 2025B Loan Contract for the 2025B Bond, as shown on the principal advance panel appended to the 2025B Bond.

The 2025C Bond shall be issued in the maximum principal amount set forth in the 2025C Loan Contract (not to exceed \$6,000,000) or such lesser amount as is advanced under the 2025C Loan Contract for the 2025C Bond, as shown on the principal advance panel appended to the 2025C Bond.

Pursuant to the 2025B Loan Contract, 100 percent of the principal amount of the 2025B Bond advanced under the 2025B Loan Contract shall be forgiven by the Division pursuant to the Division's loan forgiveness program on the date of issue of the 2025B Bond. Pursuant to the 2025C Loan Contract, 100 percent of the principal amount of the 2025C Bond advanced under the 2025C Loan Contract shall be forgiven by the Division pursuant to the Division's loan forgiveness program on the date of issue of the 2025C Bond. The 2025A Bond shall bear interest (calculated on the basis of a 360 day year of twelve 30 day months) from its date until its maturity date (or, if redeemed prior to maturity as provided below, its redemption date) at the rate per annum set forth in the 2025A Loan Contract on the unpaid principal amount advanced from the date or dates of each advance until the principal thereof is paid in full. Interest payments shall be payable semiannually on January 1 and July 1 of each year commencing on the January 1 or July 1 which is at least 30 days immediately succeeding the date of the first principal advance made to the Authority under the 2025A Loan Contract. Principal payments shall be payable semiannually on January 1 and July 1, commencing on the first January 1 or July 1, which is at least 30 days immediately following the earlier of: (i) the date the Authority draws the maximum principal amount as set forth in the 2025A Loan Contract for the 2025A Bond, (ii) the date the Authority completes the Project, or (iii) three years from the date of the 2025A Loan Contract. The principal and interest payments shall be structured so as to produce payments substantially consistent in amount from payment date to payment date and which shall amortize the Outstanding principal amount of the 2025A Bond within 30 years of the date of delivery of the 2025A Bond.

B. The installments of principal and interest on the 2025A Bond shall be paid, as long as the State is the registered owner of the 2025A Bond by electronic funds transfer to the State, and otherwise by check or warrant made to the order of the registered owner of the 2025A Bond and mailed to the address of the registered owner shown on the registration records kept by the Authority Treasurer, acting in the capacity as the Registrar and Paying Agent for the 2025A Bond, as of the close of business on the day immediately prior to such payment date, or if such date is not a business day, on or before the next succeeding business day. So long as the State is the registered owner, such payment shall be made by depositing with the State Treasurer, not later than the principal or interest payment date, the amount coming due on the 2025A Bond on such date, or if such payment date is not a business day, on or before the next succeeding business day, immediately available funds in an amount sufficient to make the payment then due. The final installment of principal on the 2025A Bond whether at maturity or prior redemption (if the State consents to such prior redemption), shall be made only on presentation and surrender of the 2025A Bond at the office of the Paying Agent. If any installment of principal or any accrued interest shall not be paid on or ten days after maturity or the interest payment date, as applicable, interest shall continue to accrue at the applicable interest rate until the principal or unpaid accrued interest thereof is paid in full, plus a penalty in the amount of one-tenth of one percent (0.1%) will be due for each day of nonpayment commencing 10 days after the maturity date for the principal installment and 10 days after the interest payment date for unpaid accrued interest. The Paying Agent may make payments of interest on any 2025A Bond by such alternative means as may be mutually agreed to between the owner of such 2025A Bond and the Paying Agent. All such payments shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar.

Payment of interest on the 2025A Bond shall be made to the registered owner thereof by wire or electronic transfer, check or draft mailed by the Paying Agent, on or before each interest payment date (or, if such interest payment date is not a business day, on or before the next succeeding business day), to the registered owner thereof, at such owner's address as shown on the registration records kept by the Registrar as of the close of business on the fifteenth day of the calendar month next preceding each interest payment date (other than a special interest payment date hereafter fixed

for payment of defaulted interest) (the “Regular Record Date”); but any such interest not so timely paid or duly provided for shall cease to be payable to the owner thereof as shown on the registration records of the Registrar as of the close of business on the Regular Record Date and shall be payable to the owner thereof, at such owner’s address, as shown on the registration records of the Registrar as of the close of business on a date fixed to determine the names and addresses of owners for the purpose of paying defaulted interest (the “Special Record Date”). Such Special Record Date shall be fixed by the Paying Agent whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date shall be given to the owners of the 2025A Bond not less than ten days prior thereto by electronic or first-class mail to each such owner as shown on the Registrar’s registration records as of a date selected by the Registrar, stating the date of the Special Record Date and the date fixed for the payment of such defaulted interest.

Section 14. **Prior Redemption or Prepayment Option.** Installments of principal on the Bonds shall be subject to prepayment prior to maturity, at the option of the Authority, in whole or in part on any January 1 or July 1 from any installments of principal selected by the Chief Financial Officer or TMWA Manager, at a price equal to the principal amount of the Bonds, or portion thereof, so prepaid, and the accrued interest thereon to the Redemption Date; provided that (i) the State consents in writing to such prepayment or (ii) a change in use of the facilities financed by the Bonds occurs which change in use necessitates remedial action under Treas. Reg. § 1.141-12 in order to comply with the covenant in Section 49 hereof. If all or a portion of the principal of the Bonds is so called for prior redemption, no payment of the principal of or interest on the Bonds due on or after the date fixed for redemption shall be made unless the applicable Bond is presented to the Paying Agent and notation of the installments of principal redeemed is made on such Bond. Unless waived by the owner of the Bond or installments of principal to be prepaid, official notice of any such prepayment shall be given by the Registrar by sending a copy of an official prepayment notice by electronically or otherwise, at least 30 days and not more than 60 days prior to the date fixed for prepayment to the registered owner of the Bond or any installment of principal to be prepaid at the address shown on the Bond register. Actual receipt of mailed notice by the owner of the Bond to be prepaid shall not be a condition precedent to prepayment of such Bond or any installment of principal. Failure to give such notice to the registered owner of the Bond, or any defect therein, shall

not affect the validity of the proceedings for the prepayment of any other installment of principal of the Bond. A certificate by the Registrar that such notice has been given as herein provided shall be conclusive against all parties.

Section 15. **Compliance with Federal and State Laws.** The Authority agrees that it will, at all times that the Bonds are outstanding, comply with and require its contractors and subcontractors to comply with all applicable federal and state laws, rules, guidelines, regulations and requirements. The Authority covenants that it will comply with the requirements of the Safe Drinking Water Act and 40 CFR Part 31 and comply with, implement and fulfill all environmental mitigation measures committed to by the Authority as a part of its request to the Administrator for financing from the Revolving Fund.

Section 16. **Registration, Transfer and Exchange of Bonds.** The Bonds shall be subject to the following provisions relating to their registration, transfer and exchange:

A. Records for the registration of the Bonds shall be kept by the Registrar. The person in whose name any Bond shall be registered, on the registration records kept by the Registrar, shall be deemed and regarded as the absolute owner thereof for the purpose of payment and for all other purposes; and payment of or on account of either principal or interest on any Bond shall be made only to or upon the written order of the owner thereof or such owner's legal representative. All such payments shall be valid and effectual to discharge the liability upon such Bond to the extent of the sum or sums so paid.

B. If any Bond shall be lost, stolen, destroyed or mutilated, the Registrar shall, upon receipt of such evidence, information or indemnity relating thereto as it or the Authority may reasonably require, and upon payment of all expenses in connection therewith, authenticate and deliver a replacement Bond. If such lost, stolen, destroyed or mutilated Bond shall have matured or shall have been called for prepayment, the Registrar may direct that such Bond be paid by the Paying Agent in lieu of replacement.

C. Whenever any Bond shall be surrendered to the Paying Agent upon payment thereof, or to the Registrar for replacement as provided herein, such Bond shall be promptly canceled by the Paying Agent or Registrar, and counterparts of a certificate of such cancellation shall be furnished by the Paying Agent or Registrar to the Authority.

D. The Registrar shall maintain at his office registration records for the Bonds showing the name and address of the registered owners and the amounts and dates of any principal prepayments on the Bonds.

Section 17. **Execution and Authentication.**

A. Prior to the execution of the Bonds by facsimile signature, and pursuant to NRS 350.638, to the act known as the Uniform Facsimile Signatures of Public Officials Act, cited as Chapter 351, NRS, the Chair, the Authority Treasurer and the Secretary shall each file with the Secretary of State of Nevada such officer's manual signature certified by such officer under oath.

B. The Bonds shall be approved, signed and executed in the name of and on behalf of the Authority with the manual or facsimile signature of the Chair, shall be countersigned and executed with the manual or facsimile signature of the Authority Treasurer, and shall bear a manual or a facsimile of an impression of the official seal of the Authority attested with the manual, electronic or facsimile signature of the Secretary.

C. The Bonds shall not be valid or obligatory for any purpose unless the registration panel thereon, substantially in the form hereinafter provided, has been duly manually executed by the Registrar. By executing the registration panel for any of the Bonds, the Registrar shall be deemed to have assented to all of the provisions of this Resolution.

D. The Chair, the Authority Treasurer and the Secretary are hereby authorized and directed to prepare and to execute the Bonds as herein provided.

Section 18. **Use of Predecessor's Signature.** The Bonds bearing the signatures of the officers in office at the time of the execution of the Bonds shall be a valid and binding obligation of the Authority, notwithstanding that before its delivery any or all of the persons who executed it shall have ceased to fill their respective offices. The Chair, the Authority Treasurer, and the Secretary at the time of the execution of a signature certificate relating to the Bonds, may each adopt as and for his own facsimile signature the facsimile signature of his predecessor in office if such facsimile signature appears upon any of the Bonds.

Section 19. **Incontestable Recital.** Pursuant to NRS 350.628, the Bonds shall contain a recital that they are issued pursuant to the Bond Act, which recital shall be conclusive evidence of the validity of the Bond and the regularity of its issuance.

Section 20. **State Tax Exemption.** Pursuant to NRS 350.710, the Bonds, their transfer and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to the provisions of chapter 375A of NRS and the tax on generation skipping transfers imposed pursuant to chapter 375B of NRS.

Section 21. **Form of the Bonds.** The Bonds shall be in substantially the following form, said form to be completed with necessary or appropriate variations, insertions, omissions, or endorsements consistent with the provisions of this Resolution:

(Form of Bond)

TRANSFER OF THIS BOND OTHER THAN BY REGISTRATION IS NOT EFFECTIVE

**TRUCKEE MEADOWS WATER AUTHORITY, NEVADA
WATER REVENUE BOND(AMERICAN FLAT APWF PROJECT)
SERIES 2025[A][B]C]**

No. R-_____ MAXIMUM PRINCIPAL AMOUNT: \$_____
LOAN CONTRACT NO. _____

Truckee Meadows Water Authority (the “Authority”), in the State of Nevada (the “State”) for value received hereby acknowledges itself to be indebted and promises to pay to the State of Nevada, c/o the State Treasurer, for deposit to the Account for the Revolving Fund to finance the construction of projects defined in NRS 445A.230 (the “Revolving Fund”) the maximum principal amount of

_____ and No/100-----Dollars (\$_____)

or such lesser amount as is set forth on the Principal Advance Panel appended to this bond (the “Bond”), in installments of principal in the amounts and years listed in the resolution duly adopted by the Board of Directors (the “Board”) of the Authority on May 22, 2025 and designated in Section 1 by the short title “2025 Water Bond Resolution” (the “Resolution”) and the State of Nevada Drinking Water State Revolving Fund Loan Contract, Contract No. DW_____ (the “Loan Contract”) (unless prepaid as provided herein and noted on the Prepayment Panel appended hereto) in lawful money of the United States of America, together with interest on the unpaid installments of principal from the date of delivery of this Bond appearing below until payment of such installments of principal shall have been discharged as provided in the Resolution, said interest being payable on January 1 and July 1 of each year commencing on the January 1 or July 1 which is at least 30 days immediately succeeding the date of the first principal advance made to the Authority under the Loan Contract, and said installments of principal bearing interest at the rate of _____% per annum, and being payable on January 1 and July 1 of the years and in the amounts and at the times designated in the Resolution and the Loan Contract, not to exceed 30 years from the date of the delivery of the Bond.

The principal of and interest on this Bond (the “Bond Requirements”) are payable by wire or electronic transfer, check, draft or warrant made to the order of the registered owner hereof and mailed electronically or otherwise by the Authority’s Treasurer (presently the Chief Financial Officer) or any successor thereto as paying agent for this Bond (the “Paying Agent”) to the address shown for the registered owner on the registration records of the Authority’s Treasurer or any successor thereto as registrar for the Bond (the “Registrar”). If the State is the registered owner hereof, payment of the Bond Requirements shall be made by depositing with the State Treasurer, on or before any principal or interest payment date or prior prepayment date, the amount coming due on

such payment date, by electronic transfer in immediately available funds. So long as the State is the registered owner, such payment shall be made by depositing with the State Treasurer, not later than the principal or interest payment date, the amount coming due on this Bond on such date, or if such payment date is not a business day, on or before the next succeeding business day, immediately available funds in an amount sufficient to make the payment then due. If any installment of principal or any accrued interest shall not be paid on or ten days after maturity or the interest payment date, as applicable, interest shall continue to accrue at the applicable interest rate until the principal or unpaid accrued interest thereof is paid in full, plus a penalty in the amount of one-tenth of one percent (0.1%) will be due for each day of nonpayment commencing 10 days after the maturity date for the principal installment and 10 days after the interest payment date for unpaid accrued interest. The final installment of principal on this Bond is payable only on presentation and surrender of this Bond at the office of the Paying Agent.

This Bond is a duly authorized bond of the Authority to defray, in part, the cost of acquiring, constructing, reconstructing, improving and equipping facilities pertaining to the water system of the Authority, including, without limitation, the project known as the Advanced Purified Water Facility (APWF) at American Flat (collectively, the “Project”) (the “Project”) under the authority of and in full compliance with the constitution and laws of the State.

This Bond is issued pursuant to Nevada Revised Statutes (“NRS”) 350.500 through 350.720, and all laws amendatory thereof designated in NRS 350.500 as the Local Government Securities Law (the “Bond Act”); and all laws amendatory thereof; and pursuant to NRS chapter 348. Pursuant to NRS 350.628, this recital is conclusive evidence of the validity of the Bond and the regularity of its issuance; and pursuant to NRS 350.710, the Bond, its transfer, and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to the provisions of Chapter 375A of NRS and the tax on generation skipping transfers imposed pursuant to the provisions of Chapter 375B of NRS.

Installments of principal of the Bond are subject to prepayment as provided in the Resolution. If a prepayment is made on this Bond as specified in the Resolution, interest shall cease to accrue on the amount prepaid from and after the date fixed for prepayment. If a portion of the principal of this Bond is called for prepayment, no payment of the principal of and interest due in connection with this Bond due on and after the prepayment date shall be made unless this Bond is presented to the Paying Agent and notation of the installments of principal so called for prepayment is made on the Prepayment Panel appended hereto.

It is hereby certified and recited that all of the requirements of law have been fully complied with by the proper officers of the Authority in the issuance of this Bond; that the total indebtedness of the Authority, including that of this Bond, does not exceed any limit of indebtedness prescribed by the Constitution or by the laws of the State.

Payment of the principal of and interest on this Bond is secured solely by a pledge of the net revenues (herein called the “Net Revenues”) derived by the Authority from the operation and

use of, and otherwise pertaining to, the water system of the Authority of which the Project is a part, consisting of all properties, real, personal, mixed or otherwise, now owned or hereafter acquired by the Authority, through purchase, construction or otherwise, and in any way pertaining thereto, whether or not located within or without or both within and without the boundaries of the Authority, including, without limitation, machinery, apparatus, structures and buildings, and related or appurtenant furniture, fixtures and other equipment, or any combination thereof (herein called the "Water System"), whether resulting from extension, enlargements, repairs, betterments or other improvements to the Water System, or otherwise, but excluding (1) moneys raised for capital improvements, and (2) grants, appropriations or gifts for limited uses, and after provision is made for the payment of all necessary and reasonable operation and maintenance expenses of the Water System, which Net Revenues are so pledged as more specifically provided in the Resolution.

This Bond is equally and ratably secured by such pledge of the Net Revenues, and such pledge constitutes an irrevocable lien (but not necessarily an exclusive lien) upon the Net Revenues, on a parity with the outstanding Parity Securities and any Parity Securities hereafter issued, and subject to the lien of any outstanding Superior Securities and any Superior Securities hereafter issued. Additional securities may be issued and made payable from the Net Revenues of the Water System and having a lien thereon superior to, subordinate to or on a parity with such pledge, in each case subject to the conditions of and in accordance with the Resolution.

Reference is made to the Resolution and to the Bond Act for an additional description of the nature and extent of the security for this Bond, the accounts, funds, or revenues pledged, the nature and extent and manner of enforcement of the pledge, the rights and remedies of the registered owner of this Bond with respect thereto, the terms and conditions upon which this Bond is issued, and a statement of rights, duties, immunities, and obligations of the Authority, and other rights and remedies of the owner of this Bond.

To the extent and in the respects permitted by the Resolution, the provisions of the Resolution may be amended or otherwise modified by action of the Authority taken in the manner and subject to the conditions and exceptions prescribed in the Resolution. The pledge of Net Revenues under the Resolution may be discharged at or prior to the respective maturities of the installments of principal or prior redemption of the Bond upon the making of provision for the payment thereof on the terms and conditions set forth in the Resolution.

This Bond shall not be entitled to any benefits under the Resolution, or be valid or obligatory for any purpose until the registration panel hereon shall have been manually signed on behalf of the Registrar.

No recourse shall be had for the payment of the Bond Requirements of this Bond or for any claim based thereon or otherwise in respect to the Resolution or any other instrument pertaining thereto, against any individual member of the Board, or any officer or other agent of the Authority, past, present or future, either directly or indirectly through the Board or the Authority, or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any

penalty or otherwise, all such liability, if any, being by the acceptance of this Bond and as a part of the consideration of its issuance specially waived and released.

IN WITNESS WHEREOF, the Truckee Meadows Water Authority, Nevada, has caused this Bond to be executed in its name by the manual or facsimile signature of its Chair, to be countersigned by the manual or facsimile signature of its Treasurer, and attested by the manual or facsimile signature of its Secretary and has caused a manual or facsimile impression of the seal of the Authority to be reproduced hereon, all as of the date of delivery of this Bond.

TRUCKEE MEADOWS WATER
AUTHORITY, NEVADA

By (Manual or Facsimile Signature)
Chair
Truckee Meadows Water Authority,
Nevada

Countersigned:

(MANUAL OR FACSIMILE SEAL)

Attest:

By (Manual or Facsimile Signature)-----
Treasurer
Truckee Meadows Water Authority,
Nevada

(Manual or Facsimile Signature)
Secretary
Truckee Meadows Water Authority, Nevada

(End of Form of Bond)

(Form of Registration and Authentication Panel)

AUTHENTICATION AND MANDATORY REGISTRATION FOR PAYMENT
AS TO PRINCIPAL AND INTEREST

The within Bond is registered in the office of the Treasurer of the Truckee Meadows Water Authority, Nevada, as Registrar in the name of the last owner listed below, and the principal amount of the Bond and interest thereon shall be payable only to such owner, all in accordance with the within-mentioned Resolution.

<u>Date of Authentication and Registration</u>	<u>Name of Owner</u>	<u>Address of Owner</u>	<u>Signature of Registrar</u>
_____	State of Nevada, Treasurer, as Custodian of the Revolving Fund of the State of Nevada	State Treasurer 101 North Carson #4 Carson City, Nevada 89701	_____
_____	_____	_____	_____
_____	_____	_____	_____

(End of Form of Registration and Authentication Panel)

(Form of Principal Prepayment Panel on Bond)

TRUCKEE MEADOWS WATER AUTHORITY, NEVADA
WATER REVENUE BOND (AMERICAN FLAT APWF PROJECT)
SERIES 2025[A][B][C]
Maximum Principal Amount of \$_____
Loan Contract No. DW #_____

PREPAYMENT PANEL

The following installments of principal (or portions thereof) of this Bond have been prepaid by the Truckee Meadows Water Authority, Nevada, in accordance with the terms of the within-mentioned Resolution.

<u>Date of Prepayment</u>	<u>Due Date of Installments (or portions thereof) Prepaid</u>	<u>Principal Amount Prepaid</u>	<u>Signature of Paying Agent</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

(End of Form of Principal Prepayment Panel)

[illegible]

(End of Form of Principal Advance Panel)

Section 22. **Delivery of the Bonds; Deposit of Proceeds.** When the Bonds have been duly executed, the Authority Treasurer shall cause it to be delivered to the State upon receipt of the agreed purchase price, as stated in the Loan Contracts for the Bonds, and shall authenticate and register them in the name of the State on the Bond registration records of the Registrar and make notation of such registration on the registration panel appended to the Bonds. The proceeds of the Bonds shall be deposited in a special account hereby created and designated as the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond (American Flat APWF Project), Series 2025, Acquisition Account” (the “Acquisition Account”) to be held by the Authority. Moneys in the Acquisition Account shall be used solely to defray wholly or in part the Cost of the Project including, without limitation, as provided in NRS 350.516, all costs of issuing the Bonds including any interim financing, all issuance costs and other costs and fees associated with the State’s administration of the loans related to the Bonds which the Board hereby determines are necessary and desirable and appertain to the Project. After the Project is complete and after all expenses have been paid or adequate provision therefor is made, pursuant to NRS 350.650, any unexpended balance of Bond proceeds (or, unless otherwise required by law, any other moneys) remaining in the Acquisition Account shall be deposited into the Bond Fund hereinafter created to be used to pay the principal of and interest on the Bonds.

Section 23. **Completion of Project.** The Authority, with the proceeds derived from the sale of the Bonds, shall proceed to complete the Project with due diligence.

Section 24. **Use of Investment Gain.** Pursuant to NRS 350.658, and except as may otherwise be required herein, any gain from any investment and any reinvestment of any proceeds of the Bonds shall be deposited promptly upon the receipt of such gain at any time or from time to time into the Acquisition Account to defray, in part, the Cost of the Project or, if adequate provision has been made for the Project, into the Bond Fund hereinafter created, for the respective payment of the principal of or interest on the Bonds or any combination thereof.

Section 25. **Prevention of Bond Default.** Subject to the provisions of this Resolution, the Authority Treasurer shall use any Bond proceeds credited to the Acquisition Account, without further order or warrant, to pay the Bond Requirements of the Bonds as the same become due whenever and to the extent moneys otherwise available therefor are insufficient for that

purpose, unless such Bond proceeds shall be needed to defray obligations accrued and to accrue under any contracts then existing and relating to the Project. The Authority Treasurer shall promptly notify the Board of any such use.

Section 26. **Purchaser Not Responsible.** The validity of the Bonds shall not be dependent on nor be affected by the validity or regularity of any proceedings relating to the Project, or any part thereof, or to the completion of the Project. The State shall not in any manner be responsible for the application or disposal by the Authority or by any of its officers, agents and employees of the moneys derived from the sale of the Bonds or of any other moneys referred to in this Resolution.

Section 27. **Pledge of Net Revenues.** Subject only to the provisions of this Resolution permitting the application thereof for or to the purposes and on the terms and conditions set forth herein, there are hereby pledged to secure the payment of principal of and interest on the Bonds in accordance with its terms and the provisions of this Resolution, all of the Net Revenues of the Water System. This pledge shall be valid and binding from and after the date of the delivery to the State of the Bonds; and the Net Revenues, as received by the Authority shall immediately be subject to the lien of this pledge without any physical delivery thereof, any filing or further act; and the lien of this pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Authority (except as herein otherwise provided) irrespective of whether such parties have notice thereof. The lien of this pledge and the obligation to perform the contractual provisions hereby made shall have priority over any and all other obligations and liabilities of the Authority payable from the Net Revenues, subject to the liens of Superior Securities and Parity Securities and except as herein otherwise provided.

Section 28. **Revenue Fund.** So long as the Bonds shall be Outstanding, the entire Gross Revenues, upon their receipt from time to time by the Authority, shall be set aside and credited immediately to a separate account hereby continued in the treasury of the Authority and designated as the “Truckee Meadows Water Authority, TMWA Water System Gross Revenues Fund” (the “Revenue Fund”), and the Revenue Fund shall be administered and the moneys on deposit therein shall be applied in the order of priority specified in the resolutions authorizing the Superior Securities and Sections 29 through 36 hereof.

Section 29. **Operation and Maintenance Account.** First, from time to time there shall be transferred and credited to a separate account created in the treasury of the Authority and designated as the “Truckee Meadows Water Authority, TMWA Water System Operation and Maintenance Account” (the “Operation and Maintenance Account”), moneys sufficient to pay Operation and Maintenance Expenses, as budgeted and approved in accordance with law, as such expenses become due and payable, and thereupon they shall be promptly paid. Any surplus remaining in the Operation and Maintenance Account at the end of the fiscal year of the Authority and not needed for Operation and Maintenance Expenses shall be transferred to the Revenue Fund.

Section 30. **Superior Securities Bond Fund.** Second, from any moneys thereafter remaining in the Revenue Fund, there shall be transferred and credited to any bond funds created to pay the bond requirements of the Superior Securities and any Superior Securities hereafter issued in accordance with this Resolution.

Section 31. **Superior Securities Reserve Account and Rebate Account.** Third, after the aforementioned deposits, and from the Net Revenues there shall be transferred and credited to any debt service reserve accounts established for the Superior Securities and any Superior Securities hereafter issued, such amounts as are required to be deposited to such reserve accounts to maintain the minimum reserve requirements that may be reasonably required in a resolution authorizing the issuance of Superior Securities, and then to any rebate accounts to meet the Authority’s obligations of making the payments to the United States required by the covenants set forth in the resolutions authorizing the issuance of such Superior Securities.

Section 32. **Bond Fund.** Fourth, from any monies thereafter remaining in the Revenue Fund there shall be transferred and credited to two separate accounts hereby created and designated as the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond (American Flat APWF Project), Series 2025, Interest Account” (the “Interest Account”) and the “Truckee Meadows Water Authority, Nevada, Water Revenue Bond(American Flat APWF Project), Series 2025, Principal Account” (the “Principal Account”) (collectively, the “Bond Fund”) and concurrently with transfers to the bond funds created to pay the bond requirements of any Parity Securities hereafter issued, monthly, commencing the first day of the month immediately succeeding the delivery date of the Bonds, an amount in substantially equal monthly installments necessary,

together with any other moneys from time to time available therefor from whatever source, to pay the next maturing installments of principal and interest on the Bonds and the Parity Securities. The money credited to the Bond Fund shall be used to pay the Bond Requirements of the Bonds and the Parity Securities as such Bond Requirements become due.

Section 33. **Parity Securities Reserve Account.** Fifth, after the aforementioned deposits, and from the Net Revenues, there shall be transferred and credited to any debt service reserve accounts established for the Parity Securities and any Parity Securities hereafter issued, such amounts as are required to be deposited to such reserve accounts to maintain the minimum reserve requirements that may be reasonably required in a resolution authorizing the issuance of Parity Securities.

Section 34. **Rebate Account.** Sixth, from any monies thereafter remaining in the Revenue Fund there shall be transferred and credited to any rebate accounts established for the payment of rebates to the United States in accordance with Section 148(f) of the Tax Code for Parity Securities, such amounts as are required to be deposited therein to meet the Authority's obligations under the covenant contained in Section 50 hereof, in accordance with Section 148(f) of the Tax Code. Such deposits shall be made at such times as are required by Section 148(f) of the Tax Code. Any amounts in such rebate accounts in excess of those required to be on deposit therein may be withdrawn therefrom and deposited into the Revenue Fund.

Section 35. **Payment of Subordinate Securities.** Seventh, any moneys thereafter remaining in the Revenue Fund may be used by the Authority for the payment of the principal of and interest on Subordinate Securities, and may be used to create reasonable reserves for any subordinate securities.

Section 36. **Surplus Revenues.** Eighth, at the end of the Fiscal Year of the Authority, or whenever there shall have been credited all amounts required to be deposited in the respective foregoing separate accounts for all of that Fiscal Year, the remaining Net Revenues may be used for any lawful purposes of the Authority, in accordance with the resolutions authorizing the issuance of the Superior Securities and as the Board may from time to time otherwise determine, including, without limitation, for operation and maintenance reserves and capital reserves, the

payment of capital costs and major maintenance costs of the Water System, to pay any other obligations pertaining to the Water System or otherwise.

Section 37. **Termination of Deposits.** No payment need be made into the Bond Fund if the amounts in that fund total a sum at least equal to the entire amount of the Outstanding Bonds as to all Bond Requirements to their respective maturities both accrued and not accrued, in which case moneys in such fund in an amount, except for any interest or other gain to accrue from any investment of moneys in Federal Securities from the time of any such investment to the time or respective times the proceeds of any such investment or deposit shall be needed for such payment, at least equal to such Bond Requirements, shall be used, together with any such gain from such investments, solely to pay such Bond Requirements as the same become due.

Section 38. **Equal Security.** The Bonds and the Parity Securities from time to time Outstanding shall be equally and ratably secured by the pledge of Net Revenues hereunder and shall not be entitled to any priority one over the other in the application of the Net Revenues regardless of the time or times of the issuance of the Bonds and the Parity Securities.

Section 39. **Defraying Delinquencies.** If at any time the Authority shall for any reason fail to pay into the Bond Fund the full amount above stipulated from the Net Revenues, then an amount shall be paid into the Bond Fund at such time equal to the difference between that paid from the Net Revenues and the full amount so stipulated. If Parity Securities are Outstanding, and if the proceedings authorizing issuance of those securities require the replacement of moneys in a bond fund, reserve account or rebate account therefor, then the moneys replaced in such funds shall be replaced on a pro rata basis related to the principal amount of the then Outstanding Bonds and the then Outstanding Parity Securities, as moneys become available therefor, first into all of such bond funds and reserve accounts and second into all such rebate accounts.

Section 40. **Conditions to Additional Parity Securities.**

(a) Nothing herein, except as expressly hereinafter provided, shall prevent the issuance by the Authority of additional securities payable from Net Revenues and constituting a lien thereon on a parity with the lien thereon of the Bonds, provided, however, that the following are express conditions to the authorization and issuance of any such Parity Securities:

(i) At the time of adoption of the instrument authorizing the issuance of the additional Parity Securities, the Authority shall not be in default in the payment of principal of or interest on the Bonds, any Outstanding Parity Securities and any Outstanding Superior Securities.

(ii) (A) If the Authority has less than 10,000 customers of the Water System, the Net Revenues (subject to adjustments as hereinafter provided) projected by the Authority TMWA Manager or an independent accountant or a consulting engineer to be derived in the later of (i) the Fiscal Year immediately following the Fiscal Year in which the facilities to be financed with the proceeds of the additional Parity Securities are projected to be completed or (ii) the first Fiscal Year for which no interest has been capitalized for the payment of any Parity Securities, including the Parity Securities proposed to be issued, will be sufficient to pay at least an amount equal to 1.25 times the principal and interest requirements (to be paid during that Fiscal Year) of the Outstanding Bonds, any Outstanding Superior Securities, any other Outstanding Parity Securities of the Authority and the Parity Securities proposed to be issued (excluding any reserves therefor); or

(B) If the Authority has more than 10,000 customers of the Water System, the Net Revenues (subject to adjustments as hereinafter provided) projected by the Authority TMWA Manager or an independent accountant or a consulting engineer to be derived in the later of (i) the Fiscal Year immediately following the Fiscal Year in which the facilities to be financed with the proceeds of the additional Parity Securities are projected to be completed or (ii) the first Fiscal Year for which no interest has been capitalized for the payment of any Parity Securities, including the Parity Securities proposed to be issued, will be sufficient to pay at least an amount equal to 1.2 times the principal and interest requirements (to be paid during that Fiscal Year) of the Outstanding Bonds, any Outstanding Superior

Securities, any other Outstanding Parity Securities of the Authority and the Parity Securities proposed to be issued (excluding any reserves therefor).

(b) In any determination of whether or not additional Parity Securities may be issued in accordance with the foregoing earnings test, consideration shall be given to any probable estimated increase or reduction in Operation and Maintenance expenses that will result from the expenditure of the funds proposed to be derived from the issuance and sale of the additional Parity Securities; and the effect of rate increases that have been adopted and have taken effect or are schedule to take effect in the Fiscal Year immediately following the issuance of the additional Parity Securities.

(c) In any determination of whether or not additional Parity Securities may be issued in accordance with the foregoing earnings test, the respective annual principal (or redemption price) and interest requirements shall be reduced to the extent such requirements are scheduled to be paid with moneys held in trust or in escrow for that purpose by any trust bank within or without the State, including the known minimum yield from any investment in Federal Securities.

(d) A written certificate or written opinion by the TMWA Manager or an independent accountant or a consulting engineer that the foregoing earnings test is met shall be conclusively presumed to be accurate in determining the right of the Authority to authorize, issue, sell and deliver additional Parity Securities.

(e) In connection with the authorization of any such additional securities the Board may on behalf of the Authority adopt any additional covenants or agreements with the holders of such additional securities; provided, however, that no such covenant or agreement may be in conflict with the covenants and agreements of the Authority herein and no such covenant or agreement may be materially adverse to the interests of the holders of the Bonds. Any finding of the Board to the effect that the foregoing requirements are met shall, if made in good faith, conclusively establish that the foregoing requirements have been met for purposes of this Resolution.

(f) Nothing herein prohibits the issuance of Superior Securities if the requirements of this Section are met.

Section 41. **Subordinate Securities for the Water System.** Nothing herein, except as expressly herein provided, shall prevent the Authority from issuing additional securities payable from Net Revenues and constituting a lien thereon subordinate to the lien thereon of the Bonds and any Outstanding Parity Securities.

Section 42. **Issuance of Refunding Bonds.**

(a) At any time after the Bonds, or any part thereof, are issued and remains Outstanding, if the Authority shall find it desirable to refund any Outstanding Bonds or other Outstanding Parity Securities, such Bonds or other securities, or any part thereof, may be refunded only if the Bonds or other securities at the time or times of their required surrender for payment shall then mature or shall be then callable for prior redemption for the purpose of refunding them at the Authority's option upon proper call, unless the owner or owners of all such Outstanding securities consent to such surrender and payment, regardless of whether the priority of the lien for the payment of the refunding securities on the Gross Revenues is changed.

(b) The refunding bonds or other refunding securities so issued shall enjoy complete equality of lien with the portion of any securities of the same issue which is not refunded, if there is any; and the owner or owners of the refunding securities shall be subrogated to all of the rights and privileges enjoyed by the owner or owners of the unrefunded securities of the same issue partially refunded by the refunding securities.

(c) Any refunding bonds or other refunding securities payable from any Gross Revenues shall be issued with such details as the Board may by resolution provide, subject to the provisions of this Section but without any impairment of any contractual obligation imposed upon the Authority by any proceedings authorizing the issuance of any unrefunded portion of the Outstanding securities of any one or more issues (including, without limitation, the Bonds).

(d) If only a part of the Outstanding Bonds and other Outstanding securities of any issue or issues payable from the Gross Revenues is refunded, then such securities may not be refunded without the consent of the owner or owners of the unrefunded portion of such securities:

(i) Unless the refunding bonds or other refunding securities do not increase for any Bond Year the aggregate principal and interest requirements evidenced by the refunding securities and by the Outstanding securities not refunded on and before the last maturity date or last Redemption Date, if any, whichever is later, of the unrefunded securities, and unless the lien of any refunding bonds or other refunding securities on the Net Revenues is not raised to a higher priority than the lien thereon of the Bonds or other securities thereby refunded; or

(ii) Unless the lien on any Gross Revenues for the payment of the refunding securities is subordinate to each such lien for the payment of any securities not refunded; or

(iii) Unless the refunding bonds or other refunding securities are issued in compliance with Section 40 hereof.

Section 43. **Operation of the System.** The Authority shall at all times operate the Water System properly and in a sound and economical manner and shall maintain, preserve and keep the Water System properly, or cause the same so to be maintained, preserved and kept, in good repair, working order and condition. The Authority also shall from time to time make or cause to be made all necessary and proper repairs, replacements and renewals so that at all times the operation of the Water System may be properly and advantageously conducted in conformity with standards customarily followed by municipalities operating water systems of like size and character. Except for the use of the Water System or services pertaining thereto in the normal course of business, neither all nor a substantial part of the water system shall be sold, leased, mortgaged, pledged, encumbered, alienated or otherwise disposed of until the Bond Requirements of the Bonds have been paid in full, or unless provision has been made therefor.

Section 44. **Payment of Taxes, Etc.** The Authority shall pay or cause to be paid all taxes, assessments and other municipal or governmental charges, if any, lawfully levied or assessed upon or in respect of the Water System or any part thereof, or upon any portion of the Gross Revenues, when the same shall become due. The Authority shall duly observe and comply with all valid requirements of any municipal or governmental authority relative to the Water System or any part thereof, except for any period during which the validity of the same is being contested in good faith by proper legal proceedings. The Authority shall not create or suffer to be created any lien or charge on the Water System or any part thereof, or upon the Gross Revenues, except the pledge and lien created by this Resolution for the payment of the Bonds and any Superior Securities, Parity Securities, or Subordinate Securities issued in accordance herewith, and except as herein otherwise permitted. The Authority shall pay or cause to be discharged or shall make adequate provision to satisfy and to discharge within 60 days after the same shall become payable, all lawful claims and demands for labor, materials, supplies or other objects which, if unpaid, might by law become a lien upon the Water System or any part thereof, or upon the Gross Revenues. Nothing herein contained requires the Authority to pay or cause to be discharged or to make provision for any such tax, assessment, lien, charge or demand before the time when payment thereon shall be due, or so long as the validity thereof shall be contested in good faith by appropriate legal proceedings.

Section 45. **No Competing Facilities.** The Authority shall neither construct nor permit to be constructed other facilities or structures to be operated by the Authority separate from the Water System and competing for Gross Revenues otherwise available for the payment of the Bonds or any other securities payable from Net Revenues; provided, however, that nothing herein contained shall impair the police powers of the Authority or otherwise cause the Authority to violate any applicable law.

Section 46. **Rate Covenant.** The Authority shall charge against users or against purchasers of services or commodities pertaining to the Water System such fees, rates and other charges as shall be sufficient to produce Gross Revenues annually which, together with any other funds available therefor, will be in each Fiscal Year of the Authority at least equal to the sum of:

- (a) an amount equal to the annual Operation and Maintenance Expenses for such Fiscal Year;

(b) an amount equal to: (i) 125% of the debt service due in such Fiscal Year on the then Outstanding Superior Securities and the then Outstanding Bonds and any Outstanding Parity Securities if the Authority has less than 10,000 customers; or (ii) 120% of the debt service due in such Fiscal Year on the then Outstanding Superior Securities and the then Outstanding Bonds and any Outstanding Parity Securities if the Authority has more than 10,000 customers; and

(c) any other amounts payable from the Net Revenues and pertaining to the Water System, including, without limitation, debt service on any Superior Securities, Subordinate Securities and any other securities pertaining to the Water System, operation and maintenance reserves, capital reserves and prior deficiencies pertaining to any account relating to Gross Revenues.

The foregoing rate covenant is subject to compliance by the Authority with any legislation of the United States of America, the State or other governmental body, or any regulation or other action taken by the United States, the State or any agency or political subdivision of the State pursuant to such legislation, in the exercise of the police power thereof for the public welfare, which legislation, regulation or action limits or otherwise inhibits the amounts of fees, rates and other charges collectible by the Authority for the use of or otherwise pertaining to, and all services rendered by, the Water System.

Subject to the foregoing, the Authority shall cause all fees, rates and other charges pertaining to the Water System to be collected as soon as reasonable and shall provide methods of collection and penalties to the end that the Gross Revenues shall be adequate to meet the requirements hereof.

Section 47. **Books of Record and Account.** So long as any of the Bonds remain outstanding, proper books of record and account shall be kept by the Authority, separate and apart from all other records and accounts, showing complete and correct entries of all transactions relating to the Water System and to all moneys pertaining thereto, including, without limitation, the Gross Revenues.

Section 48. **Tax Covenant.** The Authority covenants for the benefit of the owner or owners of the Bonds that it will not take any action or omit to take any action with respect to the

Bonds, the proceeds thereof, any other funds of the Authority or any facilities financed with the proceeds of the Bonds if such action or omission (i) would cause the interest on the Bonds to lose its exclusion from gross income for federal income tax purposes under Section 103 of the Tax Code or (ii) would cause interest on the Bonds to lose its exclusion from alternative minimum taxable income as defined in Section 55(b) of the Tax Code. The foregoing covenant shall remain in full force and effect notwithstanding the payment in full or defeasance of the Bonds until the date on which all obligations of the Authority in fulfilling the above covenant under the Tax Code have been met. The Authority makes no covenant with respect to taxation of interest on the Bonds as a result of the inclusion of that interest in the “adjusted financial statement income” of “applicable corporations” (as defined in Sections 56A and 59(k), respectively, of the Tax Code).

Section 49. **Defeasance.** When all Bond Requirements of the Bonds have been duly paid, the pledge, the lien, and all obligations hereunder shall thereby be discharged and the Bonds shall no longer be deemed to be outstanding within the meaning of this Resolution. There shall be deemed to be such due payment when the Authority has placed in escrow or in trust with a Trust Bank located within or without the State, an amount sufficient (including the known minimum yield available for such purpose from the Federal Securities in which such amount may be initially invested wholly or in part) to meet all Bond Requirements of the Bonds, as the same become due to the final maturities of the Bonds, or upon any redemption date as of which the State Treasurer shall have consented to and the Authority shall have exercised or shall have obligated itself to exercise its prior redemption option by a call of Bonds for payment then. The Federal Securities shall become due before the respective times on which the proceeds thereof shall be needed, in accordance with a schedule established and agreed upon between the Authority and the Trust Bank at the time of the creation of the escrow or trust, or the Federal Securities shall be subject to redemption at the option of the holders thereof to assure availability as needed to meet the schedule. For the purpose of this Section “Federal Securities” shall include only Federal Securities which are not callable for redemption prior to their maturities except at the option of the issuer thereof. When such defeasance is accomplished the Paying Agent shall mail written notice of the defeasance to the State Treasurer or any other registered owners of the Bonds at the addresses last shown on the registration records for the Bonds maintained by the Registrar.

Section 50. **Amendments.** This Resolution may be amended or supplemented by instruments adopted by the Authority, without receipt by the Authority of any additional consideration, but with the written consent of the State Treasurer at the time of the adoption of the amendatory or supplemental instrument, excluding bonds which may then be held or owned for the account of the Authority, but including such refunding securities as may be issued for the purpose of refunding any of the Bonds if the refunding securities are not owned by the Authority. No such instrument shall permit:

- (a) A change in the maturity or in the terms of redemption of the principal or any installment thereof of any outstanding Bonds or any installment of interest thereon without the consent of the State Treasurer; or
- (b) A reduction in the principal amount of any Bond, the rate of interest thereon, without the consent of the State Treasurer; or
- (c) A reduction of the principal amount or percentages or otherwise affecting the description of Bonds or the consent of the State Treasurer of which is required for any modification or amendment; or
- (d) The establishment of priorities as between Bonds issued and outstanding under the provisions of this Resolution; or
- (e) The modification of, or other action which materially and prejudicially affects the rights or privileges of the State.

Whenever the Authority proposes to amend or modify this Resolution under the provisions hereof, it shall cause notice of the proposed amendment to be mailed within 30 days to the State Treasurer. The notice shall briefly set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory instrument is on file in the office of the Secretary for public inspection.

Whenever at any time within one year from the date of such notice there shall be filed in the office of the Secretary an instrument or instruments executed by the State Treasurer which instrument or instruments shall refer to the proposed amendatory instrument described in the notice and shall specifically consent to and approve the adoption of the instrument; thereupon, but not otherwise, the Board may adopt the amendatory instrument and the instrument shall become

effective. Any consent given by the State Treasurer pursuant to the provisions hereof shall be irrevocable.

Any Bond authenticated and delivered after the effective date of any action taken as provided in this Section may bear a notation by endorsement or otherwise in a form approved by the Authority as to the action; and if any Bond so authenticated and delivered shall bear such notation, then upon demand of the State Treasurer at such effective date and upon presentation of his Bond, suitable notation shall be made on the Bond as to any such action. If the Authority so determines, a new Bond so modified as in the opinion of the Authority to conform to such action shall be prepared, registered and delivered; and upon demand of the owner of any Bond then outstanding, shall be exchanged without cost to the owner for the Bond then Outstanding upon surrender of such Bond.

Section 51. **Replacement of Registrar or Paying Agent.** If the Registrar or Paying Agent initially appointed hereunder shall resign, or if the TMWA Manager shall reasonably determine to appoint a successor Registrar or Paying Agent, or both, the TMWA Manager may do so upon notice mailed to the State Treasurer or any other owner of any Bond at his address last shown on the registration records. No resignation or dismissal of the Registrar or Paying Agent may take effect until a successor is appointed. It shall not be required that the same person or institution serve as both Registrar and Paying Agent hereunder, but the Authority shall have the right to have the same person or institution serve as both Registrar and Paying Agent.

Section 52. **Delegated Powers.** The officers of the Authority are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution, including, without limitation:

- (a) The printing and execution of the Bonds, including, without limitation, the execution and delivery of the principal advance panels appended to the Bonds by the Chief Financial Officer or the TMWA Manager, as necessary;
- (b) The execution of such certificates electronically or otherwise as may be reasonably required by the State, relating, inter alia,
 - (i) to the signing of the Bonds,
 - (ii) to the tenure and identity the officials of the Authority,

(iii) to the assessed valuation of the taxable property in and the indebtedness of the Authority,

(iv) to the rate of taxes levied against the taxable property within the Authority,

(v) the exclusion of interest on the Bonds from gross income for federal income tax purposes,

(vi) the delivery of the Bonds and the receipt of the Bond purchase price,

(vii) the completeness and accuracy of any information provided the State in connection with the Bonds as of the date of delivery of the Bonds, and

(viii) if it is in accordance with the fact, the absence of litigation, pending or threatened, affecting the validity of the Bonds;

(c) The assembly and dissemination of financial and other information concerning the Authority and the Bonds; and

(d) The execution of the Loan Contracts electronically or otherwise by the Chief Financial Officer, or in such officer's absence, the TMWA Manager.

Section 53. **Implied Repealer.** All resolutions, bylaws and orders, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, bylaw, order, or part thereof, heretofore repealed.

Section 54. **Severability.** If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

**PASSED, APPROVED AND ADOPTED BY AT LEAST A TWO-THIRDS
MAJORITY OF THE BOARD OF DIRECTORS OF THE TRUCKEE MEADOWS WATER
AUTHORITY ON THIS MAY 22, 2025.**

By: _____
Chair

(SEAL)

Attest:

Secretary

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)
)
TRUCKEE MEADOWS)
WATER AUTHORITY)

I am the duly chosen, qualified, and acting Secretary of the Truckee Meadows Water Authority and of its Board of Directors (herein the “Authority” and the “Board,” respectively), the Authority being situate in the County of Washoe and State of Nevada, do hereby certify:

(1) The foregoing pages constitute a true, correct, complete and compared copy of the “2025 Bond Resolution” adopted by the Board on May 22, 2025.

(2) The original of the 2025 Bond Resolution has been approved and authenticated by the signatures of the Chair of the Board and myself as Secretary, and sealed with the seal of the Authority, and has been recorded in the minute book of the Board kept for that purpose in my office which record has been duly signed by such officers and properly sealed.

(3) At least two-thirds of the Board voted on the passage of such instrument as follows:

Those Voting Aye:	Paul Anderson Clara Andriola Naomi Duerr Alexis Hill Miguel Martinez Kathleen Taylor Dian VanderWell
Those Voting Nay:	_____
Those Abstaining:	_____
Those Absent:	_____

(4) All members of the Board were given due and proper notice of the meeting.

(5) Public notice of the meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice so given of the meeting of the Board is attached hereto as Exhibit A.

(6) At least 3 working days before such meeting, such notice given to each member of the Board and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

IN WITNESS WHEREOF, I have hereunto set my hand on behalf of the Truckee Meadows Water Authority, this May 22, 2025.

Secretary

EXHIBIT A

(Attach Copy of Notice of Meeting)



AGENDA
TRUCKEE MEADOWS WATER AUTHORITY
Board of Directors
Thursday, May 22, 2025 at 10:00 a.m.
Sparks Council Chambers, 745 4th Street, Sparks, NV
MEETING VIA TELECONFERENCE & IN-PERSON

MEMBERS OF THE PUBLIC MAY ATTEND VIA THE WEB LINK, OR
TELEPHONICALLY BY CALLING THE NUMBER, LISTED BELOW.

(be sure to keep your phones or microphones on mute, and do not place the call on hold)

Please click the link below to join the webinar:

https://tmwa.zoom.us/j/89110512999?pwd=9d_RtYZbslqldTYlbUf_eHlyLK2VIw.GjiPvgdr9D35cFrr

Passcode: 771487

Or call:

Phone: (888) 788-0099

Webinar ID: 891 1051 2999

Board Members

Chair Naomi Duerr – City of Reno
Paul Anderson – City of Sparks
Kathleen Taylor – City of Reno
Dian VanderWell – City of Sparks

Vice Chair Clara Andriola – Washoe County
Alexis Hill – Washoe County
Miguel Martinez – City of Reno

NOTES:

1. The announcement of this meeting has been posted at the following locations: Truckee Meadows Water Authority (1355 Capital Blvd., Reno), at <http://www.tmwa.com>, and State of Nevada Public Notice Website, <https://notice.nv.gov/>.
2. TMWA meetings are streamed online at <https://www.youtube.com/@tmwaboardmeetings6598>.
3. In accordance with NRS 241.020, this agenda closes three working days prior to the meeting. We are pleased to make reasonable accommodations for persons who are disabled and wish to attend meetings. If you require special arrangements for the meeting, please call (775) 834-8002 at least 24 hours before the meeting date.
4. Staff reports and supporting material for the meeting are available at TMWA and on the TMWA website at <http://www.tmwa.com/meeting/>. Supporting material is made available to the general public in accordance with NRS 241.020(6).
5. The Board may elect to combine agenda items, consider agenda items out of order, remove agenda items, or delay discussion on agenda items. Arrive at the meeting at the posted time to hear item(s) of interest.
6. Asterisks (*) denote non-action items.
7. Public comment during the meeting is limited to three minutes and is allowed during the two public comment periods. In addition to the public comment periods, the Chair has the discretion to allow public comment on any individual agenda item, including any item on which action is to be taken, and each action item. The public may sign-up to speak during the public comment period or on a specific agenda item by completing a "Request to Speak" card and submitting it to the clerk.
8. Written public comment may be provided by submitting written comments online on TMWA's Public Comment Form (tmwa.com/PublicComment) or by email sent to boardclerk@tmwa.com prior to the Board opening the public comment period during the meeting. In addition, public comments may be provided by leaving a voicemail at (775)834-0255 prior to 4:00 p.m. the day before the scheduled meeting. Voicemail messages received will be noted during the meeting and summarized for entry into the record.
9. In the event the Chair and Vice-Chair are absent, the remaining Board members may elect a temporary presiding officer to preside over the meeting until the Chair or Vice-Chair are present (**Standing Item of Possible Action**).
10. Notice of possible quorum of Western Regional Water Commission: Because several members of the Truckee Meadows Water Authority Board of Directors are also Trustees of the Western Regional Water Commission, it is possible that a quorum of the Western Regional Water Commission may be present, however, such members will not deliberate or take action at this meeting in their capacity as Trustees of the Western Regional Water Commission.
11. The Board may attend and participate in the meeting by means of remote technology system. Members of the public wishing to attend and/or participate by providing public comment may do so either in person at the physical location of the meeting listed above or virtually. To attend this meeting virtually, please log into the meeting using the link and/or phone number noted above. To request to speak, please use the "raise hand" feature or, if on the phone, press *9 to "raise your hand" and *6 to unmute/mute your microphone.

¹ The Board may adjourn from the public meeting at any time during the agenda to receive information and conduct labor-oriented discussions in accordance with NRS 288.220 or receive information from legal counsel regarding potential or existing litigation and to deliberate toward a decision on such matters related to litigation or potential litigation.

1. Roll call*
2. Pledge of Allegiance*
3. Public comment — limited to no more than three minutes per speaker*
4. Possible Board comments or acknowledgements*
5. Approval of the agenda **(For Possible Action)**
6. Approval of the minutes of the April 16, 2025 meeting of the TMWA Board of Directors **(For Possible Action)**
7. PUBLIC HEARING ON ADOPTION OF BUDGET
 - A. Discussion, and action on request for adoption of Resolution No. 334: A resolution to adopt the final budget for the Fiscal Year ending June 30, 2026 and the 2026 – 2030 Five-Year Capital Improvement Plan — Matt Bowman and David Diegle **(For Possible Action) (10min)**
 - B. Public comment — limited to no more than three minutes per speaker*

CLOSE PUBLIC HEARING

8. Discussion and possible action on adoption of Resolution No. 335 of the Board of Directors of the Truckee Meadows Water Authority, Nevada: A resolution providing for the issuance of its Water Revenue Bond (American Flat APWF Project), Series 2025A in the maximum aggregate principal amount of \$57,850,000, Series 2025B in the maximum aggregate principal amount of \$150,000 and Series 2025C in the maximum aggregate principal amount of \$6,000,000; providing the form, terms and conditions thereof; and providing other matters relating thereto — Matt Bowman **(For Possible Action) (10min)**
9. Informational update regarding TMWA's hydroelectric facilities and operations — Ryan Dixon and Jason Barnes* **(10min)**
10. Presentation of Fiscal Year 2025 Q3 year-to-date financial results — Matt Bowman* **(10min)**
11. Discussion and possible action, and direction to staff regarding 2025 legislative activities, current bills, and TMWA recommended positions on legislative proposals — Dan Nubel and Leo Drozdoff **(For Possible Action) (10min)**
12. General Manager's Report* **(5min)**
13. Public comment — limited to no more than three minutes per speaker*
14. Board comments and requests for future agenda items*
15. Adjournment*

¹ The Board may adjourn from the public meeting at any time during the agenda to receive information and conduct labor-oriented discussions in accordance with NRS 288.220 or receive information from legal counsel regarding potential or existing litigation and to deliberate toward a decision on such matters related to litigation or potential litigation.



TO: Board of Directors
THRU: John R. Zimmerman, General Manager
FROM: Matt Bowman, Chief Financial Officer
DATE: May 6, 2025
SUBJECT: Presentation of Fiscal Year 2025 Q3 Year-to-Date Financial Results

Summary

Please refer to Attachments A-1 and A-2 for full Statements of Revenues, Expenses and Changes in Net Position for both actual to budget and year-over-year comparisons as discussed in the report below.

Budget to Actual

	Actual YTD 2025	Budget YTD 2025	Variance \$	Variance %
CHANGE IN NET POSITION	\$ 45,645,914	\$ 27,880,885	\$ 17,765,029	64 %

Change in net position was \$17.8m or 64% higher than budget through Q3 2025. This was driven by higher operating income due to lower operating expenses, higher investment earnings and higher capital contributions.

Year over Year

	Actual YTD 2025	Actual YTD 2024	Variance \$	Variance %
CHANGE IN NET POSITION	\$ 45,645,914	\$ 36,213,662	\$ 9,432,252	26 %

Change in net position was \$9.4m or 26% higher than the prior year. This was also caused by higher operating income due to lower operating expenses, higher investment earnings and higher capital contributions.

Revenue

Budget to Actual

	Actual YTD 2025	Budget YTD 2025	Variance \$	Variance %
OPERATING REVENUES				
Charges for Water Sales	92,196,342	93,251,248	(1,054,906)	(1)%
Hydroelectric Sales	3,045,679	1,910,803	1,134,876	59 %
Other Operating Sales	3,575,904	2,700,282	875,622	32 %
Total Operating Revenues	98,817,925	97,862,333	955,592	1 %

Operating revenue was \$1.0m or 1% higher than budget through Q3 2025. Water sales were within 1% of budget, hydroelectric revenue was 59% higher than budget and other operating sales were 32% higher than budget. Hydroelectric revenue exceeded budget due to strong river flows and less maintenance downtime than budgeted. Other operating sales were higher than budget due mostly to higher new business related inspection fees. The volume of these fees has increased in recent years.

Year over Year

	Actual YTD 2025	Actual YTD 2024	Variance \$	Variance %
OPERATING REVENUES				
Charges for Water Sales	92,196,342	82,642,691	9,553,651	12 %
Hydroelectric Sales	3,045,679	3,083,465	(37,786)	(1)%
Other Operating Sales	3,575,904	3,361,701	214,203	6 %
Total Operating Revenues	98,817,925	89,087,857	9,730,068	11 %

Year over year, operating revenues were higher by \$9.7m or 11% due primarily to higher water sales. Water consumption was significantly lower in 2024 due to higher than normal precipitation and lower temperatures through the summer, fall and into spring.

Operating Expenses

Budget to Actual

	Actual YTD 2025	Budget YTD 2025	Variance \$	Variance %
OPERATING EXPENSES				
Salaries and Wages	25,779,124	26,703,001	(923,877)	(3)%
Employee Benefits	11,241,107	12,853,935	(1,612,828)	(13)%
Services and Supplies	30,137,365	34,371,189	(4,233,824)	(12)%
Total Operating Expenses Before Depreciation	67,157,596	73,928,125	(6,770,529)	(9)%
Depreciation	27,144,812	26,692,923	451,889	2 %
Total Operating Expenses	94,302,408	100,621,048	(6,318,640)	(6)%

Total operating expenses were \$6.3m or 6% lower than budget through Q3 2025. Salaries and wages and employee benefits were lower due primarily due to position vacancies. Services and supplies were \$4.2m or 12% lower due to various expense categories. Three of the larger variances are electrical power costs, which were lower by approximately \$228,000, chemicals were lower by \$270,000 and facilities and site maintenance costs lower by approximately \$0.5m although much of which is timing related, meaning these costs will catch up in the last quarter of the year.

Year over Year

	Actual YTD 2025	Actual YTD 2024	Variance \$	Variance %
OPERATING EXPENSES				
Salaries and Wages	25,779,124	22,609,091	3,170,033	14 %
Employee Benefits	11,241,107	10,125,225	1,115,882	11 %
Services and Supplies	30,137,365	27,976,223	2,161,142	8 %
Total Operating Expenses Before Depreciation	67,157,596	60,710,539	6,447,057	11 %
Depreciation	27,144,812	27,244,754	(99,942)	— %
Total Operating Expenses	94,302,408	87,955,293	6,347,115	7 %

Year over year operating expenses were \$6.3m or 7% higher compared to the prior year. Salaries and wages and benefits are higher than prior year to due to Labor Market Index (LMI) increases, step increases, and additions to staff during FY 2025.

Non-Operating ExpensesBudget to Actual

	Actual YTD 2025	Budget YTD 2025	Variance \$	Variance %
NONOPERATING REVENUES (EXPENSES)				
Investment Earnings	4,531,872	3,886,932	644,940	17 %
Net Increase (Decrease) in FV of Investments	2,722,909	—	2,722,909	— %
Gain (Loss) on Disposal of Assets	(120,464)	(1,082,100)	961,636	(89)%
Amortization of Bond/note Issuance Costs	(250)	—	(250)	— %
Interest Expense	(6,674,486)	(6,658,737)	(15,749)	— %
Total Nonoperating Revenues (Expenses)	459,581	(3,853,905)	4,313,486	(112)%

Nonoperating revenues/expenses were \$4.3m or 112% better than budget through Q3 2025. There was a net increase in the fair value of investments as market interest rates continue to drop. This trend will continue if rates continue to fall in 2025. Losses on disposals of assets are lower than budget due to timing and completion of projects in order to record any disposals.

Year over Year

	Actual YTD 2025	Actual YTD 2024	Variance \$	Variance %
NONOPERATING REVENUES (EXPENSES)				
Investment Earnings	4,531,872	134,749	4,397,123	3,263 %
Net Increase (Decrease) in FV of Investments	2,722,909	6,728,103	(4,005,194)	(60)%
Gain (Loss) on Disposal of Assets	(120,464)	(38,154)	(82,310)	216 %
Amortization of Bond/note Issuance Costs	(250)	(499,000)	498,750	(100)%
Interest Expense	(6,674,486)	(7,962,245)	1,287,759	(16)%
Total Nonoperating Revenues (Expenses)	459,581	(1,636,547)	2,096,128	(128)%

Nonoperating expenses were lower than prior year by \$2.1m or 128%, due to the same reasons discussed above. Additionally, interest expense is lower than prior year following the cash optimization refinancing that occurred in FY 2024.

Capital Contributions

Budget to Actual

	Actual YTD 2025	Budget YTD 2025	Variance \$	Variance %
CAPITAL CONTRIBUTIONS				
Grants	1,567,211	2,323,875	(756,664)	(33)%
Water Resource Sustainability Program	403,456	727,257	(323,801)	(45)%
Developer Infrastructure Contributions	10,733,584	11,114,385	(380,801)	(3)%
Developer Will-serve Contributions (Net of Refunds)	10,976,004	3,924,000	7,052,004	180 %
Developer Capital Contributions - Other	5,009,185	—	5,009,185	— %
Developer Facility Charges (Net of Refunds)	9,020,513	12,079,605	(3,059,092)	(25)%
Contributions from Others	113,360	49,383	63,977	130 %
Contributions from Other Governments	2,847,503	4,275,000	(1,427,497)	(33)%
Net Capital Contributions	40,670,816	34,493,505	6,177,311	18 %

Capital contributions were \$6.2m or 18% higher than budget. The largest driver of this increase was the recognition of a \$9.0m credit to will serve revenue resulting from a resource exchange agreement with TRIGID and TRIC related to the effluent pipeline to TRIGID. TMWA received the cash in 2021, but held it on deposit until effluent was delivered via the pipeline, per the terms of the agreement. This occurred in the first quarter at which point \$9.0m was recognized as will-serve revenue. Connection fee revenue is slightly higher than budget as new business projects remain steady.

Year over Year

	Actual YTD 2025	Actual YTD 2024	Variance \$	Variance %
CAPITAL CONTRIBUTIONS				
Grants	1,567,211	8,265,785	(6,698,574)	(81)%
Water Resource Sustainability Program	403,456	779,664	(376,208)	(48)%
Developer Infrastructure Contributions	10,733,584	8,818,317	1,915,267	22 %
Developer Will-serve Contributions (Net of Refunds)	10,976,004	3,756,608	7,219,396	192 %
Developer Capital Contributions - Other	5,009,185	3,443,855	1,565,330	45 %
Developer Facility Charges (Net of Refunds)	9,020,513	9,245,314	(224,801)	(2)%
Contributions from Others	113,360	7,250	106,110	1,464 %
Contributions from Other Governments	2,847,503	2,400,852	446,651	19 %
Net Capital Contributions	40,670,816	36,717,645	3,953,171	11 %

Year over year, capital contributions are \$4.0m or 11% higher than the prior year primarily due to the resource exchange credit discussed above. Additionally, grant revenue is lower due to the recognition of ARPA related funding for TMWA's AMI project through Q3 of the prior year.

Capital Spending

Cash spent on capital outlays and construction projects through Q3 2025 was approximately \$41.8m. Total budgeted capital spend for fiscal year 2025 is \$111.2m, which included \$8.0m and \$11.0m for the American Flat APW facility and Orr Ditch pump station and hydro facility, respectively. Spending on the top three projects during the first half of the fiscal year is listed below:

Orr Ditch Pump Station and Hydro Facility	\$ 7.6m
AMI Meter Replacements	\$ 4.6m
American Flat APW facility	\$ 4.1m

Cash Position

At March 31, 2025 total cash and investments was \$169.0m or \$18.8m lower than at the beginning of the fiscal year. Of the total cash and investments, \$113.6m was unrestricted to be used to meet upcoming and future operating and maintenance expenses, principal and interest payments and construction project payments. The remaining \$55.4m was restricted to pay for scheduled bond principal and interest payments as well as maintaining required reserves as stipulated in our bond covenants.

Truckee Meadows Water Authority

Comparative Statements of Revenues, Expenses and Changes in Net Position

For the third quarter ended March 31, 2025

	Actual YTD 2025	Budget YTD 2025	Variance \$	Variance %
OPERATING REVENUES				
Charges for Water Sales	\$ 92,196,342	\$ 93,251,248	\$ (1,054,906)	(1)%
Hydroelectric Sales	3,045,679	1,910,803	1,134,876	59 %
Other Operating Sales	3,575,904	2,700,282	875,622	32 %
Total Operating Revenues	98,817,925	97,862,333	955,592	1 %
OPERATING EXPENSES				
Salaries and Wages	25,779,124	26,703,001	(923,877)	(3)%
Employee Benefits	11,241,107	12,853,935	(1,612,828)	(13)%
Services and Supplies	30,137,365	34,371,189	(4,233,824)	(12)%
Total Operating Expenses Before Depreciation	67,157,596	73,928,125	(6,770,529)	(9)%
Depreciation	27,144,812	26,692,923	451,889	2 %
Total Operating Expenses	94,302,408	100,621,048	(6,318,640)	(6)%
OPERATING INCOME	4,515,517	(2,758,715)	7,274,232	(264)%
NONOPERATING REVENUES (EXPENSES)				
Investment Earnings	4,531,872	3,886,932	644,940	17 %
Net Increase (Decrease) in FV of Investments	2,722,909	—	2,722,909	— %
Gain (Loss) on Disposal of Assets	(120,464)	(1,082,100)	961,636	(89)%
Amortization of Bond/note Issuance Costs	(250)	—	(250)	— %
Interest Expense	(6,674,486)	(6,658,737)	(15,749)	— %
Total Nonoperating Revenues (Expenses)	459,581	(3,853,905)	4,313,486	(112)%
Gain (Loss) Before Capital Contributions	4,975,098	(6,612,620)	11,587,718	(175)%
CAPITAL CONTRIBUTIONS				
Grants	1,567,211	2,323,875	(756,664)	(33)%
Water Resource Sustainability Program	403,456	727,257	(323,801)	(45)%
Developer Infrastructure Contributions	10,733,584	11,114,385	(380,801)	(3)%
Developer Will-serve Contributions (Net of Refunds)	10,976,004	3,924,000	7,052,004	180 %
Developer Capital Contributions - Other	5,009,185	—	5,009,185	— %
Developer Facility Charges (Net of Refunds)	9,020,513	12,079,605	(3,059,092)	(25)%
Contributions from Others	113,360	49,383	63,977	130 %
Contributions from Other Governments	2,847,503	4,275,000	(1,427,497)	(33)%
Net Capital Contributions	40,670,816	34,493,505	6,177,311	18 %
CHANGE IN NET POSITION	\$ 45,645,914	\$ 27,880,885	\$ 17,765,029	64 %

Truckee Meadows Water Authority

Comparative Statements of Revenues, Expenses and Changes in Net Position

For the third quarter ended March 31, 2025

	Actual YTD 2025	Actual YTD 2024	Variance \$	Variance %
OPERATING REVENUES				
Charges for Water Sales	\$ 92,196,342	\$ 82,642,691	\$ 9,553,651	12 %
Hydroelectric Sales	3,045,679	3,083,465	(37,786)	(1)%
Other Operating Sales	3,575,904	3,361,701	214,203	6 %
Total Operating Revenues	98,817,925	89,087,857	9,730,068	11 %
OPERATING EXPENSES				
Salaries and Wages	25,779,124	22,609,091	3,170,033	14 %
Employee Benefits	11,241,107	10,125,225	1,115,882	11 %
Services and Supplies	30,137,365	27,976,223	2,161,142	8 %
Total Operating Expenses Before Depreciation	67,157,596	60,710,539	6,447,057	11 %
Depreciation	27,144,812	27,244,754	(99,942)	— %
Total Operating Expenses	94,302,408	87,955,293	6,347,115	7 %
OPERATING INCOME	4,515,517	1,132,564	3,382,953	299 %
NONOPERATING REVENUES (EXPENSES)				
Investment Earnings	4,531,872	134,749	4,397,123	3,263 %
Net Increase (Decrease) in FV of Investments	2,722,909	6,728,103	(4,005,194)	(60)%
Gain (Loss) on Disposal of Assets	(120,464)	(38,154)	(82,310)	216 %
Amortization of Bond/note Issuance Costs	(250)	(499,000)	498,750	(100)%
Interest Expense	(6,674,486)	(7,962,245)	1,287,759	(16)%
Total Nonoperating Revenues (Expenses)	459,581	(1,636,547)	2,096,128	(128)%
Gain (Loss) Before Capital Contributions	4,975,098	(503,983)	5,479,081	(1,087)%
CAPITAL CONTRIBUTIONS				
Grants	1,567,211	8,265,785	(6,698,574)	(81)%
Water Resource Sustainability Program	403,456	779,664	(376,208)	(48)%
Developer Infrastructure Contributions	10,733,584	8,818,317	1,915,267	22 %
Developer Will-serve Contributions (Net of Refunds)	10,976,004	3,756,608	7,219,396	192 %
Developer Capital Contributions - Other	5,009,185	3,443,855	1,565,330	45 %
Developer Facility Charges (Net of Refunds)	9,020,513	9,245,314	(224,801)	(2)%
Contributions from Others	113,360	7,250	106,110	1,464 %
Contributions from Other Governments	2,847,503	2,400,852	446,651	19 %
Net Capital Contributions	40,670,816	36,717,645	3,953,171	11 %
CHANGE IN NET POSITION	\$ 45,645,914	\$ 36,213,662	\$ 9,432,252	26 %



STAFF REPORT

TO: Board of Directors
THRU: John R. Zimmerman, General Manager
FROM: Dan Nubel, Staff Attorney
DATE: May 16, 2025
SUBJECT: Discussion and possible action and direction to staff regarding 2025 legislative activities, current bills, and TMWA recommend positions on legislative proposals

SUMMARY

The Legislative session began on February 3rd. Staff and TMWA Government Affairs Consultant, Leo Drozdoff, have reviewed the bills that have been released to date and attached is a list of bills and staff's recommended positions. Staff is currently tracking 64 bills. On May 9, 2025, staff overviewed the attached list of bills with the Legislative Subcommittee. At the Board meeting, TMWA staff and its Government Affairs Consultant will provide an update regarding the Session and, when applicable, a summary of any significant bills on which the Legislative Subcommittee recommends TMWA support or oppose.

At the Board's February 19, 2025 meeting, the Board passed a motion to express support for AB104 of the 2025 Legislative Session. On March 31, 2025, the Assembly Committee on Natural Resources passed the bill with amendments (unrelated to TMWA). On May 15, 2025, the bill passed the Senate Committee on Natural Resources unanimously.

At the Board's March 19, 2025 meeting, the Board passed a motion to express opposition to SB276 of the 2025 Legislative Session. On April 8, 2025, the Senate Committee on Natural Resource passed the bill with amendments. With those amendments, the Board passed a motion to support the bill at its April 16, 2025 meeting.

Additionally, TMWA submitted a letter in opposition to AB419, which seeks to overhaul the processes of the State Engineer's Office. On April 21, 2025, the Assembly Committee on Natural Resources amended the bill and referred the bill without recommendation. The bill is currently before the Assembly Ways and Means Committee.

At the Legislative Subcommittee on May 9, 2025, the Subcommittee passed a motion to support an amendment to AB392. On May 14, 2025, the bill passed the Senate Government Affairs Committee with the amendment supported by the TMWA Legislative Subcommittee.

Detailed below are key deadlines for this session.

Key 2025 Legislative Deadlines:

February 3	Session Begins
February 10	Legislators' BDR Requests
March 17	Legislators' Bill Introductions
March 24	Committees' Bill Introductions
April 11	Committee Passage (1 st House)
April 22	First House Passage
May 16	Committee Passage (2 nd House)
May 23	Second House Passage
June 2	Session Ends

ASSEMBLY BILLS

TMWA Legislative Bill Report							
Bill	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Position
AB9	Revises provisions relating to water. (BDR 48-391)	Committee on Natural Resources	Ways and Means	Assembly Committee on Natural Resources 3/24/2025 4:00 PM	Amend, and do pass as amended		Monitor
AB10	Revises provisions relating to local improvement projects. (BDR 22-407)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Do pass		Monitor
AB26	Revises provisions relating to dams. (BDR 48-261)	Committee on Natural Resources	Second Reading File	Senate Committee on Natural Resources 5/15/2025 3:30 PM	Do pass		Monitor
AB40	Revises various provisions relating to environmental hazards. (BDR 46-265)	Committee on Natural Resources	Natural Resources	Senate Committee on Natural Resources 5/15/2025 3:30 PM	Amend, and do pass as amended		Monitor
AB43	Revises provisions relating to public works. (BDR 28-465)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Amend, and do pass as amended		Monitor
AB44	Prohibits manipulating the price of an essential good or service in this State. (BDR 52-503)	Committee on Commerce and Labor	Commerce and Labor	Senate Committee on Commerce and Labor 5/16/2025 8:00 AM	Amend, and do pass as amended		Monitor
AB57	Revises provisions relating to the Nevada Intrastate Mutual Aid System. (BDR 36-263)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Do pass		Monitor
AB64	Revises provisions relating to public meetings. (BDR 19-445)	Committee on Government Affairs	Chief Clerk's Desk	Assembly Committee on Government Affairs 4/8/2025 9:00 AM	Amend, and do pass as amended		Monitor
AB85	Authorizes the management of designated invertebrates. (BDR 45-229)	Watts	Ways and Means	Assembly Committee on Ways and Means 5/16/2025 8:00 AM	Heard		Monitor
AB96	Revises provisions relating to master plans. (BDR 22-397)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 5/14/2025 Upon Adjournment	Amend, and do pass as amended		Monitor
AB104	Revises provisions relating to water. (BDR 48-383)	Committee on Natural Resources	Natural Resources	Senate Committee on Natural Resources 5/15/2025 3:30 PM	Amend, and do pass as amended		Support
AB132	Revises provisions relating to water. (BDR 48-586)	Yurek	Second Reading File	Senate Committee on Natural Resources 5/15/2025 3:30 PM	Do pass		Monitor

ASSEMBLY BILLS

TMWA Legislative Bill Report							
Bill	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Position
AB188	Revises provisions relating to the Public Employees' Benefits Program. (BDR 23-673)	Carter	Ways and Means	Assembly Committee on Government Affairs 5/8/2025 8:00 AM	Amend, and do pass as amended		Monitor
AB192	Makes various changes relating to real property. (BDR 10-971)	Backus	Second Reading File	Senate Committee on Judiciary 5/16/2025 Upon Call of Chair	Do pass		Monitor
AB197	Enacts provisions strengthening certain protections for certain activities under the First Amendment. (BDR 19-136)	Backus and Hafen	Government Affairs	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Do pass		Monitor
AB208	Restricts the use of certain products by governmental entities and government-funded entities. (BDR 19-737)	Yeager	Ways and Means	Assembly Committee on Government Affairs 3/31/2025 8:30 AM	Amend, and do pass as amended		Monitor
AB213	Revises provisions governing public works projects. (BDR 28-816)	Monroe-Moreno	Government Affairs	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Amend, and do pass as amended		Monitor
AB247	Revises provisions relating to persons with disabilities. (BDR 19-574)	Brown-May	Ways and Means	Assembly Committee on Government Affairs 4/3/2025 8:30 AM	Amend, and do pass as amended		Monitor
AB270	Revises provisions relating to professional engineers and land surveyors. (BDR 54-773)	Hafen, Backus and Marzola	Commerce and Labor	Senate Committee on Commerce and Labor 5/14/2025 8:00 AM	Amend, and do pass as amended		Monitor
AB325	Revises provisions relating to artificial intelligence. (BDR 36-393)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Do pass		Monitor
AB363	Revises provisions relating to groundwater boards. (BDR 48-385)	Committee on Natural Resources	Ways and Means	Assembly Committee on Natural Resources 4/9/2025 4:00 PM	Amend, and do pass as amended		Monitor
AB388	Revises provisions relating to employment. (BDR 23-1027)	Assemblymembers La Rue Hatch, González, Anderson, Roth, Miller, Flanagan, Goulding, Hunt, Jackson, Karris, Moore, Orentlicher and Watts; Senator Flores	Ways and Means	Assembly Committee on Commerce and Labor 4/11/2025 Upon Call of Chair	Do pass		Monitor
AB392	Revises provisions relating to interlocal agreements and contracts with tribal governments. (BDR 22-1059)	Carter	Government Affairs	Senate Committee on Government Affairs 5/14/2025 Upon Adjournment	Amend, and do pass as amended		Support

ASSEMBLY BILLS

TMWA Legislative Bill Report							
Bill	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Position
AB414	Revises provisions relating to occupational safety and health. (BDR 53-666)	Assemblymembers Moore, Carter, Anderson, D'Silva, Karris and La Rue Hatch; Senators Flores, Scheible and Doñate	Ways and Means	Assembly Committee on Ways and Means 5/15/2025 8:00 AM	Heard		Monitor
AB419	Revises provisions relating to water. (BDR 48-736)	DeLong, Cole, Gurr, Dickman and O'Neill	Ways and Means	Assembly Committee on Natural Resources 4/11/2025 Upon Call of Chair	Amend, without recommendation, and rerefer		Oppose
AB432	Revises provisions relating to governmental administration. (BDR 19-551)	Yurek	Ways and Means	Assembly Committee on Government Affairs 4/10/2025 9:00 AM	Amend, and do pass as amended		Monitor
AB434	Prohibits certain employment practices. (BDR 53-188)	Anderson	Commerce and Labor	Senate Committee on Commerce and Labor 5/16/2025 8:00 AM	Amend, and do pass as amended		Monitor
AB444	Revises provisions relating to governmental administration. (BDR 18-772)	Assemblymember Hafen; Senator Neal	Ways and Means	Assembly Committee on Government Affairs 4/11/2025 9:00 AM	Amend, and do pass as amended		Monitor
AB502	Revises provisions relating to public works. (BDR 28-401)	Committee on Government Affairs	Ways and Means	Assembly Committee on Government Affairs 4/10/2025 9:00 AM	Amend, and do pass as amended	Assembly Committee on Ways and Means 5/23/2025 8:00 AM	Monitor
AB540	Revises provisions relating to governmental administration. (BDR 25-1036)	Committee on Government Affairs	Commerce and Labor	Assembly Committee on Commerce and Labor 5/16/2025 Upon Call of Chair	Amend, and do pass as amended		Monitor
AB305*	Revises provisions governing public works. (BDR 28-112)	Assemblymembers Monroe-Moreno, Considine and Thomas	Vetoed				Monitor
AB498*	Revises provisions relating to public employees' retirement. (BDR 23-1200)	Committee on	Vetoed				Monitor

SENATE BILLS

TMWA Legislative Bill Report							
Bill	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Position
SB6	Makes an appropriation to the Desert Research Institute of the Nevada System of Higher Education to support the Nevada State Cloud Seeding Program. (BDR S-389)	Committee on Natural Resources	Finance	Senate Committee on Natural Resources 4/1/2025 3:30 PM	Do pass	Senate Committee on Finance 5/19/2025 8:00 AM	Monitor
SB36	Revises provisions relating to water. (BDR 48-384)	Committee on Natural Resources	Finance	Senate Committee on Natural Resources 4/1/2025 3:30 PM	Amend, and do pass as amended	Senate Committee on Finance 5/19/2025 8:00 AM	Monitor
SB39	Revises provisions relating to emergency management. (BDR 36-269)	Committee on Government Affairs	Finance	Senate Committee on Finance 5/14/2025 8:00 AM	Heard, No Action		Monitor
SB43	Revises provisions relating to public health and safety. (BDR 40-264)	Committee on Health and Human Services	General File	Assembly Committee on Natural Resources 5/7/2025 4:00 PM	Amend, and do pass as amended		Monitor
SB71	Revises provisions relating to purchasing. (BDR 27-366)	Committee on Government Affairs	Government Affairs	Assembly Committee on Government Affairs 5/16/2025 8:00 AM	Amend, and do pass as amended		Monitor
SB83	Requires the issuance of bonds for environmental improvement projects in the Lake Tahoe Basin. (BDR S-376)	Committee on Natural Resources	Finance	Senate Committee on Finance 5/14/2025 8:00 AM	Heard, No Action		Monitor
SB132	Makes an appropriation to the Nevada Clean Energy Fund for securing and implementing grants for qualified clean energy projects. (BDR S-593)	Nguyen	Finance	Senate Committee on Finance 5/15/2025 8:00 AM	Heard, No Action		Monitor
SB160	Revises provisions relating to the Nevada Equal Rights Commission. (BDR 18-82)	Neal	Finance	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Amend, and do pass as amended		Monitor
SB173	Establishes provisions relating to the environment. (BDR 52-585)	Neal	Finance	Senate Committee on Commerce and Labor 4/10/2025 8:30 AM	Amend, and do pass as amended		Monitor
SB179	Revises provisions relating to discrimination. (BDR 18-35)	Ohrenschall, Buck, Stone, Krasner, Cannizzaro, Daly, Ellison, Flores, Neal, Pazina and Rogich	Government Affairs	Assembly Committee on Government Affairs 5/16/2025 8:00 AM	Amend, and do pass as amended		Monitor

SENATE BILLS

TMWA Legislative Bill Report							
Bill	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Position
SB258	Revises provisions relating to industrial insurance. (BDR 53-594)	Senators Nguyen, Cannizzaro, Stone, Titus, Buck, Cruz-Crawford, Daly, Doñate, Dondero Loop, Ellison, Krasner, Lange, Ohrenschall, Pazina, Rogich, Scheible, Steinbeck and Taylor; Assemblymembers Nguyen, Yurek, Hafen, Marzola, Torres-Fossett, Anderson, Carter, Cole, Dalia, Edgeworth, González, Gray, Gurr, Hardy, Jackson, Jauregui, Karris, Kasama, Koenig, Monroe-Moreno, Moore, O'Neill, Orentlicher, Roth, Watts and Yeager	General File	Assembly Committee on Commerce and Labor 5/7/2025 1:30 PM	Amend, and do pass as amended		Monitor
SB260	Revises provisions relating to air quality. (BDR 53-961)	Senators Flores, Doñate and Scheible; Assemblymembers Moore, González and D'Silva	Finance	Senate Committee on Commerce and Labor 4/10/2025 8:30 AM	Amend, and do pass as amended		Monitor
SB276	Revises provisions relating to water. (BDR 40-750)	Senators Hansen, Flores, Buck, Krasner, Stone, Doñate, Ellison, Ohrenschall, Pazina, Scheible, Steinbeck and Taylor; Assemblymembers Watts, O'Neill, Anderson, Karris and La Rue Hatch	Natural Resources	Assembly Committee on Natural Resources 5/12/2025 4:00 PM	Heard	Assembly Committee on Natural Resources - Work Session Item 5/16/2025 Upon Call of Chair	Support
SB286	Establishes provisions relating to tribal communication, cooperation and consultation when engaged in certain planning processes. (BDR 26-392)	Committee on Natural Resources	Finance	Senate Committee on Natural Resources 4/1/2025 3:30 PM	Do pass		Monitor
SB291	Requires the Department of Motor Vehicles to establish procedures by which a victim of identity theft may obtain a new driver's license number. (BDR 43-39)	Doñate, Flores and Taylor	Growth and Infrastructure	Assembly Committee on Growth and Infrastructure 5/16/2025 Upon Call of Chair	Do pass		Monitor
SB298	Revises provisions relating to peace officers. (BDR 23-1031)	Committee on Government Affairs	Judiciary	Assembly Committee on Judiciary 5/16/2025 8:00 AM	Amend, and do pass as amended		Monitor
SB317	Revises provisions relating to industrial insurance. (BDR 53-625)	Daly	Finance	Senate Committee on Commerce and Labor 4/10/2025 8:30 AM	Amend, and do pass as amended	Senate Committee on Finance 5/19/2025 8:00 AM	Monitor
SB410	Revises provisions relating to public employees. (BDR 23-562)	Committee on Health and Human Services	Second Reading	Assembly Committee on Government Affairs 5/16/2025 8:00 AM	Do pass		Monitor
SB447	Revises provisions relating to public works. (BDR 28-968)	Committee on Government Affairs	Government Affairs	Assembly Committee on Government Affairs 5/16/2025 8:00 AM	Amend, and do pass as amended		Monitor



STAFF REPORT

TO: Board of Directors
FROM: John R. Zimmerman, General Manager
DATE: May 12, 2025
SUBJECT: General Manager's Report

Attached please find the written reports from the Management team including the Operations Report (*Attachment A*), the Water Resource and the Annexation Activity Report (*Attachment B*), and the Customer Services Report (*Attachment C*).

Also, we received two very positive feedbacks: one from a customer to Dawn who provided great customer service explaining the bill and payment process; and second from a customer who said TMWA is one of the better water company's she has dealt with, and after having a new meter installed no longer has any air bubbles in the toilet line.

Finally, listed below are news clippings from April 8, 2025 through May 13, 2025:

- 04/08/25 Carson Now [In the nation's driest state, two Nevada bills seek to buy back and retire unused water rights](#)
- 04/09/25 Nevada Indy [BYOB — Bill would ban sale of single-use plastic water bottles](#)
- 04/10/25 Water World [EPA to review scientific information on fluoride in drinking water](#)
- 04/13/25 Sierra Nevada Ally [Data Centers Economic Benefit or Environmental Boondoggle?](#)
- 04/16/25 The Grist [The fix for parched western states: Recycled toilet water](#)
- 04/16/25 Nevada Current [Southern Nevada set for 'lean water year,' while northern Nevada snowpack in 'good shape'](#)
- 04/10/25 WaterWorld [EPA seeks extension in lawsuit over drinking water limits on PFAS](#)
- 04/23/25 KUER [Utah's cloud seeding program is the envy of the drought-weary West](#)
- 04/24/25 EOA Mag [Delegations Drive One Water Dialogue](#)
- 04/28/25 Sierra Nevada Ally [Washoe County Climate Action Plan Hits the Ground](#)
- 04/30/25 KOLO TV [City of Reno weighs rate increase for sewer service](#)
- 05/01/25 [ThisisReno](#) [EPA Proposal Could Harm Nevada's Water Resources](#)
- 05/01/25 USEPA [Lake Tahoe Water Quality Improvement Programs](#)
- 05/02/25 Nature Conservancy [Benefits of Agrivoltaics in Diamond Valley](#)
- 05/02/25 Sierra Nevada Ally [Robust Water System Eases Drought Concerns](#)
- 05/05/25 KUNR [Reno's Water Summertime Usage](#)
- 05/07/25 ThisisReno [Smart About Water Day: Exploring Truckee Meadows' Water Resources](#)
- 05/07/25 KTVN [Annual Snapshot Day this Saturday at Lake Tahoe](#)
- 05/07/25 Nevada Today [University researchers predict improved water yields after forest thinning](#)

- 05/08/25 KOLOTV [Morning Show: Smart About Water Day](#)
- 05/10/25 KTVN [Truckee Meadows Water Authority hosts 'Smart About Water Day'](#)
- 05/11/25 AP News [Push to sell Lands in West is Reigniting a Political Fight](#)
- 05/13/25 Nevada Current [For legislation to retire water rights, political support is ample. Funding, not so much](#)



STAFF REPORT

TO: Board of Directors
THRU: John R. Zimmerman, General Manager
FROM: Kara Steeland, Sr. Hydrologist & Watershed Coordinator
DATE: May 14, 2025
SUBJECT: May 2025 Water Operations Report

Summary

- The Sierra Nevada had its third above average winter in a row.
- The Sierra snowpack building season ended above average for the Lake Tahoe Basin at 111% of median.
- The water supply outlook for the region is excellent.
- Truckee River reservoir storage is good at 86% of maximum capacity system wide.
- There will be normal Truckee River flows through 2025 and into 2026.
- Hydroelectric generation for the month of April was \$376,604 (4,688 MWh)

Water Supply

Reservoir Storage - Overall, Truckee River reservoir storage is 86% of capacity. The elevation of Lake Tahoe is currently 6,228.3 feet which is 0.8 feet below the maximum legal elevation of 6,229.1 feet. Storage values for each reservoir as of May 14, 2025 are as follows:

Reservoir	Current Storage (Acre-Feet)	% Capacity
Tahoe	647,410	87%
Boca	30,122	73%
Stampede	189,811	84%
Prosser	25,034	84%
Donner	9,230	97%
Independence	15,873	90%

In addition to the 25,103 acre-feet of storage between Donner and Independence Reservoirs, TMWA also has 15,379 acre-feet of water stored in Stampede and Boca Reservoirs under the terms of TROA. TMWA's total combined upstream reservoir storage as of May 14, 2025 is approximately 40,482 acre-feet.

Outlook - The Sierra snowpack building season ended in April at 111% of median in the Lake Tahoe Basin. With the third above average year in a row, the region is in excellent shape from a

water supply perspective. Upstream reservoir storage will likely be near full or full by the start of summer. Normal Truckee River flows are projected for the remainder of 2025 and well into 2026.

Water Production

Demand - Customer demand averaged about 94 MGD through the first half of May. Surface water made up about 83% of overall supply and groundwater pumping the other 17%.

Hydroelectric Production

Generation - The median Truckee River flow at Farad (CA/NV state line) for the month of April was 733 cubic feet per second. All three of TMWA's hydropower plants were online and 100% available during the month.

Statistics and generation for the month of April are as follows:

Plant	Generation Days	% Availability	Generation (Megawatt Hours)	Revenue (Dollars)	Revenue (Dollars/Day)
Fleish	30	100%	1,785	\$138,768	\$4,625
Verdi	30	100%	1,853	\$124,792	\$4,159
Washoe	30	100%	1,452	\$113,042	\$3,768
Totals	-	-	4,859	\$376,604	\$11,715



STAFF REPORT

TO: Chairman and Board Members
THRU: John R. Zimmerman, General Manager
FROM: Eddy Quaglieri, Natural Resources Manager
DATE: May 6, 2025
SUBJECT: **Water Resources and Annexation Activity Report**

RULE 7

Rule 7 water resource purchases and will-serve commitment sales against purchased water resources through this reporting period:

Beginning Balance		3,164.34 AF
Purchases of water rights	11.61 AF	
Refunds	0.00 AF	
Sales	-7.36 AF	
Adjustments	0.00 AF	
Ending Balance		3,168.59 AF

Price per acre foot at report date: \$8,200 per AF

FISH SPRINGS RANCH, LLC GROUNDWATER RESOURCES

Through the merger of Washoe County's water utility, TMWA assumed a Water Banking and Trust Agreement with Fish Springs Ranch, LLC, a subsidiary of Vidler. Under the Agreement, TMWA holds record title to the groundwater rights for the benefit of Fish Springs. Fish Springs may sell and assign its interest in these groundwater rights to third parties for dedication to TMWA for a will-serve commitment in Areas where TMWA can deliver groundwater from the Fish Springs groundwater basin. Currently, TMWA can deliver Fish Springs groundwater to Area 10 only (Stead-Silver Lake-Lemmon Valley). The following is a summary of Fish Springs' resources.

Beginning Balance		7,347.40 AF
Committed water rights	0.00 AF	
Ending Balance		7,347.40 AF

Price per acre foot at report date: \$47,218 (SFR and MFR); \$40,960 (for all other services)¹

¹ Price reflects avoided cost of Truckee River water right related fees and TMWA Supply & Treatment WSF charge.

WATER SERVICE AREA ANNEXATIONS

Since the date of the last report, there have been 0 acres annexed into TMWA's service area.

INTERRUPTIBLE LARGE VOLUME NON-POTABLE SERVICE

No new ILVNPS customers have been added during this reporting period.



STAFF REPORT

TO: Board of Directors
THRU: John R. Zimmerman, General Manager
FROM: Marci Westlake, Manager Customer Service
DATE: May 22, 2025
SUBJECT: April Customer Service Report

The following is a summary of Customer Service activity for April 2025.

Ombudsman Report – Kim Mazeres

- The customer is working on a project and wanted to know the system development fees. Referred him to the main New Business number.
- 3,000 gallons to 23,000 gallons. Left message for customer. Advised to call Conservation at 775-834-8005.
- Customer wanted information about service line replacement letter. Discussed letter with customer and answered all her questions.

Communications – Public Outreach – April

- Shannon Giolito and Lauren Kunin hosted the Irrigation System Start-Up Workshop and 11 people attended.
- Shannon Giolito and Robert Charpentier hosted the Irrigation System Start-Up Workshop via Zoom and 10 people attended.
- John Zimmerman and Danny Rotter had a presentation for EDAWN on TMWA update and planning history and 50 people attended.
- Eddy Quaglieri presented at an Earth Day/Coffee Bar panel to discuss conservation and 10 people attended.
- Katie Mason presented on TMWA's New Business Engineering Guidance document via Zoom on April 22 and 29, where 32 and 15 people attended, respectively.

Conservation (2025 Calendar year)

- 615 Water Usage Reviews
- 456 Water Watcher Contacts

Customer Calls – April

- 7,182 phone calls handled.
- The average handling time is 4 minutes 40 seconds per call.
- Average speed of answer 17 seconds per call.

Billing – April

- 139,201 bills issued.
- 69,065 customers (49%) have signed up for paperless billing to date, which equates to an annual savings of \$538,707.00.

Remittance – April

- 13,314 Mailed-in payments.
- 22,121 Electronic payments.
- 59,900 Payments via AutoPay (EFT)
- 16,259 One-time bank account payments.
- 815 Pay by Text
- 4,214 IVR Payments.
- 864 Reno office Payments.
- 63 Kiosk Payments.

Collections – April

- 13,962 accounts received a late charge.
- 2,543 Mailed delinquent notices, 0.02% of accounts.
- 816 accounts eligible for disconnect.
- 640 accounts were disconnected. (Including accounts that had been disconnected-for-non-payment that presented NSF checks for their reconnection)
- 0.16% write-off to revenue.

Meter Statistics – Fiscal Year to Date

- 3,543 Meter exchanges completed.
- 1,355 New business meter sets completed.

Service Line Warranties of America Statistics

- 12,192 Policies
- 9,345 Customers
- 440 Jobs Completed
- \$772,488.00 Customer Savings