



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 |
|---------------------------|---------------------------------------|------------------------------------|--|---|------------------------------------|--|---|
| | Volunteer | Fire Chief + Professional Staff | Eastern Alpine Fire Protection District | Eastern Alpine Fire Protection District | Amador Fire Protection District | Lake Valley Fire Protection District | KVFD No Longer Operates |
| Leadership | No Fire Chief | Kirkwood Chief | Eastern Alpine FPD Chief | Eastern Alpine FPD Chief | Amador FPD Chief | Lake Valley FPD Chief | Spur/Pass Open: ~30-45 minutes Spur/Pass Closed: No response |
| Staffing | Volunteers w/ Fluctuating Coverage | 3 x 24/7, 365 | Volunteers w/ Fluctating Coverage | 1 x 24/7, 365 Volunteers w/ Fluctating 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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