

A red and white Kirkwood Volunteer Fire Department (KVFD) fire truck is parked in the foreground, angled towards the left. In the background, a white tow truck is parked. The scene is set in a residential area with houses and trees in the background.

# The Future of the Kirkwood Volunteer Fire Department (KVFD)

December 30, 2025

# Presenters

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# Objective and Agenda

**Objective:** Ensure voters understand the ballot they will receive the ballots in late January or early February 2026

1. KVFD Challenges
2. Recent History
3. Operational Models & Costs
4. Commonly Asked Questions
5. Benefit Assessment Methodology
6. Next Steps
7. Community Q&A

# KVFD Challenges

1. Department Leadership
2. Firefighter Staffing
3. Firefight Training
4. Financial Challenges

# Recent History

2023	July	Measure E fire protection and suppression tax voted down by registered voters
	September	Overview of the 218 Process presented to KMPUD Board
	December	Community Forum - Red Cliffs Lodge (& Zoom)
2024	February	Community Survey
	March	KMPUD Staff begins exploring organizational, staffing, and funding options
	July	Hire 218 Consultant to create Benefit Assessment
	December	Amador FPD Chief speaks to KMPUD Board
2025	January	Staff present Amador FPD and self-run organizational and staffing options to KMPUD Board
	January	Community Forum - Zoom
	February	218 Consultant presents Benefit Assessment Methodology to KMPUD Board
	February	Community Forum - Zoom
	March	KMPUD Board discusses 218 Consultant's Benefit Assessment Engineering Report
	May	Begin negotiations with Alpine County Staff for proposal
	July	Alpine County Board of Supervisors votes to confirm interest in proceeding
	July	Lake Valley FPD provides staffing proposal to KMPUD
	July	KMPUD Board Votes to allocate Property Taxes from Water / Wastewater to KVFD
	September	Alpine County Board of Supervisors votes on budget
	October	KMPUD Board votes to finalize amount to request from voters based on Alpine County proposal
	October	Community Survey-Informal vote using Benefit Assessment methodology with Alpine County budget
	November	KMPUD Board votes to proceed with formal voting process
	December	Community Forum - KMPUD Community Services Building (& Zoom)

# Operation Models & Costs

	Status Quo	Internal Department	Contract for Services				Divest
			Fire Chief + Professional Staff	Eastern Alpine Fire Protection District	Eastern Alpine Fire Protection District	Amador Fire Protection District	
Leadership	No Fire Chief	Kirkwood Chief	Eastern Alpine FPD Chief	Eastern Alpine FPD Chief	Amador FPD Chief	Lake Valley FPD Chief	KVFD No Longer Operates
Staffing	Volunteers w/ Fluctuating Coverage	3 x 24/7, 365	Volunteers w/ Fluctuating Coverage	1 x 24/7, 365 Volunteers w/ Fluctuating Coverage	3 x 24/7, 365	3 x 24/7, 365	24/7, 365
Training	Mixed volunteer	Firefighter EMT	Mixed volunteer	Firefighter EMT Mixed Volunteer	Firefighter EMT	Firefighter Paramedic Firefighter EMT	AFPD: Firefighter EMT EAFPD: Firefighter / Firefighter EMT
Funding	Existing budget	Near Measure E Cost	Likely close to existing budget	Less than Measure E Cost	Near Measure E Cost	Near Measure E Cost	No budget`
Operating Cost (\$k)*	\$300	\$1,900		\$830	\$1,500	\$2,650	-
Additional Funding (\$k)^	-	\$1,420		\$350	\$1,020	\$2,170	-

\* Approximate annual cost

^ Assuming \$480k in Property Tax available

` Property Tax could be used to reduce costs of utility rates

# Commonly Asked Questions

## What were the results from the informal survey sent in October?

On October 21, 2025, the Kirkwood Meadows Public Utility District sent a survey to the property owners in Kirkwood to request opinions on funding Fire and Emergency Services in Kirkwood. The survey proposed collecting \$355,646.42 per year from the Kirkwood community via a new fire and Emergency Services assessment. Below are the results of the survey:

Total Properties	Votes Yes	Value of Yes Properties	Votes No	Value of No Properties	Did Not Vote	Value of Not Voting Properties
928	216	72,513.92	83	31,901.39	629	251,231.11
29.4 % Voted	20.4		9.0		70.6	

Survey votes by category:

Category	Yes Vote	Yes Amount	No Vote	No Amount	Did Not Vote	Did Not Vote Amount	Value of Not Voting Properties
Commercial			3	8,822.91	4	112,842.09	121,665.00
Condominium	73	20,604.76	29	9,033.82	197	52,653.19	82,291.77
High sq ft Condo	19	6,766.73	7	2,755.22	47	16,894.34	26,416.29
Industrial	1	10,260.10			1	37.91	10,298.01
Low sq ft SFR	16	4,613.21	7	2,078.43	25	715.94	13,867.58
SF Residence	72	27,800.94	21	8,014.49	97	37,718.25	73,533.68
TIMESHARE(12)	26	1290.13	11	527.35	85	9,384.42	1,120.19
Vacant	9	1,178.05	5	669.17	86	14,524.97	16,372.19
SUMMARY	216	72,513.92	83	31,901.39	629	251,231.11	355,646.42

A total of 928 properties participated in the survey. Of these, 216 voted Yes, and eighty-three voted No resulting in a 29.4% participation rate. The remaining 629 properties (70.6 %) did not vote. When weighted by assessed value, the total represented property value was \$355,646.42, distributed as follows:

- Yes: \$72,513.92 (20.4%)
- No: \$31,901.39 (9.0%)
- Did Not Vote: \$251,231.11 (70.6%)

# Commonly Asked Questions

## Can we get more property taxes from the counties?

- The tax allocation was defined by 1985 state legislation and the District LAFCO formation document.
- We have pursued additional funding multiple times, but the counties declined to renegotiate our portion. Nor are they in any way legally required to do so.

## What about Transient Occupancy Taxes (“TOT”)?

- We receive some TOT from Alpine County. The counties are under no obligation to provide those funds to Kirkwood.

## What is the KVFD service area? Can we charge outside this area?

- The properties that are assessed are within the legally defined boundaries of KMPUD, approximately 1.875 square miles of the Kirkwood valley. By law, we cannot assess outside our service area.

## Doesn't KVFD respond to calls outside the Kirkwood service area?

- We have mutual aid agreements with our two neighboring fire districts. They provide reciprocal services to KVFD and the benefit we receive from this aid is high.

# Commonly Asked Questions

## **What will happen to our ISO – Protection Class Rating?**

- Without a fire department in Kirkwood, the rating will likely become worse.
- A paid fire department may improve it.

## **Can we just do Emergency Medical Services and keep the volunteer fire department?**

- This would require a proposal/interest from either American Legion in Amador County or Lake Valley EMS in South Lake Tahoe.
- A new special tax on Kirkwood properties to generate the required funding would need to be approved by 2/3 registered voters within KMPUD.
- We would still have the issue regarding fire volunteers noted previously.

## **What about the Barton Clinic?**

- KVFD does not have the capability to transport patients.
- The Barton Clinic services is not available when the resort is not open.

## **What about incorporating Kirkwood into a city?**

- This would need to be a community-driven effort.

# Assessment Methodology

- The proposed assessment is segregated into two components:
  - Land Component – fire protection services protect land, preserving property values
  - Building Component – fire protection services protect structures and safeguards people
- On average, 25% of total property value within KMPUD attributed to land and 75% attributed to improvements. Therefore, 25% of proposed assessment is assigned to the Land Component and 75% is assigned to the Building Component
- Land Component: Applied using flat rate per lot square footage (SF)
- Building Component:
  - Based on industry-standard service population for each general land use type
  - Equivalent Dwelling Units (EDUs) assigned to land uses based on ratio to single-family home

Building Component EDUs by Land Use Type					
Single Family (per Unit)	Condominium (per Unit)	Multi-Family & Timeshare (per Unit)	Commercial (per 1,000 bldg. sqft.)	Office (per 1,000 bldg. sqft.)	Industrial (per 1,000 bldg. sqft.)
1.0	0.75	0.67	0.67	1.0	0.33



# Assessment Methodology

- Commercial properties within KMPUD create a high demand on services during peak season.
- An analysis of historical energy usage data was performed to determine the impact commercial properties create during peak season due to increased service population.
- An Additional Benefit Factor of 2.3 is applied to commercial properties based on the analysis.
- Proposed assessment for residential parcels\*:
  - Land Component = \$0.002024 per lot SF
  - Building Component = \$348.17 per EDU
  - Total Assessment = Land component + Building component
- Proposed assessment for commercial and commercial office parcels\*:
  - Land Component = \$0.004656 per lot SF
  - Building Component = \$800.78 per EDU
  - Total Assessment = Land component + Building component

*\*All assessments will increase annually by the change in the San Francisco Bay Area CPI for the month of April as published by the US Bureau of Labor Statistics commencing July 1, 2027.*



# Next Steps

2026	January 2	KMPUD Board Meeting - Vote to authorize the voting process
	January - February	Community sent ballots and votes
	April 3	Public Hearing - Tabulate votes (by a third-party)
	To be determined	Next steps depend on the outcome on the vote

\* Future dates are estimates and subject to change

# Community Q&A

## Questions & Answers

# Contact Us

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<http://www.kmpud.com> > Fire Safety > The Future of the Kirkwood Volunteer Fire Department

<https://www.kmpud.com/kirkwood-volunteer-fire-department-future/>