CITY OF BISHOP

CITY COUNCIL MEETING AGENDA

City Council Chambers - 301 West Line Street - Bishop, California
MONDAY, SEPTEMBER 22, 2025 - 6:00 PM

NOTICE TO THE PUBLIC: Please be advised this meeting is accessible to the public in person, on the City of Bishop website, or on the local government cable channel 12. In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in this meeting, please contact the City Clerk at 760-873-5863 Extension 124. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

The public is encouraged to participate or observe this meeting by:

1. **Attending this meeting in person at the City of Bishop City Council Chambers located at 301 West Line Street in Bishop, California.**
2. **Observing this meeting live from the City of Bishop website at: https://www.cityofbishop.com/government/city_council/index.php**
3. **Observe this meeting live from the local government cable channel 12.**

Public comments may be made:

1. **In person: Members of the public desiring to speak on a matter appearing on the agenda should ask the Mayor for the opportunity to be heard when the item comes up for Council consideration (or complete a speaker card prior to the meeting). Comments for all agenda items are limited to a speaking time of three minutes unless modified by the Mayor.**
2. **In writing: Go to http://bishop-ca.granicus.com/ViewPublisher.php?view_id=8 to submit an "eComment" for the corresponding meeting. Please note that eComment submissions closes at 3:00 p.m. on the day of the meeting. You may also hand deliver public comments to the City drop/payment box located at the Church Street entrance to City Hall on or before the deadline noted above. All written public comments received prior to the above noted time will be distributed to the Council for their review and consideration prior to the meeting. All written public comments received after that time will be provided to the Council at the earliest possibility. Please note written public comments received will not be read aloud at the meeting.**

Any writing that is a public record that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at City Hall, 377 West Line Street, Bishop, California during normal business hours. Government Code 54957.5(b)(1). Copies will also be provided at the appropriate meeting.

1. **CALL TO ORDER** - 6:00 p.m. Monday, September 22, 2025

2. **MOMENT OF SILENCE**

3. **PLEDGE OF ALLEGIANCE** - Councilmember Schwartz will lead the pledge of allegiance.

4. **ROLL CALL**

5. **PUBLIC COMMENT**
NOTICE TO THE PUBLIC: This time is set aside to receive public comment on matters not calendared on the agenda. When recognized by the Mayor, please state your name and address for the record and please limit your comments to three minutes. Under California law the City Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the City Council will listen to all public comment but will not generally discuss the matter or take action on it.

6. **PRESENTATIONS**

A. **The Bishop Community Garden - Presented by Kerry Lozito**
Presentation - The Bishop Community Garden

B. **Inyo Mono Broadband Consortium (IMBC) Update - Presented by Regional Broadband Coordinator Scott Armstrong**
Inyo Mono Broadband Consortium Summer Update

C. **University of California Cooperative Extension Community Economic Development Workshop Series - Presented by Inyo-Mono UCCE CED Advisor Aaron Wilcher**
Program Flier - Community Economic Development Workshops
Presentation - Community Economic Development Workshops Overview

7. **DEPARTMENT REPORTS**
Updates on department activities will be given by the Department Heads and/or their staff.
A. Fire Department - Fire Chief Bret Russell
B. Police Department - Police Chief Nate Derr
C. Public Works Department - Public Works Director Nora Gamino
D. Community Services Department - Community Services Manager Daniel McElroy
E. Planning Department - Principal Planner Ana Budnyk
F. Administration - City Administrator Pam Foster

A. **Fire Department Report - Fire Chief Bret Russell**
Fire Department Report - September 22 2025

B. **Police Department Report - Police Chief Nate Derr**
Police Department Report - August 2025

8. **BISHOP AREA CHAMBER OF COMMERCE & INFORMATION CENTER UPDATE**
Prepared by Bishop Area Chamber of Commerce and Information Center Executive Director Tawni Thomson and Presented by Chamber Board President Robert Sharp.

A. **Bishop Area Chamber of Commerce and Information Center Update Report - September 22, 2025**
BACCIC September 22 2025 City Council Report

9. **NORTHERN INYO HEALTHCARE DISTRICT QUARTERLY UPDATE REPORT**
Prepared and presented by Northern Inyo Healthcare District Interim Chief Executive

Officer Christian Wallis.

A. **Northern Inyo Healthcare District Quarterly Update Report – September 22, 2025**

Northern Inyo Healthcare District Report - September 22, 2025

10. CONSENT CALENDAR

NOTICE TO THE PUBLIC: All matters under the Consent Calendar are considered routine by the City and will be acted on by one motion.

A. **Updated Police Sergeant Job Description**

Recommended Action: Staff recommends that the City Council approve the updated Police Sergeant Job Description to replace the existing version, which has not been revised in over twenty years.

Police Sergeant - Updated Job Description 9 22 2025

B. **Updated Police Captain Job Description**

Recommended Action: Approve Updated Police Captain Job Description.

Police Captain - Updated Job Description 9 22 2025

C. **Tesla Supercharger Agreement – Exercise of First Renewal Term**

Recommended Action: Receive the report. No Council action is required.

Renewal Letter from Tesla to the City of Bishop, CA

11. NEW BUSINESS

A. **Introduction of Water and Sewer Rate Structure Design Options**

Recommended Action: Council consideration of draft water and sewer rate structure design options and direction to staff and the City's rate consultant on which approaches should be advanced for further analysis and inclusion in the Proposition 218 process.

Water & Sewer Rate Structure Presentation
Draft Bishop Prop 218 Notice

12. FUTURE AGENDA ITEMS

13. COUNCIL AND COMMITTEE REPORTS

14. ADJOURNMENT

Monday, October 27, 2025 at 6:00 p.m. Regular Meeting in the City Council Chambers

Meeting Cancelled: Monday, October 13, 2025 at 6:00 p.m. Regular Meeting in the City Council Chambers

Clyde Coons Honored for Efforts By Bishop Chamber of Commerce

Clyde Coons, City of Bishop building inspector, was honored Friday night, November 20, at the Bishop Chamber of Commerce membership meeting.

Chamber President Ernest Bonta recalled the key role which Coons played in the planning and construction of the Bishop Visitors Center and Chamber office. Coons was presented with an Acutron watch engraved "Clyde Coons — World's Greatest Builder".

Bonta, in presenting the watch, recalled that Coons began his involvement in this building by drawing the plans. From there he took charge of construction and coordinated the efforts of the many volunteers who worked on the building.

His work was done on his own time, and he usually worked for several hours before reporting at 8 a.m. for his job as building inspector, then worked more hours in the evening.

MonoHerald_1970Nov26_BishopVisitorCenter

The Bishop Community Garden

How We Serve

Patagonia

The BCG mission is to EDUCATE by example and outreach how to grow plants in the Eastern Sierra.

Education

These kids know what growing plants look like.

LONDON
ENGLAND

A special place for people with special needs

Lauren with River Song Preschoolers

There to teach her daughters where food comes from.

Helpers in the Sharing Garden

I know what a growing onion looks like!

Bobbie and Dayo compare gardening notes

Workshops

Diagnosing Plant Problems

Seed Starting

Pollinator Gardens

Garden Tool Repair

Composting

Drop in Q and A

Local fifth graders visit the BCG

Bishop High Interact Club plants cherry tomatoes for local kids to eat.

Signage

Sand Cherry

Bishop
COMMUNITY
Garden
Owens Valley
Native Plants
Sponsored by Bristlecone Chapter of
the California Native Plant Society
Grow with us!

Bees

World Class Pollinators

Diadasia sp.

Anthophora urbana

Bombus morrisoni

Agapostemon texanus

Anthidium maculosum

All Local, Native Bees!

Did you know that bees pollinate about 90% of Californias flowering plants?

These amazing insects are responsible for every third bite of food we eat and native bees are the #1 pollinator of most wildland habitats in the world.

Were Not All Honey Bees

When most people think of bees, they immediately think of the dutiful honey bee or charismatic bumble bee. But take a closer look there are more than 4,000 different species of bees in North America, and 1,600 of these are native to California.

Native Bees No Honey and No Hives!

Californias native bees are different from the European honey bee, which was brought to this continent in the early 1600s. Native bees do not make honey, do not live in hives and more than 75% live a solitary lifestyle. Most nest in tunnels they dig in the ground or in preexisting cavities in trees or wooden structures. A single female bee mates with a male and lays her eggs in the chambers of her nest where she has prepared loaves made of nectar and pollen. She seals each chamber and leaves the eggs to develop on their own. Months later, the next generation emerges as adults, and the cycle begins again.

Megachile fidelis

Halictus ligatus

Peponapis pruinosa

Bees Need Our Help

Habitat loss, pesticides, environmental toxins, disease, and climate change present major challenges to pollinators world-wide, but native bees are especially threatened. Without our help, native bees are increasingly at risk.

Learn more about bees at: helpabee.org

Bee photography by Rollin Coville

Native plants rely on the services of
pollinators native bees. After millio
of evolving together, the two have fo
tightly knit relationship. Bees bodie
specifically shaped for collecting th
need for food, and as they travel fro
flower, some of this pollen is transfe
plants. This enables pollination, wh
essential for the plants reproduction
survival. Sometimes native bees and
single species of bee will only take p

The life cycles of native bees and nat
emerge from winter hibernation jus
bloom. Likewise, native plants flowe
active. This highly specialized relati
connections within an ecosystem. F
are so important that ...

Things You Ca

- **Plant a Native Bee Garden** - Include n somethin
- **Provide Habitat and Shelter** - Unmulc space fo
- **Dont Use Pesticides** - Pesticides kill inse beneficial ones lik
- **Spread the Word** - Tell friends and family bees and other pollina

Funding for th

Mango Tango Licorice Mint
Agastache aurantiaca 'Mango Tango'

Beets "Bull's Blood" (Beta vulgaris)
Thai basil
Care
Use

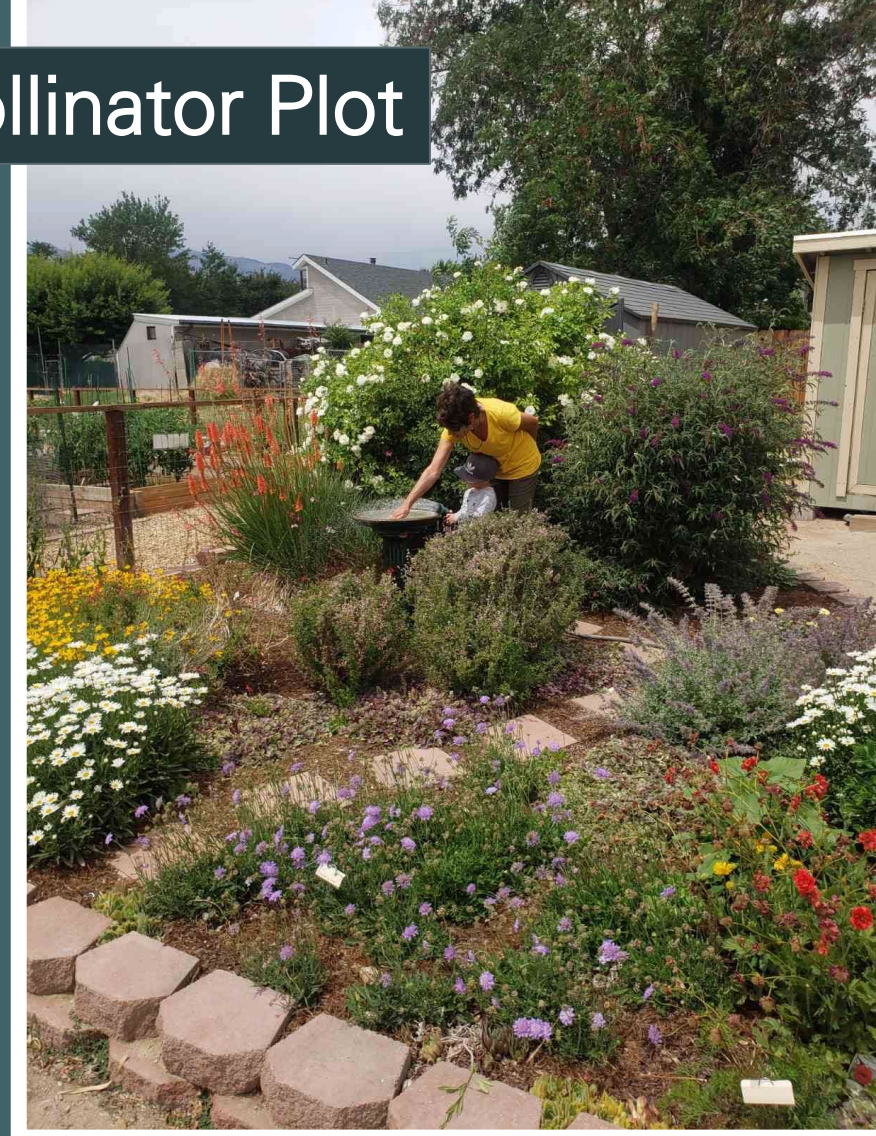
We provide ideas and inspiration

Master Gardeners maintain 14 demonstration plots.

- Pollinator
- Compost
- Raised Beds
- Native Plants
- Waterwise
- Monarch
- Restorative
- Welcome
- Edible Landscaping
- Flower Patch
- Jacque's Garden (Dahlias)
- Herb Spiral
- Food Forest
- Sharing Garden

Flower Patch

Compost Station



Pollinator Plot

Edible Landscaping

Waterwise Gardening

Welcome Plot

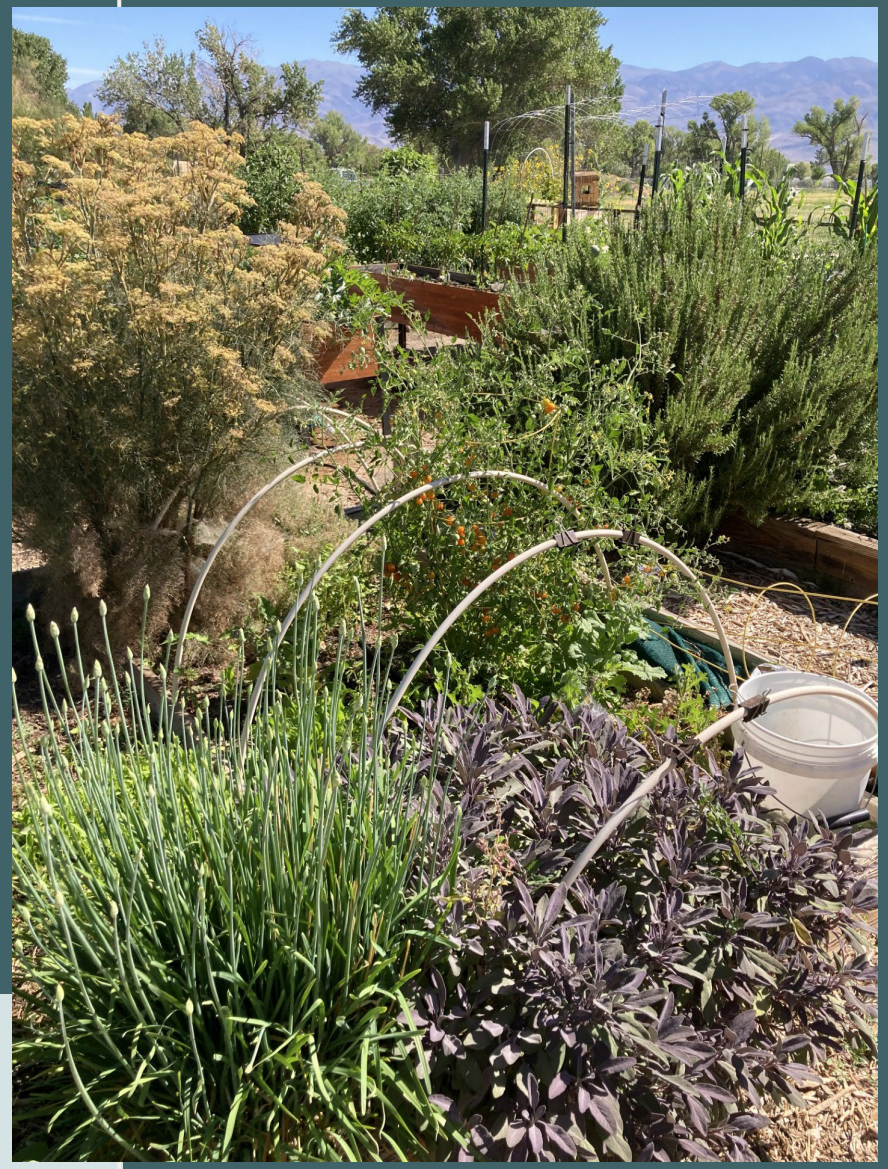
Restorative Plot

Monarch Garden

MAMMOTH
LAKES

Orange Lutheran High School Volunteers

Plot-holders demonstrate ideas too



Shopping for trellis ideas.

What grows successfully in Bishop

Indirect ecological services

Locally produced food
= lower carbon foodprint

The BCG supports beneficial species.

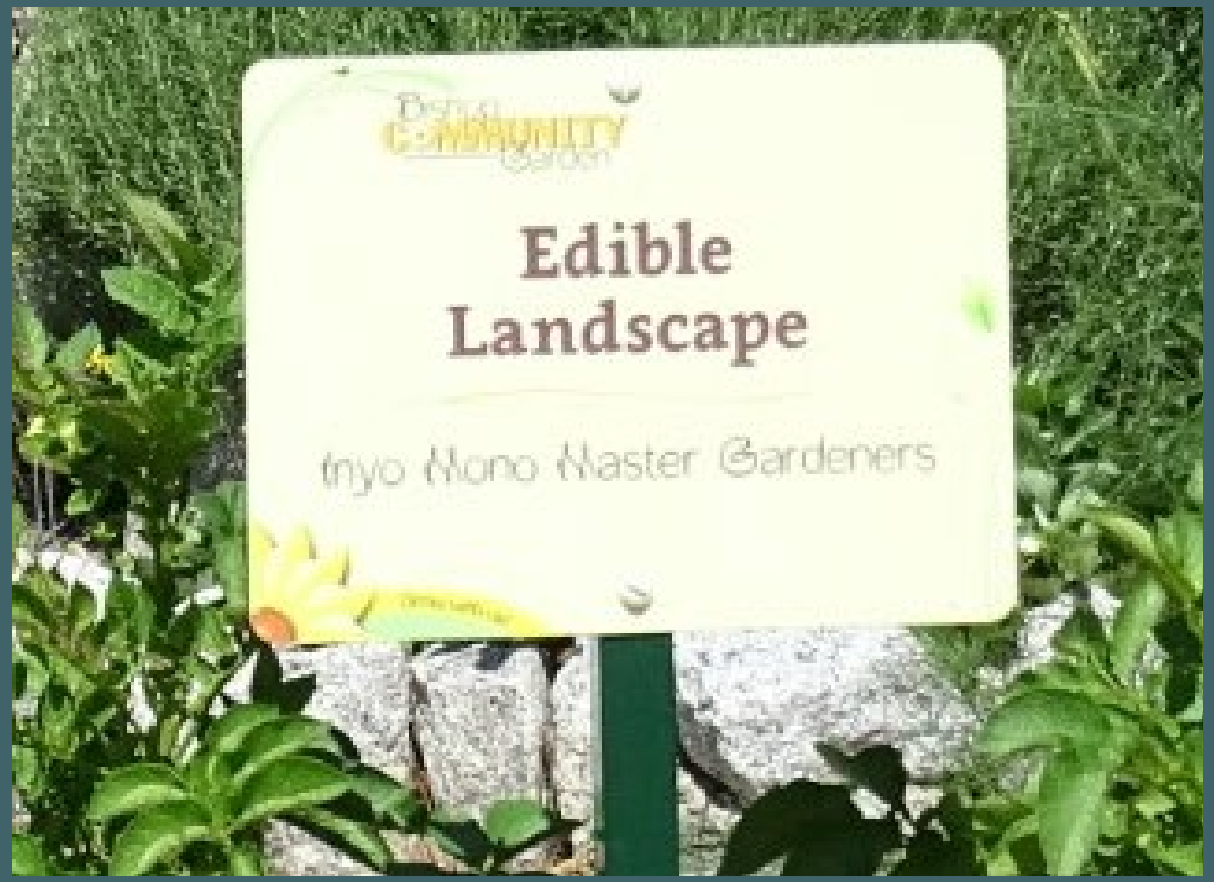
Waterwise Plot

Dahlia Plot

Direct Services

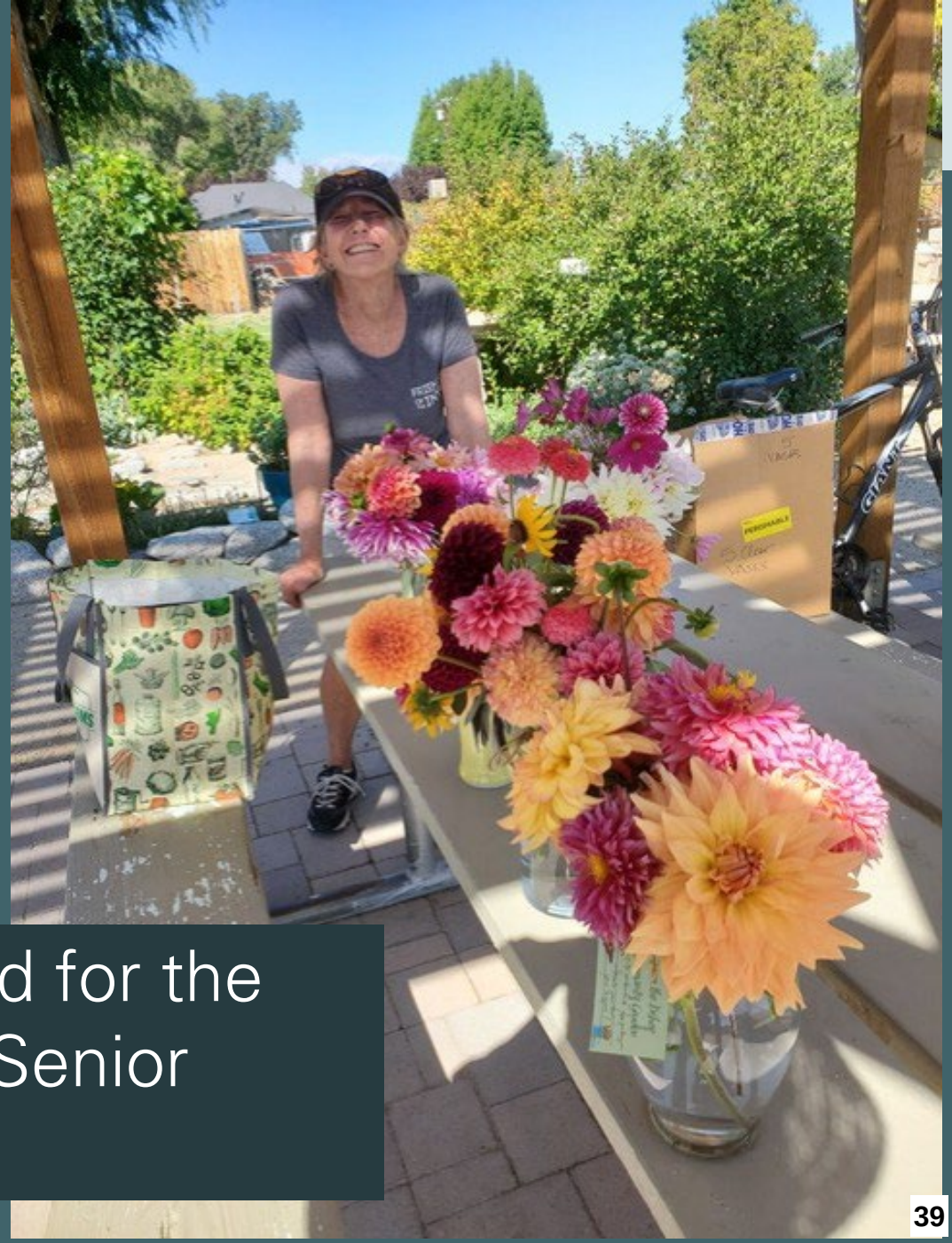
38 plots are rented to people to grow herbs, flowers, and veggies

We share our harvest



The “Food Forest” is under development.

Destined for the United Methodist Social Services Fundraiser



Destined for the Bishop Senior Center

Milly paints at the Senior Center

Local artist Daniel finds inspiration in the Flower Patch.

Visitors from Washington State

from Tennessee

Overheard:

“I wish our town had something like this.”

Long-term Owens Valley resident Justin sorts fishing gear on a hot summer day.

The Garden is truly of and for the COMMUNITY

Thanks to all who have supported our mission.

Alexander (Skandar) Reid
Alpenglow Gardens
Bishop Parks and Recreation Commission
Bishop Paiute Tribe
Bishop Welding Services
California Native Plant Society
California Natural Resources Agency
CalRecycle
Chalfant Big Trees

City of Bishop

Claire Concrete
DK Woodworking
Eastern Sierra Bird Alliance
Eastern Sierra Land Trust
Eastern Sierra Sprinkler and Landscape
Eastern Sierra Tree Service
Great Basin Air Pollution Control District
High Country Gardens
High Country Lumber
Home Street Garden Center
Interact Club of Bishop High
Inyo County Office of Education
Inyo-Mono Advocates for Community Action
Inyo-Mono Office of Cooperative Extension
Jarvis Construction
Los Angeles Department of Water and Power
Manor True Value Hardware
New Cali Landscapes
Orange Lutheran High School
Preferred Septic and Disposal
Rock Creek Pack Station
Rotary International
Sam Walker
Sierra Gardens Nursery
Steve White Woodworking
Todd Unangst
UC Master Food Preservers
United Methodist Social Services
Wild Roots Preschool
Youth and California (adult) Conservation Corp

Broadband Update
City of Bishop

September 22, 2025

https://ConnectedEasternSierra.net/

Overview

- Grant Program Updates
- Legacy Grant Project Awards
- Long-Term Broadband Expansion Outlook
- Website Updates (New Speed Test)

Grant Programs and Updates

- NTIA BEAD
- CPUC FFA Round 1 (Mono & Mammoth Lakes Awards)
- CPUC FFA Round 2 (Inyo Applications)
- USDA BTA
- CASF Infrastructure Account
- CASF Regional Broadband Consortia

Grants: NTIA BEAD

- NTIA Broadband Equity, Access, and Deployment Program
- Last-Mile Construction
- BEAD Restructuring Policy Notice (June 6)
  - Benefit of the Bargain round (July 19 – August 2)
  - Final Proposal Submission Deadline: October 2
- Still “All Unserved Locations”
- Now “Least Expensive Solution”

Grants: CPUC FFA Round 1

- CPUC Federal Funding Account (Round 1)
- Last-Mile Construction
- Awards in Mono County:
  - County of Mono (GSCA)
  - Town of Mammoth Lakes (GSCA)
- Expected GSCA Project Completion in 2027

Grants: CPUC FFA Round 2

- CPUC Federal Funding Account Round 2 (Limited Opportunity)
- Last-Mile Construction
- Applications Submitted in Inyo County (11)
  - Stimulus Tech (8)
  - Frontier (2)
  - GSCA (1)
  - https://broadbandportal.cpuc.ca.gov/s/public-applications
- Award Announcements Expected *October-December

*Scott's Estimate

Grants: USDA RD BTA

- USDA Rural Development Broadband Technical Assistance
- Design Work Only
- Mono County: Hammil (August-October)
- Inyo County: Furnace Creek & Park Village (July-September)

Grants: CASF Infrastructure Grant

- CASF Broadband Infrastructure Grant Account
- Last-Mile Construction
- Updated California Broadband Map – July 21
  - https://broadbandmap.ca.gov/
- Grant Application Window Closes October 31, 2025
- Variable Matching Funds Requirement
- Currently No Interest in Our Region

Grants: CASF Consortia Grant

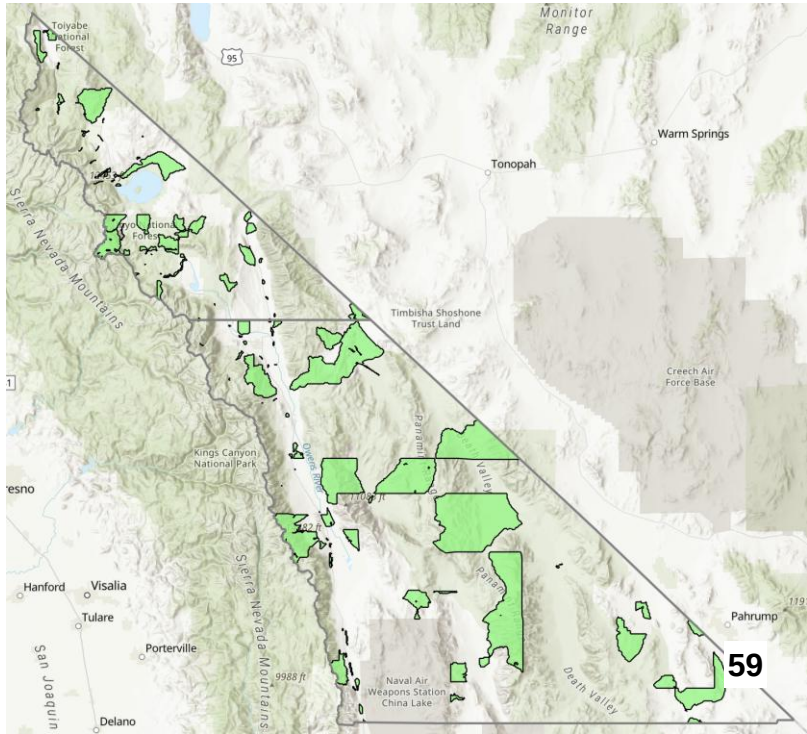
- CASF Rural & Urban Regional Broadband Consortia Account
- Funds the IMBC Work Plan Activities
  - https://connectedeasternsierra.net/work-plan/
- Year 3 of 3: February 1, 2025 – January 31, 2026
- Expecting another 3-Year Grant Opportunity
  - Application Window and Procedures Not Yet Public
  - Discussions of Slightly Modified Program Objectives

Legacy Grant Project Awards

- Connect America Fund Phase II
- Rural Digital Opportunity Fund

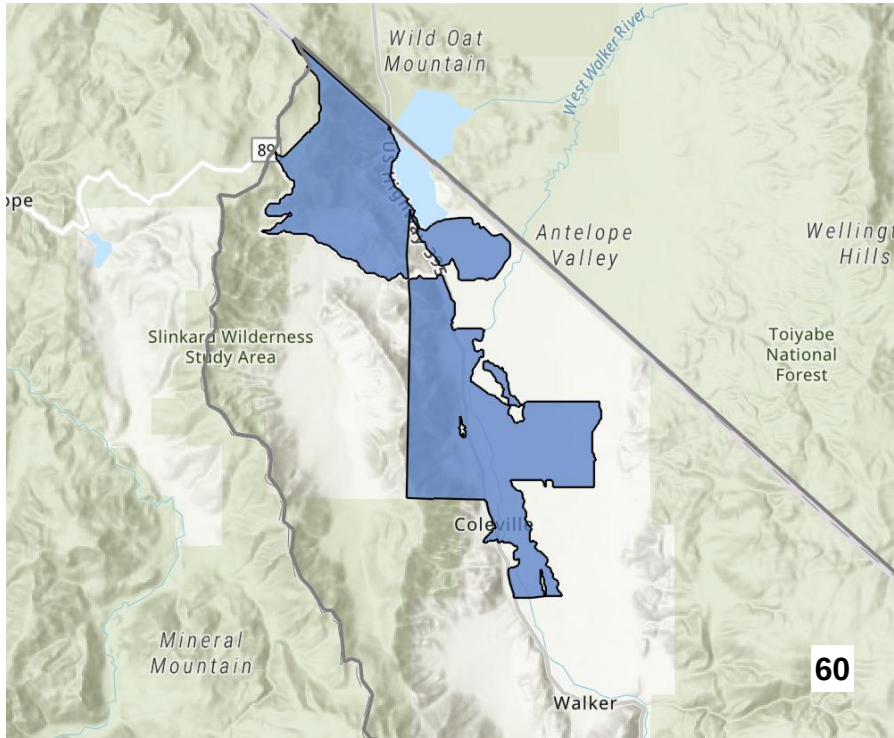
Legacy Grants: CAF II

- FCC Connect America Fund Phase II
- Funded with 25Mbps/3Mbps Service Requirement
- Project Areas Funded by CAF II are Not Eligible for BEAD
- 10-Year Program, Awards in 2018
- Geolinks & Viasat Project Areas



Legacy Grants: RDOF

- FCC Rural Digital Opportunity Fund
- Funded with 25Mbps/3Mbps Service Requirement
- Project Areas Funded by RDOF are Not Eligible for BEAD
- 10-Year Program, Awards in 2018 & 2019
- Frontier Project Areas Only



Broadband Expansion Outlook

- FCC Notice July 17, 2025:
  - Solicit Comments on Continued Use of 100Mbps/20Mbps Benchmark
  - Abolish long-term goal of 1Gbps/500Mbps Benchmark
  - Continue to use FCC BDC as the Primary Data Source
  - https://docs.fcc.gov/public/attachments/DOC-413059A1.pdf
- Online Innovation Requires Reliable Broadband
- Reliable, Symmetrical Gigabit Service should be the Goal
- Will Need Additional Broadband Expansion Iterations

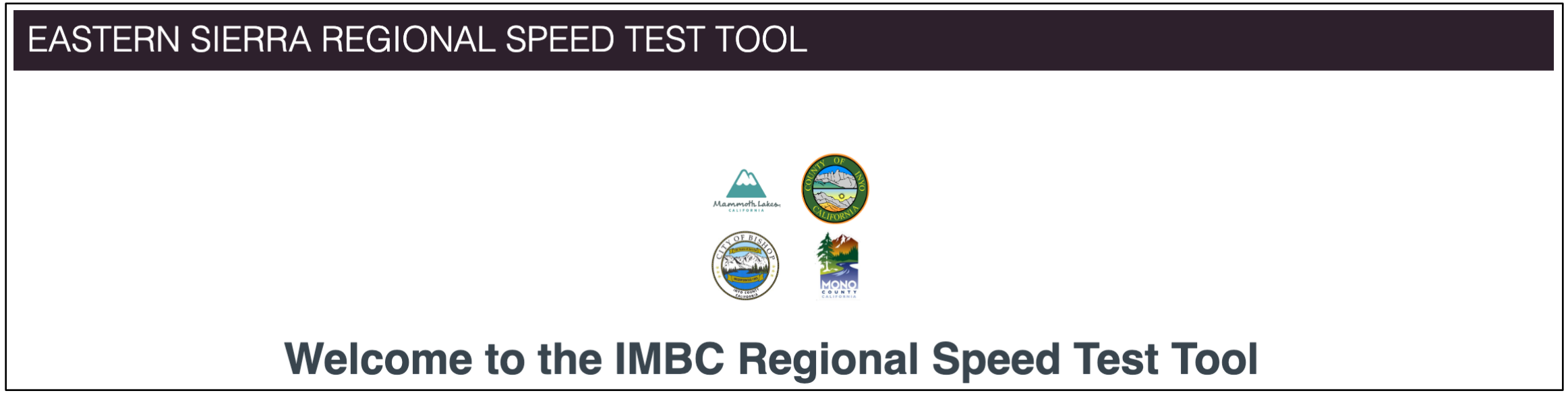
IMBC Website Updates

- New-New IMBC Speed Test
- Broadband Needs Estimator

Website: New Speed Test

- Allows Capture of Regional Speed Test Results
- Includes Optional Survey Questions

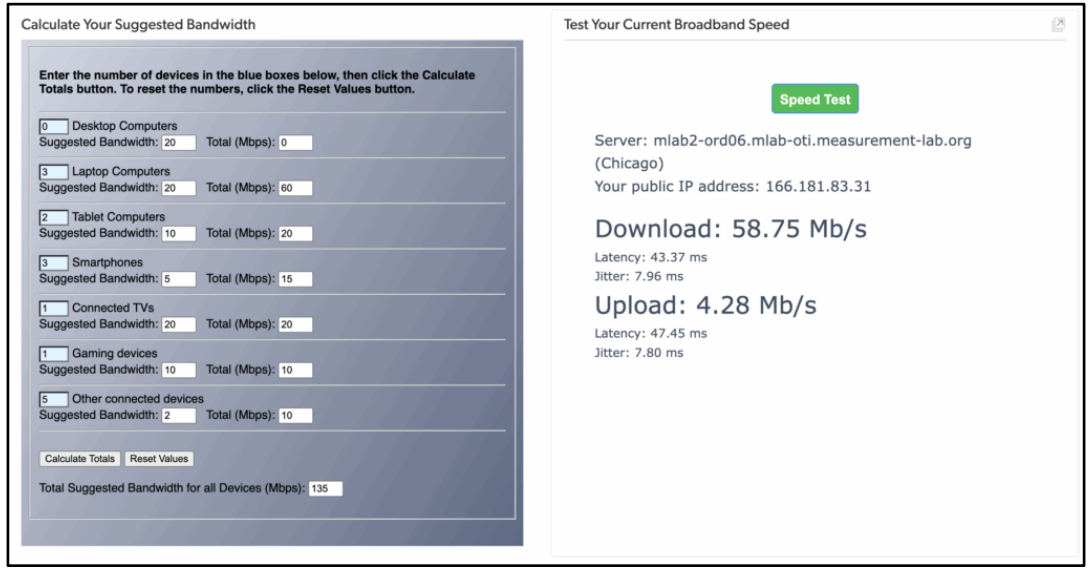
https://connectedeasternsierra.net/speed/



Website: Broadband Estimator

- Updated Intuitive Layout
- Incorporates the M-Lab Speed Test

https://connectedeasternsierra.net/get-connected/



Questions & Discussion

Links to Highlight

- CPUC Federal Funding Account
  - https://www.cpuc.ca.gov/industries-and-topics/internet-and-phone/broadband-implementation-for-california/last-mile-federal-funding-account
- California BEAD Program
  - https://www.cpuc.ca.gov/beadprogram/
- California Broadband for All
  - https://broadbandforall.cdt.ca.gov/
- Middle-Mile Broadband Initiative
  - https://middle-mile-broadband-initiative.cdt.ca.gov/

Acronyms

- BEAD – Broadband Equity, Access, and Deployment
- CAF II – Connect America Fund Phase II
- CASF – California Advance Services Fund (CPUC)
- CBC – California Broadband Cooperative, Digital 395
- CDT – California Department of Technology
- CPUC – California Public Utilities Commissions
- FCC – Federal Communications Commission
- FFA – CPUC Federal Funding Account
- GSCA – Golden State Connect Authority JPA (RCRC)
- GSN – Golden State Net, MMBI Network Administrator
- IMBC – Inyo-Mono Broadband Consortium
- JPA – Joint Powers Authority
- MMBI – Middle-Mile Broadband Initiative
- MMBN – Middle-Mile Broadband Network
- NTIA – National Telecommunications & Information Administration
- RCRC – Rural County Representatives of California
- RDOF – Rural Digital Opportunity Fund
- USDA RD – US Department of Agriculture Rural Development

Help Shape the Future of the Eastern Sierra

Sparking collaboration, shaping strategies.

4-Session Community Economic Development Workshop Series

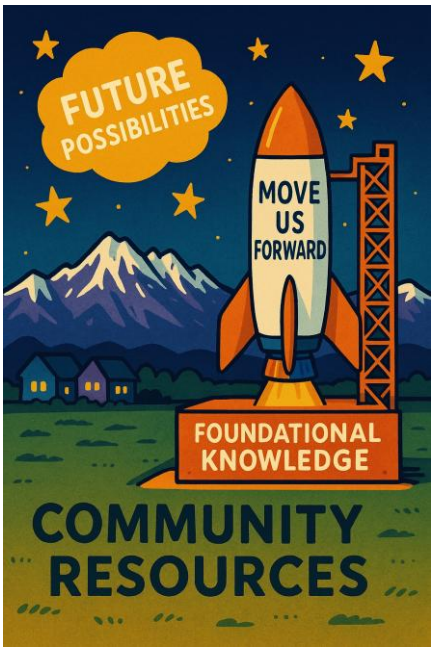
Thursdays, 10:30am – 1:00pm
Oct 2 • Oct 16 • Oct 30 • Nov 13
Alternating between Bishop & Mammoth Lakes

UC CE
UNIVERSITY OF CALIFORNIA
Agriculture and Natural Resources
UC Cooperative Extension

What You'll Gain:

This hands-on **Community Economic Development (CED)** series will give you:

- Practical planning & partnership skills
- Local economic data tools & analysis
- Asset-mapping techniques
- Strategies to turn goals into action
- Connections with leaders across the region



Who Should Attend?

Local officials & staff • Business & nonprofit leaders • Workforce & education partners • Civic & community groups • Emerging changemakers

Locations

- Oct 2 – Bishop, Business Resource Center
- Oct 16 – Mammoth Lakes (TBD)
- Oct 30 – Bishop, Business Resource Center
- Nov 13 – Mammoth Lakes (TBD)

Take the Next Step; Fill Out this Interest Form

Be part of shaping the future of our gateway communities.

Contact Aaron Wilcher awilcher@ucanr.edu

760-873-7854

bitly

UC CE

UNIVERSITY OF CALIFORNIA
Agriculture and Natural Resources

UC Cooperative Extension

Eastern Sierra Community Economic Development Workshops

Fall 2025 Pilot Program
Oct 2 - Nov 13, 2025

Building local leadership, skills, and strategies for regional prosperity

Contact:
Aaron Wilcher, CED Advisor. UCCE, Inyo-Mono
awilcher@ucanr.edu

Sept 23, 2025
Inyo County Board of Supervisors

Housing Affordability – 1,163

Housing and Urban Develop. – 817

Affordable Housing and Urban Plan. – 757

Economic Development – 1,006

Innovation & Economic Growth – 750

Workforce Development – 516

Tourism & Recreation – 482

Agriculture & Rural Development – 261

Water & Natural Resources – 166

Local Business & Entrepreneurship – 148

Infrastructure & Transportation – 97

Civic Engagement & Governance – 831

Youth Leadership & Education – 724

Professional Dev. & Capacity Building– 653

Civic Leadership & Participation – 591

Leadership & Training – 298

Education & Youth Programs – 266

Public Engagement & Outreach– 191

Workshop Series at a Glance

Session 1

CED Fundamentals

Introduces CED basics and local context, builds shared understanding, and surfaces key issues to guide future sessions.

Session 2

Understanding the Regional Economy

Explores regional economic data to identify gaps, growth areas, and opportunities in the local economy.

Session 3

Opportunity and Asset Mapping

Maps local assets and resources to priorities and opportunities participants have surfaced.

Session 4

Strategic Planning for CED

Participants turn insights into action creating goals, strategies, and Action Plans.

Audience

Local officials and staff
City, county, and tribal officials; agency and planning staff

Business and nonprofit leaders
Chamber staff, tourism (DMO) and recreation staff

Education & Workforce Partners
Districts, colleges, training providers, intermediaries

Civic & community Organizations
Neighborhood associations, service orgs, cultural and faith groups

Emerging leaders
Young professionals, new civic leaders and voices

What Participants Will Leave With

Understanding of
Regional data and CED concepts and terminology

Tools and frameworks
Methods to connect opportunities with assets and set goals

Hands-on experience
Working on planning and strategy

A starter action plan
Clear next steps for projects

Connections and peer network
New connections and partnership to to sustain collaboration

Session dates

Thursday lunch sessions 10:30a - 1pm

- 10/2 (Bishop BRC)
- 10/16 (Mammoth TBD)
- 10/30 (Bishop BRC)
- 11/13 (Mammoth - TBD)

https://ucanr.edu/county/inyo-and-mono-counties/article/ced-workshops-2025

https://docs.google.com/forms/d/e/1FAIpQLSd9a4icg2kIINTLwokJPWZnEaHnjEKKVMnM5BA38YOIkLjUiA/viewform

The Prelude

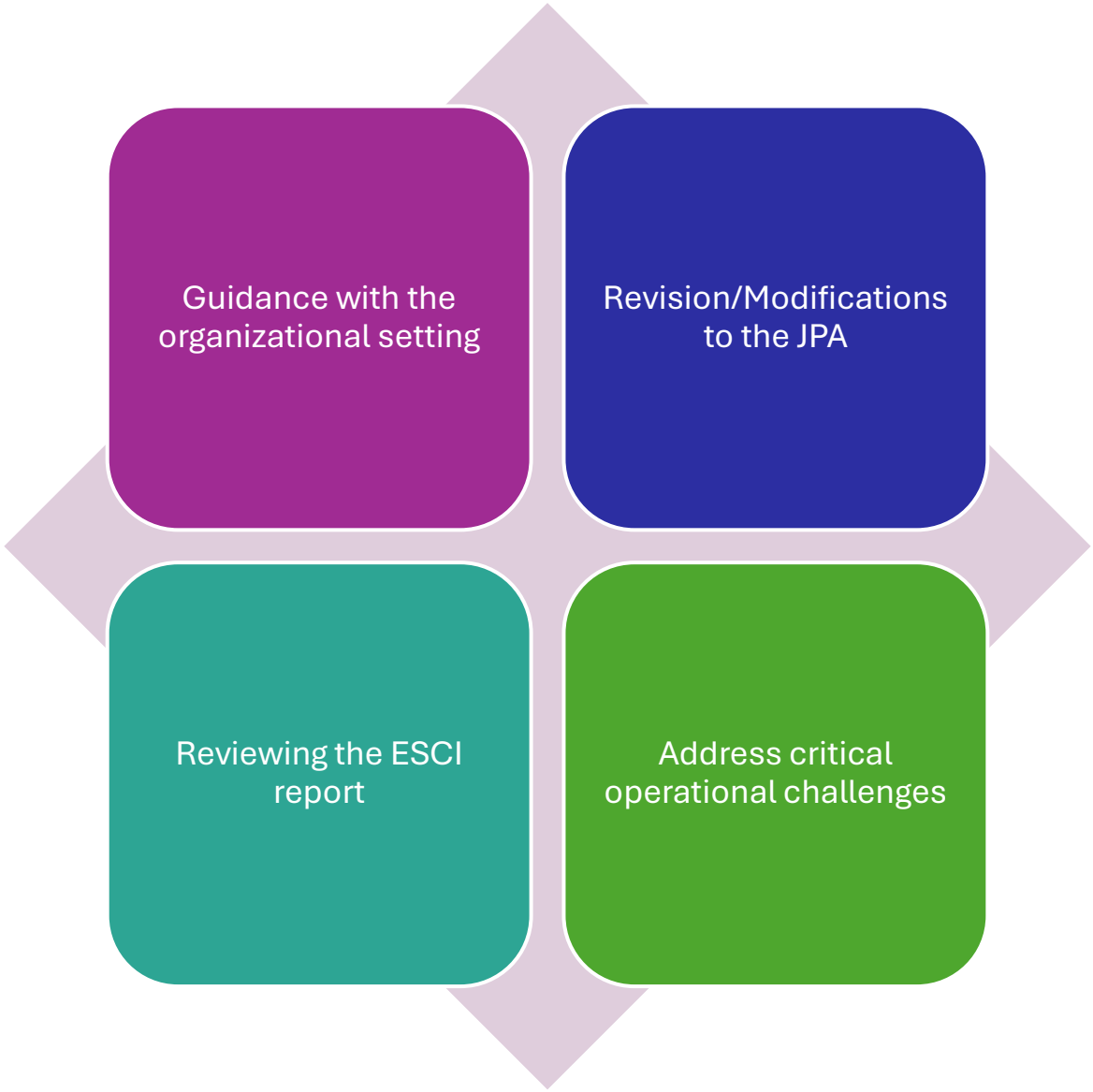
The near future will provide a 3-phase road map for the progression of Bishop Fire Department.

Sustainability → Longevity

Phase 1 – Sustainability

- Phase 1 will consist of:
  - Immediate needs
  - Broadcast accomplishments and milestones
  - A path to sustainability
  - Sourcing internal operational needs and the ESCI report

Needs from Elected and Appointed Officials



Primary Focus in Phase 1

Future staffing

Infrastructure that includes aged out apparatus & department renovations

ESCI Grading of Apparatus

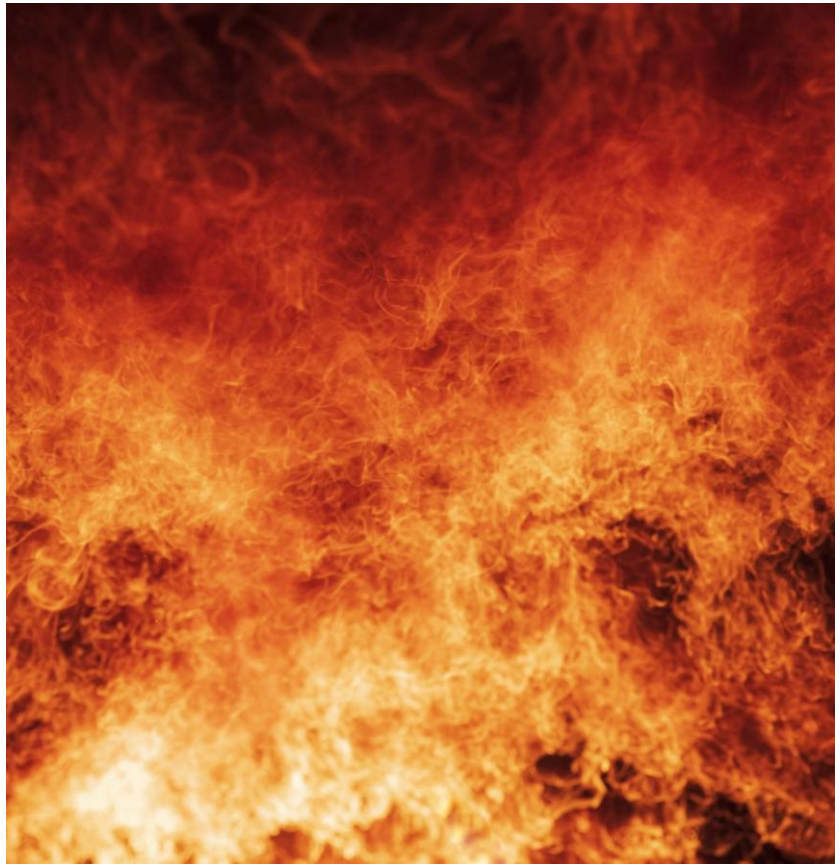
Very good < 18	Good 18-22	Fair 23-27	Poor > 27	Critical
0-5 years of service, low milage, as new, no defects, preventative maintenance, and performing as intended.	6-10 years of service, moderate mileage, minor defects, preventative maintenance, and performing as intended.	11-15 years of service, high mileage, moderate defects, functioning, but worn.	16 + years of service, high mileage, moderate to major defects, not performing as desired.	16+ years of service, high mileage, major defects, not functioning, OR risk to safety and health.
Prevent Maintenance	Possible Repairs	Repair	Repair or Replace	Immediate Refurbish OR Replacement

Grading of Bishop Fire Apparatus

Designation	Type	Year	Age	Miles	Service	Condition	Reliability	Score
Engine 5	Type 1	1995	30	115,035	1	1	1	43
Ladder 3	Quint	1999	26	35,832	3	3	3	37
Mech 1	F-350	2005	20	98,962	3	3	3	37
Engine 1	Type 1	1991	34	6,468	1	1	1	36
R1	Type 1	1996	29	9,465	1	1	3	33
Engine 2	Type 1	1999	26	24,385	1	1	1	29

Bishop Fire Staffing Breakdown

- Prior to my arrival there was a Fire Chief, Assistant Fire Chief, Admin Assistant, Deputy Fire Chief, Fire Prevention Officer & part-time Mechanic.
- Phase 1 staffing recommendation would include a full-time Assistant Fire Chief.
- Current filled positions include Fire Chief, Fire Captain, and Fire Engineer



Comprehensive Breakdown for Phase 1 coming soon...

Bishop Police Department

August 2025 End of Month Report

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TOTAL INCIDENTS	**1130**	**1137**	**1317**	**1190**	**1269**	**1140**	**1257**	**1049**				
CALLS FOR SERVICE	531	586	814	732	788	719	717	585				
OFFICER INITIATED INCIDENTS	599	551	503	458	481	421	540	464				
TRAFFIC STOPS	71	68	53	45	41	43	65	29				
OTHER OIA INC.	528	483	450	413	440	378	475	435				
BUS/BUILDING CHECKS	12	9	4	0	3	4	2	5				
VEH/PED CHECKS	48	48	34	41	48	34	47	47				
TOTAL OFFICER REPORTS	**94**	**75**	**96**	**92**	**110**	**70**	**79**	**78**				
ACCIDENT	6	4	3	4	4	6	4	5				
CRIMINAL ACCIDENT	1	0	1	4	3	3	3	1				
FELONY	12	12	21	12	16	14	12	16				
INFORMATION	32	24	35	22	34	18	27	24				
INFRACTION	0	1	0	0	0	0	0	0				
MISDEMEANOR	43	34	36	50	53	29	33	25				
TC WITH INJURIES	1	1	0	1	1	2	1	1				
TC NO INJURIES	6	3	4	7	6	7	6	5				
TOTAL MISDEMEANOR & FELONY ARRESTS	**28**	**28**	**28**	**44**	**35**	**16**	**24**	**21**				
MISDEMEANOR ARRESTS	22	23	16	33	27	10	22	16				
ADULT	18	20	16	31	23	10	22	16				
JUVENILE	4	3	0	2	4	0	0	0				
FELONY ARRESTS	6	5	12	11	8	6	2	5				
ADULT	6	5	12	10	8	5	2	5				
JUVENILE	0	0	0	1	0	1	0	0				
CITATIONS	**68**	**60**	**65**	**75**	**70**	**35**	**84**	**40**				
MOVING	15	15	11	11	7	7	19	8				
NON-MOVING	29	22	35	24	27	12	46	18				
CRIMINAL	24	23	19	40	36	16	19	14				
CAMPING ORDINANCE CONTACTS												
CAMPING ORDINANCE CITATIONS	2	0	0	2	1	0	5	2				

		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
DISPATCH PHONE ACTIVITY													
911 CALLS		**185**	**184**	**203**	**201**	**256**	**212**	**234**					
	INBOUND	181	173	197	198	241	200	228					
	ABANDONED	4	11	6	3	15	12	6					
ADMINISTRATIVE CALLS		**931**	**949**	**1228**	**1100**	**1156**	**1229**	**1230**					
	INBOUND	857	610	838	762	761	844	826					
	OUTBOUND	336	337	389	334	381	385	403					
	ABANDONED	8	2	1	4	14	0	1					

Bishop Area Chamber of Commerce & Information Center

Report to Bishop City Council for Monday September 22, 2025

Prepared by: Tawni Thomson, Executive Director

Highpointers Event: Club members from across the US and a few foreign countries meet in a different state each year to summit the highest peak in that state. The group chose Bishop this year to summit Boundary Peak in Nevada and some also did Mt. Whitney. Chamber staff have been working with event organizers since 2019 to coordinate lodging, meeting space, catering and other logistics. 180 individuals spent at least 3-7 days in Bishop.
Pictured here: Kenny, Donna and Mark who arrived in Bishop several days ahead of the event for shopping, dining and sightseeing.

VCMC Dual Sport: Ventura County Motorcycle Club will host the annual Dual Sport Rally in Bishop 10/10-10/12. Bishop Chamber was instrumental in bringing the event to Bishop 18 years ago and we're happy to continue supporting the event that brings 150-200 people. Registration and awards banquet is at the Tri-County Fairgrounds. Chamber assists with rider bags, coffee, snacks and volunteers to help serve the dinner. VCMC gives a large financial donation to the Bishop Police Department each year for "Shop with a Cop."

Strategic Planning Meeting: Bishop Chamber of Commerce Board of Directors met at Business Resource Center on 9/10 to review program of work and approve 2025-2026 budget. They also received the BTID Annual Report which will be presented to Bishop City Council next month on 10/27/25.

Congressman Kiley Visit: Bishop Chamber staff facilitated a luncheon roundtable with Congressman Kiley and several local business leaders on 8/28.

Lunch & Learn: 8/21. Bishop Chamber of Commerce hosted Inyo Mono Cattlewomen and UC Davis program to discuss economic impact and importance of cattle ranching in our area.

New Members Since Last Report to Council:
Cosner-Neipp IT Services, Owens Valley Handyman, La Cueva de Luz, and Bishop Plaza

Social Metrics for August 2025:
Facebook (Paid and Organic) **–** 1.2 Million Views | 12K Link Clicks|31K Interactions
Instagram (Paid and Organic) – 297K Views | 610 Link Clicks | 10K Interactions

Lodging Metrics:

- July occupancy was 82.8% (3% higher than last year).
- July ADR was $158 (5% higher than last year).
- August occupancy was 79.9% (1% lower than last year).
- August ADR was $156 (1 % higher than last year).

New Location for Bishop Information Center and Chamber: Bishop Chamber of Commerce has officially purchased the property at 200 & 218 South Main Street. Three current tenants will stay; work will begin soon to remodel the two vacant office units. One will be the Information Center, and the other will be Chamber staff offices. The Information Center will continue to serve the public in the current location until new space is ready.

NORTHERN INYO HEALTHCARE DISTRICT

Improving our communities, one life at a time.
One Team, One Goal, Your Health!

150 Pioneer Lane
Bishop, California 93514

(760) 873-5811

DATE: September 22, 2025

TO: City of Bishop – City Council Members

FROM: Christian Wallis, Interim Chief Executive Officer (CEO)

RE: Quarterly CEO Report– Northern Inyo Healthcare District

REPORT CONTENT

A. Chief Executive Officer Report

a. Cash flow action team

b. The Joint Commission

c. Medical transfer

Agenda Item: 10.A
Date of Meeting: September 22, 2025
Department: Police

STAFF REPORT

To:	City Council
From:	Nate Derr
Subject:	**Updated Police Sergeant Job Description**
Prepared On:	September 9, 2025
Attachments:	Police Sergeant - Updated Job Description 9 22 2025

Background/History:

The current Police Sergeant job description was last updated approximately twenty years ago. Since that time, the role of a Police Sergeant within the Bishop Police Department has evolved significantly in response to changes in policing standards, organizational structure, community expectations, and operational needs.

In recent years, Sergeants have taken on broader responsibilities, including training oversight, administrative functions, operations management, and serving as on-call commanders. The outdated job description no longer accurately reflects these responsibilities or the expectations placed on supervisory staff.

Analysis/Discussion:

The proposed updated job description incorporates the following key revisions:

- Expanded Supervisory Duties: Reflects the Sergeant's role as the first-line supervisor, responsible for leadership, mentoring, discipline, and evaluation of Corporals, Officers, and civilian staff.
- On-Call Commander Role: Formalizes the requirement that Sergeants serve in an on-call commander rotation, consistent with the Bishop Police Officers Association MOU, with on-call compensation as specified.
- Specialized Assignments: Establishes three assignment categories—Training Sergeant, Administrative Sergeant, and Operations Sergeant—to clarify the division of supervisory and administrative responsibilities across the Department.

- Patrol and Community Engagement: Reinforces the expectation that Sergeants remain uniformed, respond to calls, and actively participate in patrol, ensuring direct supervision and community visibility.

- Modernized Standards: Updates qualifications, POST requirements, and physical standards to align with current policing practices and legal mandates.

By modernizing the job description, the City ensures that supervisory roles are clearly defined, consistent with industry standards, and aligned with community expectations.

Economic Impacts:
There is no direct fiscal impact associated with updating the job description. Compensation for the Police Sergeant classification remains subject to the existing salary schedule and Memorandum of Understanding with the Bishop Police Officers Association.

Budget Impacts:
No change to current Fiscal year budget.

Legal Review:
City Attorney Pucci has reviewed this item and finds it complies with the law.

Recommended Action:
Staff recommends that the City Council approve the updated Police Sergeant Job Description to replace the existing version, which has not been revised in over twenty years.

Approved By:
Approved By:
Approved By:
Approved By:

CITY OF BISHOP
POLICE DEPARTMENT

Police Sergeant

DEFINITION

Under direction of the Police Captain or Chief of Police, the Police Sergeant performs responsible supervisory law enforcement work; plans, directs, and supervises the activities of assigned personnel; and participates in patrol, investigations, traffic enforcement, and other law enforcement functions. The Police Sergeant provides leadership in the field, supervises and disciplines subordinate officers, and ensures compliance with departmental policies and procedures.

Sergeants are expected to act as first-line supervisors, personally performing patrol duties, overseeing the work of Corporals and Officers, and carrying out assigned administrative functions. In addition to core duties, Sergeants may be assigned to specialized categories (Training Sergeant, Administrative Sergeant, or Operations Sergeant). Sergeants are also required to serve as on-call commanders pursuant to the Memorandum of Understanding (MOU), with on-call compensation provided as defined therein.

SUPERVISION RECEIVED AND EXERCISED

- Receives general supervision from the Police Captain or Chief of Police.
- Provides direct supervision over Corporals, Police Officers, Dispatchers and assigned civilian staff.

EXAMPLE OF DUTIES

The duties listed below are examples of the work typically performed by employees of this class. An employee may not be assigned all duties listed and may be assigned duties which are not listed below. Marginal duties are those which are least likely essential functions for any single position in this class.

- Supervise, direct, and evaluate the work of assigned sworn and non-sworn personnel.
- Provide leadership and field supervision during patrol, calls for service, and special operations.
- Administer discipline and provide corrective action in accordance with department policies.
- Review, approve, and prepare reports, schedules, and related documents.
- Train and mentor subordinate staff; conduct performance evaluations.
- Ensure compliance with federal, state, and local laws, as well as departmental rules and policies.

- Respond to major incidents and serve as the on-scene commander.
- Coordinate with other supervisors to ensure efficient use of personnel and equipment.
- Maintain readiness to serve as on-call commander on a rotational basis.
- Perform other related duties as assigned.
- Assists Officers in preparing reports in cases for trial and may personally appear in court to present evidence testimony.
- Gives information and direction to the public.
- Reviews reports submitted by Officers.
- Prepares reports of shift activity.

ASSIGNMENT CATEGORIES

In addition to general supervisory responsibilities, Sergeants may be assigned one of the following functional leadership roles:

Training Sergeant:

- Coordinate POST-mandated training, in-service programs, and professional development.
- Manage the Field Training Officer (FTO) program, including trainee assignments and evaluation of FTOs.
- Maintain training compliance records and oversee training equipment.

Administrative Sergeant:

- Oversee Dispatch Operations
- Coordinate with the Records Clerk and Police Services Technician to ensure accurate reporting and data management.
- Oversee property and evidence management.
- Assist with policy updates, compliance reviews, and special administrative projects.
- Provide administrative support to the Police Captain or Chief of Police.

Operations Sergeant:

- Manage daily staffing, schedules, and deployment planning.
- Oversee patrol operations, tactical deployments, and fleet/equipment management.
- Develop and coordinate special enforcement or community policing initiatives.
- Serve as liaison with allied agencies for operational planning.
- Monitor crime trends and direct patrol strategies accordingly.

ON-CALL COMMANDER DUTY

Sergeants may act as on-call commanders, serving as the designated command authority outside of regular working hours. On-call compensation is provided pursuant to the Bishop Police Officers Association MOU.

QUALIFICATIONS

Knowledge of:

- Modern police methods and procedures, including patrol, crime prevention, and traffic control
- Criminal law, with particular emphasis on apprehension, arrest, and custody of persons accused of misdemeanors and felonies
- Rules of evidence pertaining to search and seizure and the preservation and presentation of evidence in Court
- Criminal investigation techniques and procedures, including crime scene investigation, interrogation, fingerprinting and photography
- Recent Court decisions on arrest procedures and the handling of suspects and prisoners
- Principles of supervision and training
- Use and care of firearms

Ability to:

- Gather, assemble, analyze, and evaluate facts and evidence
- Draw logical conclusions from information and make proper recommendations
- Interpret and apply laws and regulations
- Analyze situations quickly and accurately, and take effective courses of action
- Schedule, organize, and supervise the work of subordinates
- Demonstrate keen powers of observation and memory
- Meet established standards of physical endurance, agility, and vision
- Establish and maintain cooperative relationships with those contacted during the course of work.
- Supervise, train, and evaluate subordinate personnel.
- Analyze situations quickly and take effective action.
- Enforce laws fairly and impartially.
- Communicate clearly, orally and in writing.
- Maintain cooperative relationships with staff, other agencies, and the community.

Skill to:

- Lead staff and staff development.
- Understand and carry out both oral and written directions.

- On a continuous basis, know and understand operations and observe safety rules.
- On a continuous basis, sit and stand for extended periods of time.
- Traverse uneven terrain, periodically standing, stooping, bending, climbing, and kneeling to perform site inspections.
- Working in exposure to various weather conditions.
- Normal vision to read handwritten and printed material and a computer screen.
- Learn to interpret and apply rules, regulations, and ordinances relating to police operations.
- Use a computer, calculator, telephone, photocopy machine and camera.
- Analyze situations quickly, calmly, and objectively and to determine proper course of action.
- Safely and effectively perform duties.
- Establish and maintain effective working relationships with those contacted in the performance of required duties.
- Communicate clearly and concisely, both orally and in writing.

EDUCATION, EXPERIENCE AND TRAINING GUIDELINES

Any combination of education, experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:

- High school graduate or equivalent.
- Associate degree preferred (can be substituted with college credits and additional experience in Law Enforcement).

Experience and Training:

- Five years of experience as a Sworn Law Enforcement Officer, including prior Supervisory and leadership experience.

Special Requirements

- Must possess a POST Intermediate Certificate.
- Must be able to obtain a POST supervisory Certificate within two years of appointment.
- At least 21 years of age.
- Must possess or obtain by appointment date a valid driver's license issued by the state of California.
- Must successfully complete a pre-employment background investigation and physical.
- Bilingual Preferred.

PHYSICAL, MENTAL AND EMOTIONAL REQUIREMENTS

The physical demands described here and in the job analysis are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Candidates must meet standards of physical stature, endurance, and agility established by the City and the Peace Officers Standards and Training (POST)
- Vision standard: correctable to 20/20, normal color vision
- Hearing Standard: normal hearing
- Must be found to be free from any physical, emotional or mental conditions, as determined by a qualified physician and/or psychologist, which with or without accommodations might affect exercises of the powers of a peace officer or adversely affect the ability of the employee to perform essential job functions.
- The position may require prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily office activities. Additionally, the position requires grasping, repetitive hand movement, and fine coordination in retrieving and entering data using a computer keyboard. The position also requires both near and far vision when performing work and operating assigned equipment as required by POST. Acute hearing is required when providing phone and face-to-face service. The position also requires grasping, repetitive hand movement, fine coordination, and finger dexterity. The need to lift, carry, pull and push tools, supplies and other equipment weighing up to 100 pounds is also required.
- Additionally, the incumbent may be required to respond to after-hours emergency callouts.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee frequently works in outside weather conditions, which may include extreme cold, windy and other wintery conditions. The employee occasionally works near moving mechanical parts in high, precarious places; and with explosives and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme cold, extreme heat, and vibration. The noise level in the work environment is usually moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference checks; job related tests as well as a polygraph examination may be required.
The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude

them from the position if the work is similar, related or a logical assignment to the position.

This classification is not intended to be all-inclusive. An employee may be required to perform other reasonable duties as assigned by management. The City reserves the right, with the concurrence of the department head, to revise or change classification duties and responsibilities as the need arises and as consistent with the meet and confer process.

Approved by Council:

Agenda Item: 10.B
Date of Meeting: September 22, 2025
Department: Police

STAFF REPORT

To:	City Council
From:	Nate Derr
Subject:	**Updated Police Captain Job Description**
Prepared On:	September 10, 2025
Attachments:	Police Captain - Updated Job Description 9 22 2025

Background/History:
On June 23, Council approved an updated Police Lieutenant job description and a title change to Police Captain. Upon further review, staff identified typographical errors in the document.

Analysis/Discussion:
This is a staff error correction only, with no changes to the job duties or overall context of the job description.

Economic Impacts:
None

Budget Impacts:
None

Legal Review:
City attorney Pucci has review this item and finds it complies with the law.

Recommended Action:
Approve Updated Police Captain Job Description.

Approved By:
Approved By:
Approved By:
Approved By:

CITY OF BISHOP
POLICE DEPARTMENT

Police Captain Job Description

DEFINITION

Under general direction of the Chief of Police, the Police Captain performs highly responsible administrative, supervisory, and management work in directing and coordinating one or more major divisions of the Police Department, including patrol, investigations, and administrative services. The Police Captain assists the Chief of Police in policy formulation, strategic planning, and department-wide operations. The Captain may act as the Chief of Police in their absence and is expected to exercise independent judgment, leadership, and a strong commitment to public safety and community policing.

SUPERVISION RECEIVED AND EXERCISED

- Receives general supervision from Police Chief
- Directly supervises Sergeants and other assigned sworn and non-sworn personnel.
- Provides management oversight for departmental programs and initiatives.

EXAMPLES OF DUTIES

Duties may include, but are not limited to:

- All duties and responsibilities of Police Officer, Police Corporal, and Police Sergeant.
- Oversees the operations and management of major divisions within the department including Patrol, Investigations, Support Services, and Special Operations.
- Assists the Chief of Police with strategic planning, department policy development, and implementation of departmental goals and objectives.
- Acts as second-in-command to the Chief of Police and serves as Acting Chief in their absence.
- Provides administrative leadership and oversight for personnel management, budgeting, training, and policy compliance.
- Coordinates with local, state, and federal agencies and represents the department at meetings, task forces, and public events.
- Directs and supervises the performance of subordinate staff, ensuring effective delivery of police services, professional development, and accountability.
- Manages internal investigations and oversees the disciplinary process to ensure compliance with legal standards and departmental policy.

- Oversees and monitors departmental compliance with POST mandates and training standards.
- Evaluates crime trends, community needs, and operational efficiency to recommend and implement effective policing strategies.
- Manages critical incident response and assumes command of major incidents when appropriate.
- Administers grant programs and oversees special projects or task forces as assigned.
- Promotes transparency, ethical conduct, and trust through active community engagement and consistent leadership.

QUALIFICATIONS

The Police Captain possesses the following qualifications or their equivalent:

Knowledge:

- Principles, practices, and procedures of modern police administration and operations.
- Effective supervisory techniques, employee development, and performance management.
- Criminal law, constitutional law, and laws governing arrest, search, and seizure.
- Community policing philosophy and its application in a rural environment.
- Budgeting principles and grant management.
- Emergency management systems and critical incident command.

Ability:

- Lead, supervise, and motivate staff to achieve departmental goals.
- Analyze complex police problems and adopt effective courses of action.
- Interpret and apply laws, rules, and departmental policies.
- Maintain calm and effective leadership in high-pressure and emergency situations.
- Communicate clearly and effectively, both orally and in writing.
- Build and maintain effective relationships with community members, elected officials, allied agencies, and department personnel.

Skill:

- Understand operations and observe safety rules.
- Work in various weather conditions.
- Maintain normal vision and hearing to perform duties and operate equipment.
- Operate a computer, calculator, telephone, photocopy machine, and camera.
- Analyze situations quickly, calmly, and objectively to determine appropriate response.
- Establish and maintain effective working relationships.

- Communicate clearly and concisely in oral and written formats.

EDUCATION, EXPERIENCE, AND TRAINING

Any combination of experience and training that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the knowledge, skills, and abilities would be:

Experience:

- Seven years' experience in municipal police work in the State of California;
- At least two (2) years of experience in a supervisory capacity, preferably at the Sergeant level.

Training/Education:

- A Bachelors' degree from an accredited college or university in political science, law enforcement, criminal justice, public administration or related field is required. A comparable combination of education and experience may be considered.

License And Certificates:

- Possession or ability to obtain a POST Management Certificate within two (2) years of appointment.
- Must possess a valid California Driver License with a satisfactory driving record.

SPECIAL REQUIREMENTS

- Possession or ability to obtain a POST Management Certificate within two (2) years of appointment.
- Must successfully complete a thorough background investigation, psychological screening, and medical examination.
- Must possess a valid California Driver License with a satisfactory driving record.
- Bilingual abilities are preferred.

PHYSICAL, MENTAL, AND ENVIRONMENTAL REQUIREMENTS

The physical demands described here and in the job analysis are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Candidates must meet standards of physical stature, endurance, and agility established by the City and the Peace Officers Standards and Training (POST)
- Vision standard: correctable to 20/20, normal color vision
- Hearing Standard: normal hearing
- Must be found to be free from any physical, emotional or mental conditions, as determined by a qualified physician and/or psychologist, which with or without accommodations might affect exercises of the powers of a peace officer or adversely affect the ability of the employee to perform essential job functions.

- The position may require prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily office activities. Additionally, the position requires grasping, repetitive hand movement, and fine coordination in retrieving and entering data using a computer keyboard. The position also requires both near and far vision when performing work and operating assigned equipment as required by POST. Acute hearing is required when providing phone and face-to-face service. The position also requires grasping, repetitive hand movement, fine coordination, and finger dexterity. The need to lift, carry, pull and push tools, supplies and other equipment weighing up to 100 pounds is also required.
- Additionally, the incumbent may be required to respond to after-hours emergency callouts.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee frequently works in outside weather conditions, which may include extreme cold, windy and other wintery conditions. The employee occasionally works near moving mechanical parts in high, precarious places; and with explosives and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme cold, extreme heat, and vibration. The noise level in the work environment is usually moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference checks; job related tests as well as a polygraph examination may be required.

This classification is not intended to be all-inclusive. An employee may be required to perform other reasonable duties as assigned by management. The City reserves the right, with the concurrence of the department head, to revise or change classification duties and responsibilities as the need arises and as consistent with the meet and confer process.

Approved by Council:

Agenda Item: 10.C
Date of Meeting: September 22, 2025
Department: Public Works

STAFF REPORT

To:	City Council
From:	Nora Gamino
Subject:	**Tesla Supercharger Agreement – Exercise of First Renewal Term**
Prepared On:	September 15, 2025
Attachments:	Renewal Letter from Tesla to the City of Bishop, CA

Background/History:
The City entered into an agreement with Tesla in 2020. The agreement established an initial five-year term and granted Tesla two options to extend the term for additional five-year periods. The first renewal option may be exercised unilaterally by Tesla with timely notice and provided Tesla is not in default. The second renewal option, if later pursued, requires concurrence by the City.

Analysis/Discussion:
Tesla has provided formal notice exercising its first renewal option. As a result, the agreement will automatically extend for an additional five years, commencing December 1, 2025 and expiring November 30, 2030, under the same terms and conditions. This renewal does not require any action or concurrence by the City.

Economic Impacts:
None

Budget Impacts:
None

Legal Review:
City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:
Receive the report. No Council action is required.

Approved By: Ethan Aukee 9/15/2025
Approved By: Robin Picken 9/15/2025
Approved By: Pam Foster 9/16/2025
Approved By:

TESLA

08/29/2025

Letter of Renewal

Public Works, City of Bishop
377 West Line Street
Bishop, California 93514
Attention: Deston Dishion
Phone: 760-873-8458
Email: ddishion@cityofbishop.com

TRTID 11411
Property Address: 151 South Warren Street, Bishop, California 93514

To Whom It May Concern,

Pursuant to that certain agreement dated 02/03/2020 (“Agreement”) by and between City of Bishop (“Counterparty”) and Tesla, Inc. (“Tesla”), this letter shall serve as written notice to Counterparty of Tesla’s election to exercise its **1st Renewal Term**.

The **1st Renewal Term** shall commence on **12/01/2025** , and expire on **11/30/2030**.

All initial capitalized terms used in this letter shall have the same meaning given such terms in the Lease unless otherwise defined in this letter.

Please email Superchargerhost@tesla.com if there are any questions or concerns.

Sincerely,

Maximilien de Zegher

Director, North America Network Supercharger

Agenda Item: 11.A
Date of Meeting: September 22, 2025
Department: Public Works

STAFF REPORT

To:	City Council
From:	Nora Gamino
Subject:	**Introduction of Water and Sewer Rate Structure Design Options**
Prepared On:	September 15, 2025
Attachments:	Water & Sewer Rate Structure Presentation Draft Bishop Prop 218 Notice

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Background/History:
The City of Bishop provides water and sewer services to approximately 1,200 connections. The last comprehensive rate study was completed in 2018, with rates adopted through 2024. Those rates are expiring, and the City must adopt new rates beginning in 2026 to ensure the financial stability of the utilities and continued investment in infrastructure.

On August 25, 2025, the City Council received an introduction to the Water and Sewer Capital Improvement Plans (CIPs) and the role those plans play in the rate-setting process. The next step in the process is to evaluate how rates are structured, in addition to what level of revenue is required.

Analysis/Discussion:
The City's rate consultant has advanced the water and sewer rate study to the next stage: developing and presenting draft rate structure designs for Council consideration. While the August 25 presentation focused on capital improvement plans (CIPs) and overall funding needs, this presentation shifts to how those costs are allocated among customers.

Currently, the City has approximately 25 different customer classes, many of which rely on billing methods that are subjective (for example, number of seats in a restaurant) or outdated. The proposed structure simplifies and modernizes these classifications to better align with industry standard practices and to recover costs in a manner more proportional to how customers use the utilities.

For the Water Fund, the proposed structure would consolidate residential categories into single family, multifamily, and senior discounts (funded by the General Fund). Attached and detached multifamily would be merged into one category. Eight commercial classes would be reduced into three new categories: Category A (low intensity), Category B (medium intensity), and Category C (high intensity). Commercial water charges would be based on building

square footage using Inyo County assessor data, with rates scaled to industry-standard consumption estimates.

For the Sewer Fund, the proposed structure mirrors this approach. Residential customers would be billed per dwelling unit, with attached and detached multifamily combined. Commercial customers would be grouped into the same A, B, and C categories, but charges would be based on both flow and pollutant strength, ensuring that higher-strength users pay proportionally more.

The proposed structure improves fairness, simplicity, and transparency. It eliminates reliance on measures such as seats, toilets, or other subjective factors and instead uses consistent, measurable criteria across all customer types. This also enhances compliance with Proposition 218, which requires rates to reflect the reasonable cost of providing service.

Example bill impacts demonstrate the effect of this shift: an office with low water use would see its bill decrease, while a grocery store or restaurant with higher usage or wastewater strength would see increases. Some customers will experience lower bills under the new structure, while others will pay more, depending on their actual water use and wastewater contribution.

This step does not establish final rates. Instead, Council's direction on the draft structure designs will allow the consultant to refine the financial model and prepare detailed rate schedules for inclusion in the Proposition 218 notice and public hearing process.

Economic Impacts:
There are no direct economic impacts from Council's consideration of the rate structures. However, adoption of these plans will influence future rate adjustments, which in turn will affect utility customers.

Budget Impacts:
There are no immediate budget impacts. Costs for the rate study are included in the current fiscal year budget.

Legal Review:
City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:
Council consideration of draft water and sewer rate structure design options and direction to staff and the City's rate consultant on which approaches should be advanced for further analysis and inclusion in the Proposition 218 process.

Approved By: Ethan Aukee 9/16/2025
Approved By: Robin Picken 9/16/2025
Approved By: Pam Foster 9/16/2025
Approved By:

CITY OF BISHOP

Water and Sewer Rate Study

September 22, 2025

LECHOWICZ + TSENG
MUNICIPAL CONSULTANTS

Alison Lechowicz
Project Manager

Background

- The City of Bishop (City) provides water and sewer service to about 1,200 connections
- Water and Sewer Funds are Enterprise Funds
  - Self supported from rates and charges
  - Separate from General Fund
- The last water and sewer rate study was conducted in 2018 and adjusted rates through 2024
- Rate study covers a 5-year period
  - Rate increases effective **July 1** of 2026, 2027, 2028, 2029, and 2030

Legal Requirements: Proposition 218

- Governs how water and sewer service charges can be calculated and adopted
  - Rates can be adopted over a 5-year period with a single study
  - Rates must be based on the reasonable cost of providing service
  - Rates must proportionally recover costs based on how customers take service
- Procedural requirements for adopting rate adjustments: mail a notice of hearing and conduct hearing at least 45 days later
- Ratepayers can block the increase with a 50% protest
- Ratepayers can also submit Written Objections
- **Rates in Prop 218 notice = legal maximum rates**

Financial Overview

- Current financial position of each utility fund:

	Water Fund ($M)	Sewer Fund ($M)
Cash Reserves	$2.64	$2.79
Annual Revenues	$1.23	$1.47
Operating Expenses	($1.22)	($1.31)
Debt Service	($0.07)	$0.00
Net	**($0.06)**	**$0.16**

Updated from August 25th presentation

- The main financial challenge is to fund infrastructure improvements, plan for the BAWA expansion, and keep up with inflationary cost increases

WATER FUND

Water Funding Needs

- Water Fund has a draft capital improvement plan consisting of about $3.97M in rate funded projects in FY2026/27 to FY2029/30. Funding for these are TBD by the rate study.
  - Projects include pipeline replacements, improvements to wells, vehicles and equipment
  - Projects for FY2030/31 are not yet defined
- About $2.07M of projects are needed to improve pipelines for fire flow. Fire flow projects have a greater likelihood of receiving low-cost loans.
- About $1.9M of projects are planned to be cash funded.
- Rate increases proposed will fund these projects and end the 5-year study period with the recommended reserve target ($1.8M).

Water CIP Funding

ANNUAL FUNDING	Preferred Option
Annual Cost to Ratepayers	**$570,000**
Made up of	
Debt Service*	$95,000
CIP Cash Funding	$475,000

TOTAL FUNDING FY26/27 to FY29/30	Preferred Option
New Debt Proceeds	$2,072,000
Cash Funding Over 4 Years	$1,900,000
Total (goal is $3.973M)	$3,972,000
Not Funded	($1,000)

"Preferred Option" = modified Option 2 from the August 25th presentation.

Fully funded CIP with cash + loan

Updated to July 1 implementation dates

Draws down fund balance in early years. Builds up to the target in later years.

*$2.072M loan to fund fire lines at 3.375% interest over 40 years (USDA)

Water $2.072M Loan

Assumes same terms and conditions as West Line water pipeline project

	Estimated Loan Terms
Total Loan Amount	$2,072,000
Term (years)	40
Interest Rate	3.375%
Annual Loan Payment	**$95,153**
Total Interest Over Life of the Loan (compounded annually)	$1,734,135

Water Rate Structure Changes

Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
Rate increase varies based on customer class **(average is 45%)**	20%	20%	9%	9%

- Reduce and consolidate customer classes for ease of billing
- Adjust rate categories to be less “changeable” or subject to judgement. Example: # of restaurant seats
- Updated estimated water usage and wastewater flow and pollutant strength with industry standard metrics
- Proposed rates are proportional to the water demand and sewer flow estimates

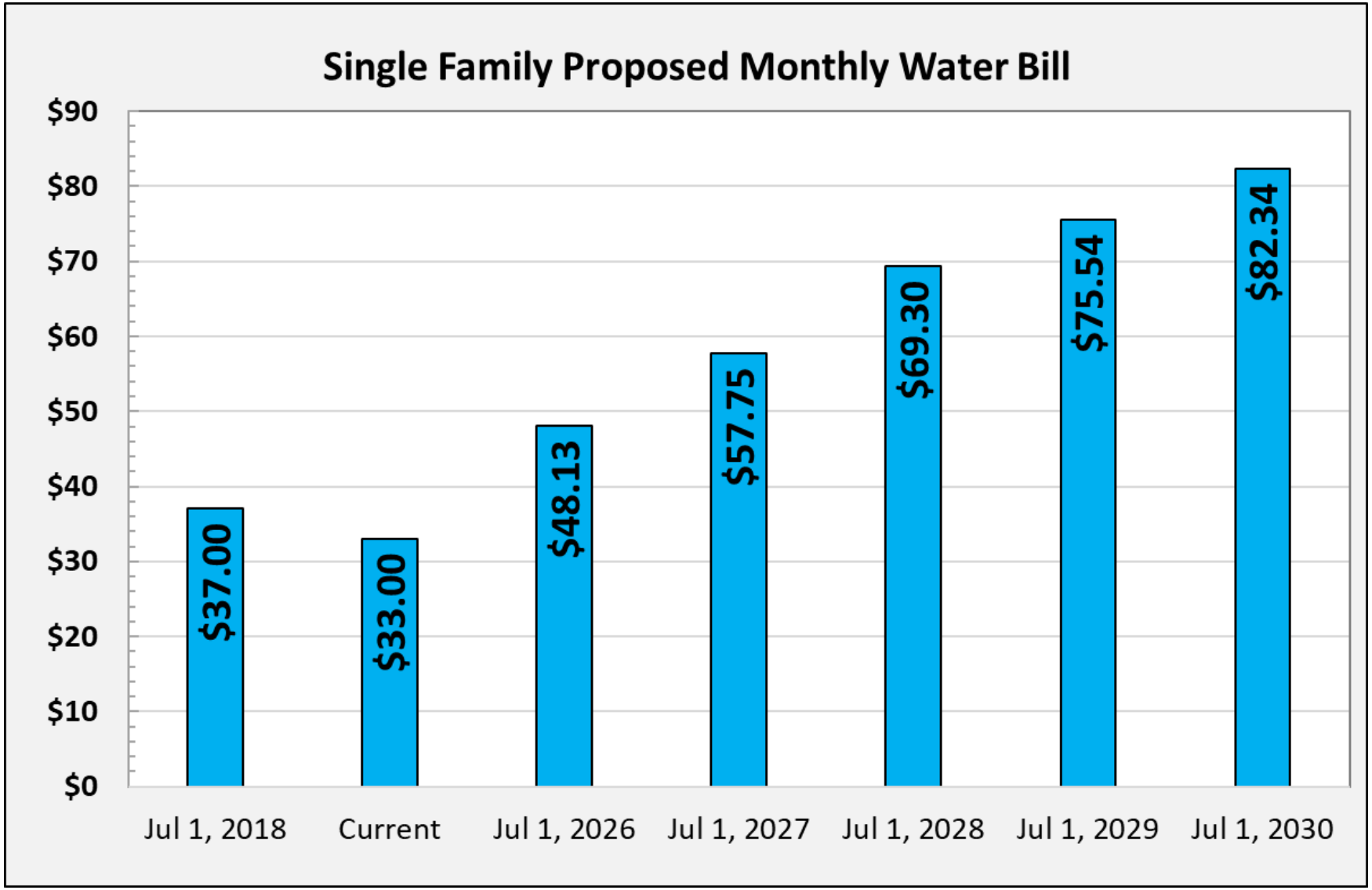
Current Residential Water Rates

	$/month
Single Family Residence	$33.00
Single Senior Residence (75% of SF)	$24.75
Multiple Family (detached) (75% of SF)	$24.75
Multiple Fam. Senior (detached) (75% of MF Detached)	$18.57
Multiple Fam. Residence (attached) (70% of SF)	$23.10
Multiple Fam. Senior (attached) (75% of MF Attached)	$17.33

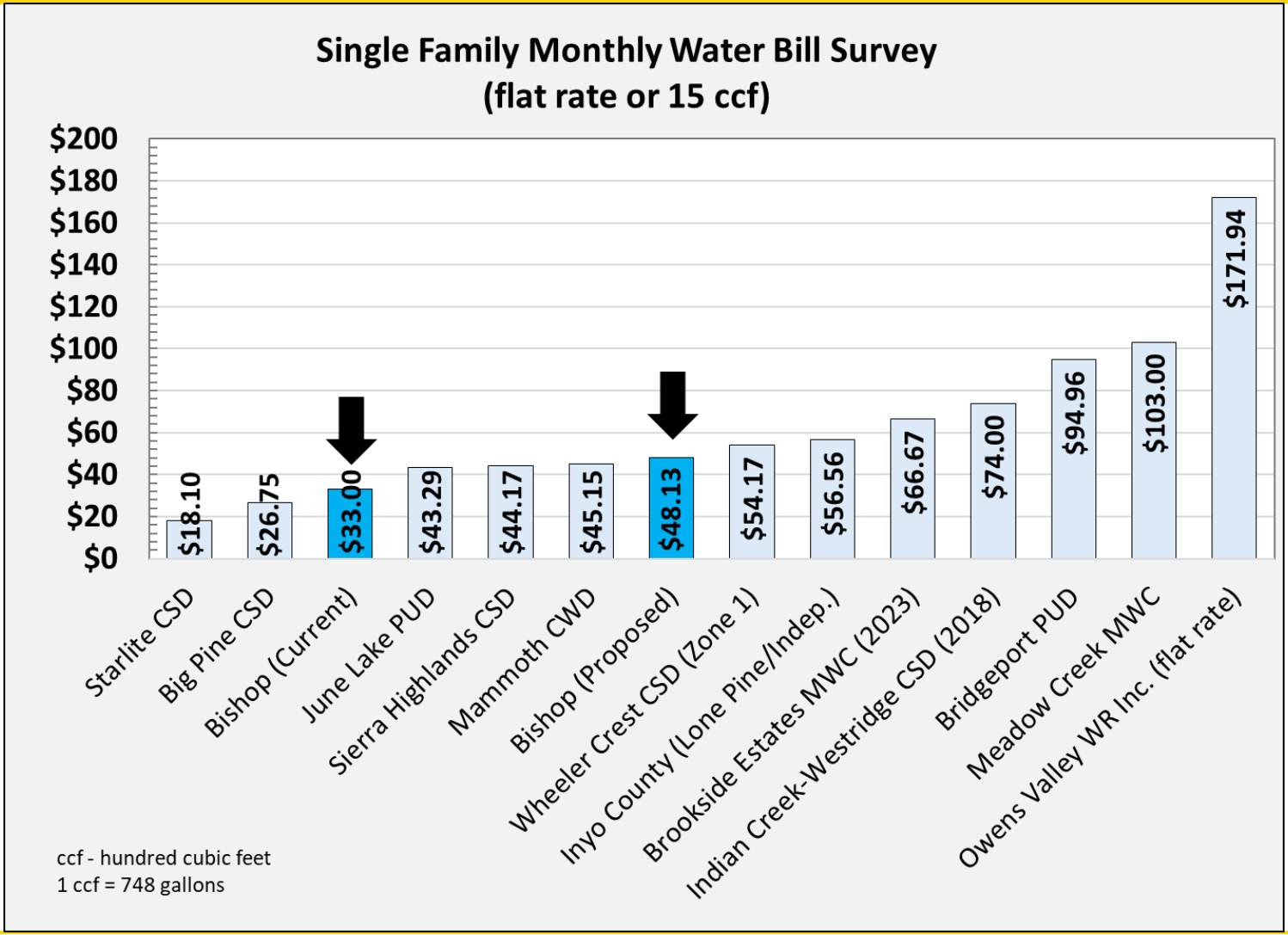
- Keep senior discount (paid via General Funds)
- Merge attached and detached multiple family categories

Proposed SF Residential Water Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		45%	20%	20%	9%	9%
Single Family Residence	$33.00	$48.13	$57.75	$69.30	$75.54	$82.34
% Increase		46%	20%	20%	9%	9%
Single Senior Residence	$24.75	$35.75	$42.90	$51.48	$56.12	$61.17
% Increase		44%	20%	20%	9%	9%


Single Family Proposed Monthly Water Bill
$90
$80
$70
$60
$50
$40
$30
$20
$10
$0
$37.00
$33.00
$48.13
$57.75
$69.30
$75.54
$82.34
Jul 1, 2018
Current
Jul 1, 2026
Jul 1, 2027
Jul 1, 2028
Jul 1, 2029
Jul 1, 2030

Water Bill Survey



Proposed MF Residential Water Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		45%	20%	20%	9%	9%
MF Detached	$24.75	$35.75	$42.90	$51.48	$56.12	$61.17
% Increase		44%	20%	20%	9%	9%
MF Attached	$23.10	$35.75	$42.90	$51.48	$56.12	$61.17
% Increase		55%	20%	20%	9%	9%

Proposed MF Senior Water Rates

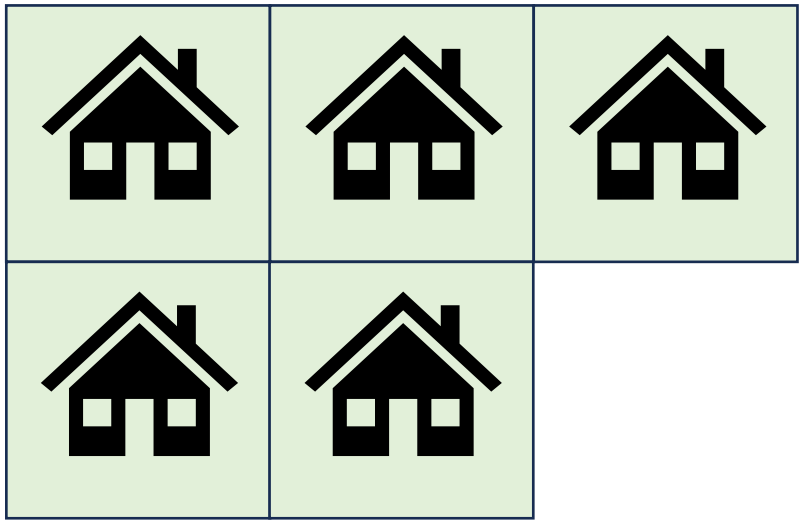
	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		45%	20%	20%	9%	9%
MF Senior Detached	$18.57	$26.13	$31.35	$37.62	$41.01	$44.70
% Increase		41%	20%	20%	9%	9%
MF Senior Attached	$17.33	$26.13	$31.35	$37.62	$41.01	$44.70
% Increase		51%	20%	20%	9%	9%

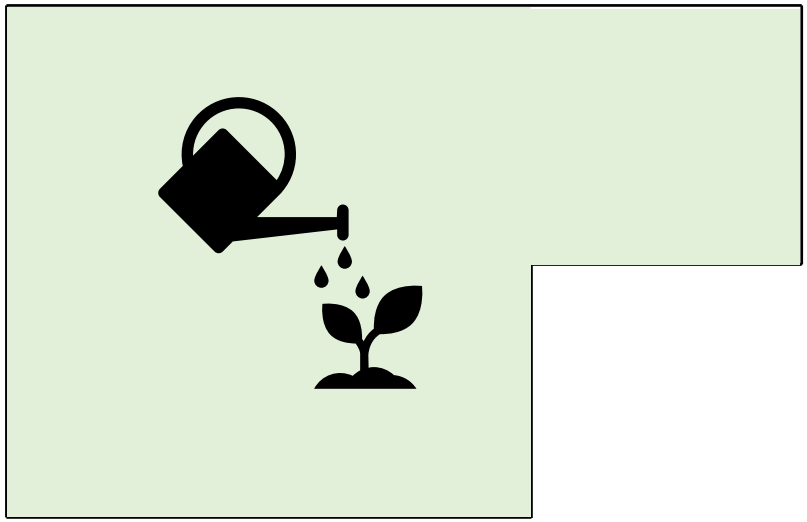
Proposed Commercial Water Rates

These customer categories are proposed to remain the same

Category	Billing Unit (same as current)	Current Rate	Proposed July 1, 2026 Rate	% Change
Brewery	1KBl/Yr	$6.60	$6.88	4%
Car Wash	Stall	$99.00	$99.01	0%
Fair Grounds	Each	$165.00	$250.28	52%
Gas Station	Island	$13.20	$17.88	35%
Hospital	Bed	$11.55	$12.38	7%
Hotel Room	Each	$8.25	$12.38	50%
Laundromat	Washer	$23.10	$19.25	-17%
School	Student	$1.32	$1.38	5%
Trailer Dump Facility	Each	$66.00	$66.01	0%
Irrigation	Acre	$9.90	$233.77	2261%

Proposed Irrigation Rate





Typical single family parcel size is 1/4 to 1/5 per acre. 4 or 5 homes = 1 acre total.
Typical single family residential water usage is 2 acre feet per year (AFY).

Typical usage is 2 acre feet per year (AFY) for most turf grass and landscaping.

SFR proposed July 1, 2026 water rate is $48.13.
The water bill for 5 homes is $240.65

Proposed 1 acre irrigation rate is $233.77 (about 4.86X the SFR rate)

Proposed Irrigation Rate Continued

- Irrigation rate will apply to schools, churches, City parks, and some commercial parcels such as the lumber yard, garden center/nursery, and large retail parcels with observed, excessive irrigation use
- The rate will only apply to larger parcels with significant landscaped areas
- Rate will be applied to 50% of the parcel size to account for building space, parking lots, walkways, and other non-irrigated areas on the parcel
- The Fair Grounds onsite plumbing is not intended to use City water for irrigation. The Fair Grounds will be charged for water service based on indoor use for bathrooms.

Commercial Water Rates Continued

Current Category	Billing Unit	Current Rate
General Commercial	Toilet	$31.35
Beauty or Barber Shop	Each	$33.00
Church	Each	$33.00
General Commercial	Toilet	$31.35
Hall	Each	$33.00
Restaurant	Seat	$3.30
Restaurant (over 100 seats)	Seat	$1.65
Restaurant Banquet Room	Each	$33.00
Restaurant Outside	Seat	$1.65
General Commercial (mortuary)	Toilet	$31.35

Proposed Category	Proposed Rate ($/1,000 sq ft)
Category A: Bank, gym, industrial, office, retail, storage, warehouse	$16.50
Category B: Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	$24.07
Category C: Fast food, mortuary, restaurant	$30.25

SEWER FUND

Sewer Funding Needs

- Sewer Fund has a draft capital improvement plan consisting of about $2.8M in rate funded projects in FY2026/27 to FY2029/30. Projects for FY2030/31 are not yet defined.
  - The City needs to fund deferred maintenance projects and plan for construction of the BAWA joint treatment plant.
- $1.4M of projects are proposed to be financed.
- $1.4M of projects are proposed to be cash funded.
- Rate increases proposed will fund identified projects and end the 5-year study period with recommended reserve target + $1M reserve for future BAWA expenses.

Sewer CIP Funding

ANNUAL FUNDING	Preferred Option
Annual Cost to Ratepayers	**$416,000**
Made up of	
Debt Service*	$64,300
CIP Cash Funding	$351,700

TOTAL FUNDING FY26/27 to FY29/30	Preferred Option
New Debt Proceeds	$1,400,000
Cash Funding Over 4 Years	$1,406,800
Total Non-BAWA	$2,806,800
BAWA Reserve	$1,000,000

"Preferred Option" = modified Option 1 from the August 25th presentation.

Fully funded CIP with cash + loan (Aug 25 Opt 1 had $500k unfunded)

Updated to July 1 implementation dates

Exceeds reserve target all 5 years of the rate plan

Sewer $1.4M Loan

Assumes same terms and conditions as West Line water pipeline project. Loan will fund pipeline and lift station improvements.

	Estimated Loan Terms
Total Loan Amount	$1,400,000
Term (years)	40
Interest Rate	3.375%
Annual Loan Payment	**$64,300**
Total Interest Over Life of the Loan (compounded annually)	$1,171,713

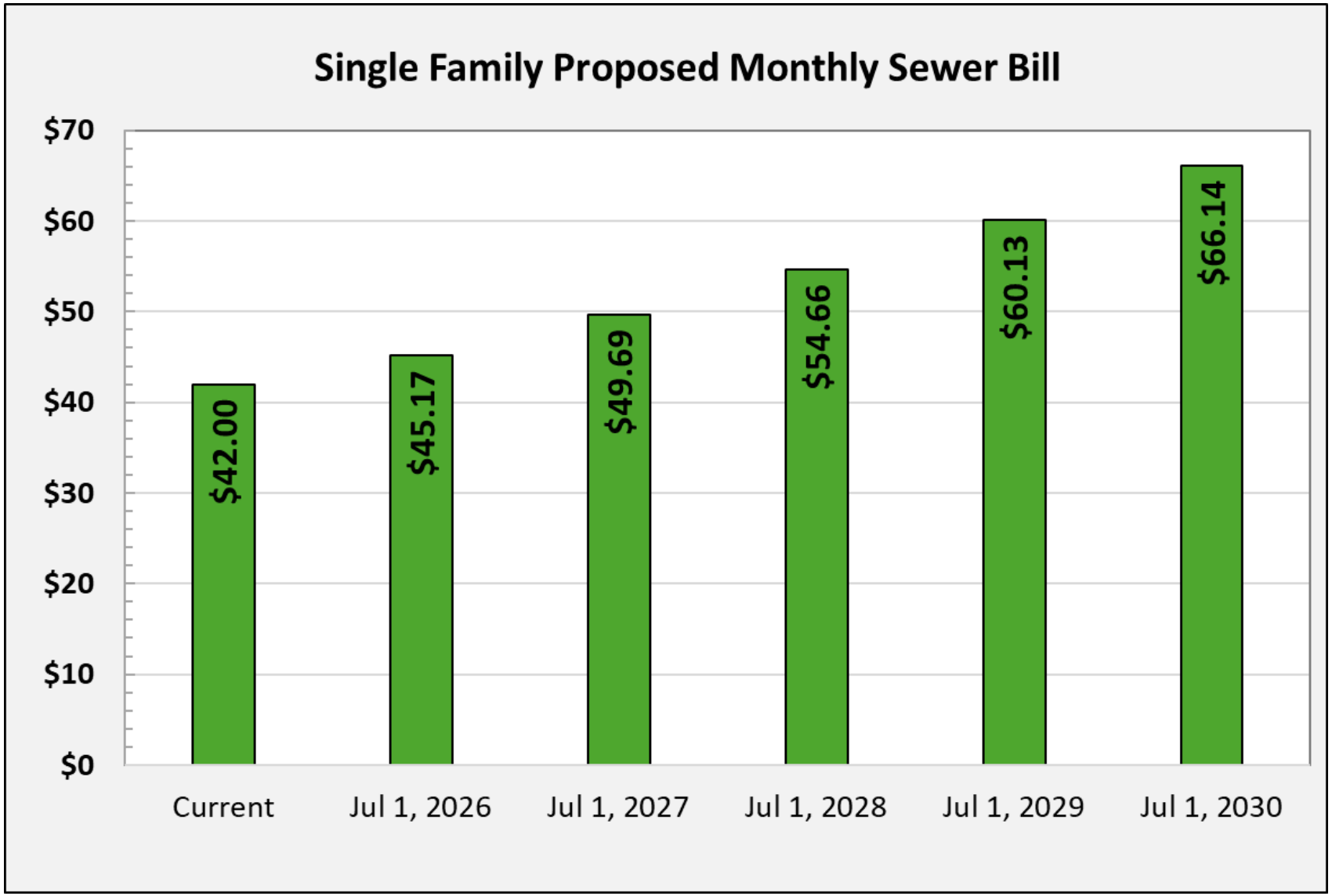
Sewer Rate Structure Changes

Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
Rate increase varies based on customer class **(average is 10%)**	10%	10%	10%	10%

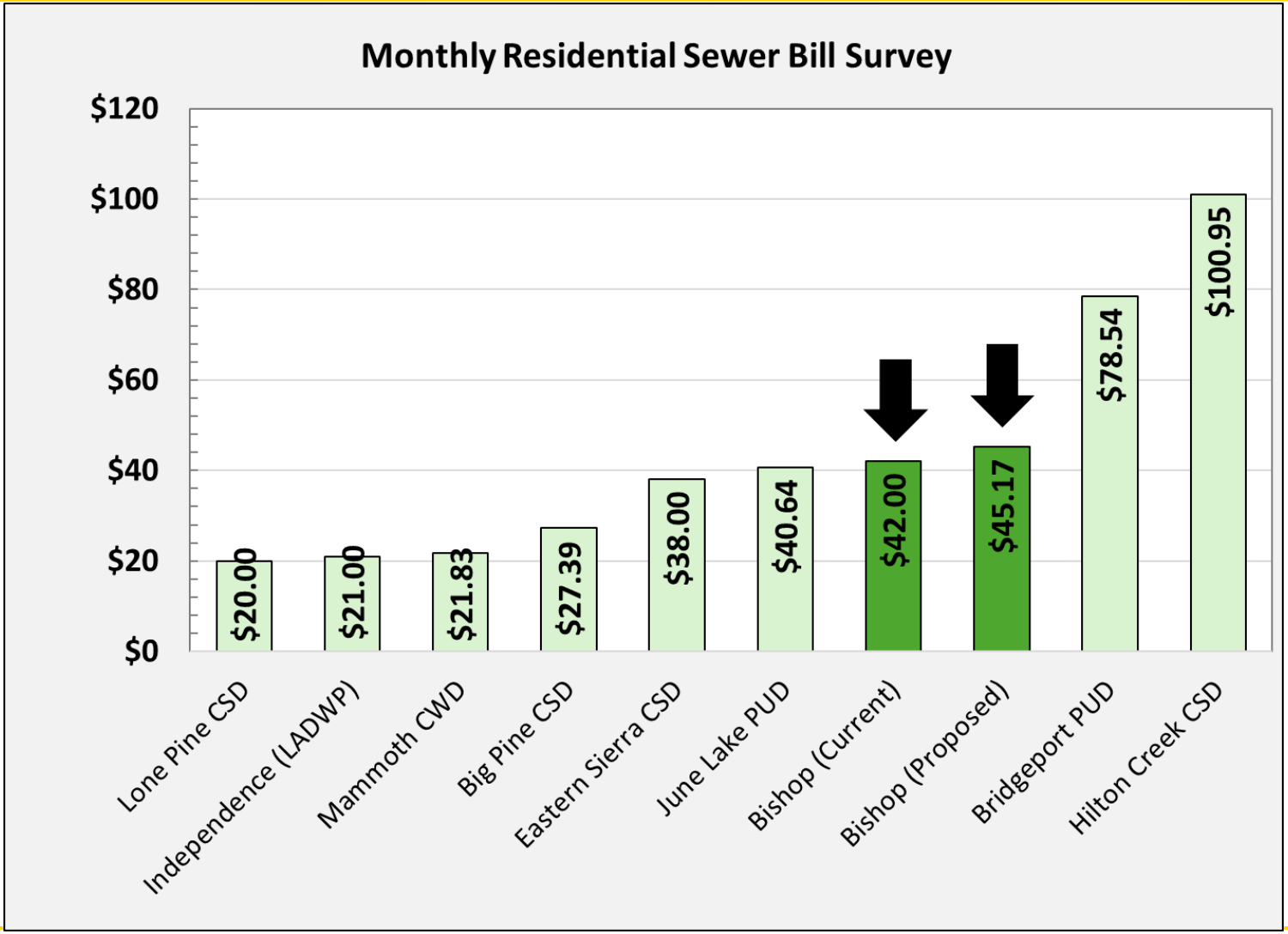
- Similar rate structure adjustments as the water rates
- New commercial categories
  - Category A – low flow, low pollutant strength
  - Category B – medium flow, medium pollutant strength
  - Category C – high flow, high pollutant strength

Proposed SF Residential Sewer Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		10%	10%	10%	10%	10%
Single Family Residence	$42.00	$45.17	$49.69	$54.66	$60.13	$66.14
% Increase		8%	10%	10%	10%	10%
Single Senior Residence	$31.50	$32.97	$36.27	$39.90	$43.89	$48.28
% Increase		5%	10%	10%	10%	10%


Single Family Proposed Monthly Sewer Bill
$70
$60
$50
$40
$30
$20
$10
$0
$42.00
$45.17
$49.69
$54.66
$60.13
$66.14
Current
Jul 1, 2026
Jul 1, 2027
Jul 1, 2028
Jul 1, 2029
Jul 1, 2030

Sewer Bill Survey



Proposed MF Residential Sewer Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		10%	10%	10%	10%	10%
MF Detached	$31.50	$32.97	$36.27	$39.90	$43.89	$48.28
% Increase		5%	10%	10%	10%	10%
MF Attached	$29.40	$32.97	$36.27	$39.90	$43.89	$48.28
% Increase		12%	10%	10%	10%	10%

Proposed MF Senior Sewer Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		10%	10%	10%	10%	10%
MF Senior Detached	$23.62	$24.39	$26.83	$29.52	$32.47	$35.72
% Increase		3%	10%	10%	10%	10%
MF Senior Attached	$22.05	$24.39	$26.83	$29.52	$32.47	$35.72
% Increase		11%	10%	10%	10%	10%

Proposed Commercial Sewer Rates

These customer categories are proposed to remain the same

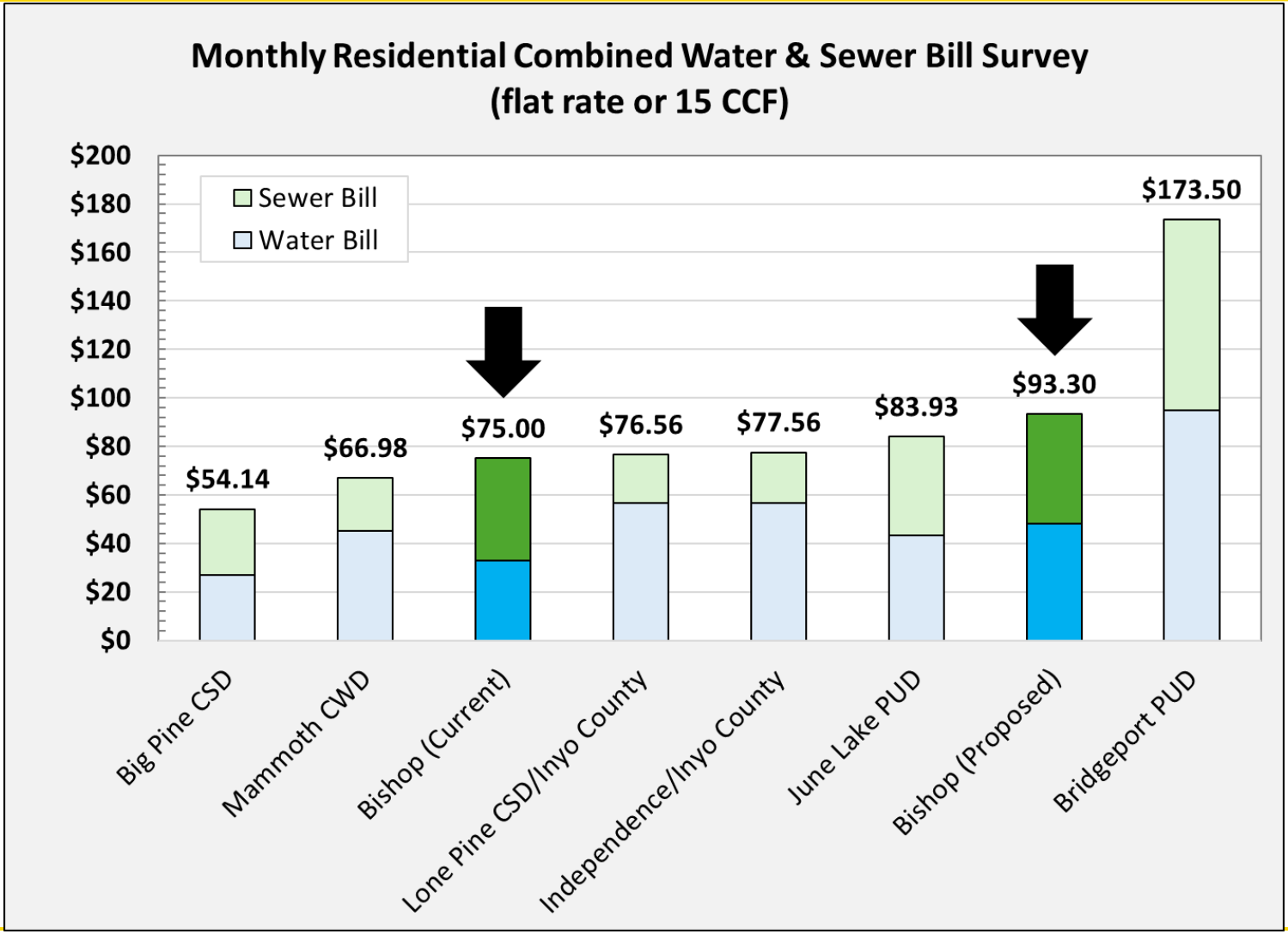
Category	Billing Unit (same as current)	Current Rate	Proposed July 1, 2026 Rate	% Change
Brewery	1KBl/Yr	$8.40	$9.94	18%
Car Wash	Stall	$126.00	$134.15	6%
Fair Grounds	Each	$294.00	$341.94	16%
Gas Station	Island	$16.80	$24.39	45%
Hospital	Bed	$14.70	$17.16	17%
Hotel Room	Each	$10.30	$17.16	67%
Laundromat	Washer	$29.40	$34.78	18%
School	Student	$1.68	$1.81	8%
Trailer Dump Facility	Each	$84.00	$90.34	8%

Commercial Sewer Rates Continued

Current Category	Billing Unit	Current Rate
General Commercial	Toilet	$39.90
Beauty or Barber Shop	Each	$42.00
Church	Each	$42.00
General Commercial	Toilet	$39.90
Hall	Each	$42.00
Restaurant	Seat	$4.20
Restaurant (over 100 seats)	Seat	$2.10
Restaurant Banquet Room	Each	$42.00
Restaurant Outside	Seat	$2.10
General Commercial (mortuary)	Toilet	$39.90

Proposed Category	Proposed Rate ($/1,000 sq ft)
Category A: Bank, gym, industrial, office, retail, storage, warehouse	$14.91
Category B: Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	$30.26
Category C: Fast food, mortuary, restaurant	$65.04

Combined Residential Bill Survey



SF Residential Water & Sewer Rate Comparison

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
Water Bill	$33.00	$48.13	$57.75	$69.30	$75.54	$82.34
Sewer Bill	$42.00	$45.17	$49.69	$54.66	$60.13	$66.14
Total	$75.00	$93.30	$107.44	$123.96	$135.67	$148.48
		24.4%	15.2%	15.4%	9.4%	9.4%

Commercial Example Bill 1

3,000 sq ft office with two toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category A ($/1,000 sq ft)	Total Bill
Water	2 toilets	X $31.35	$62.70	Water	3 thousand square feet	X $16.50	$49.50
Sewer	2 toilets	X $39.90	$79.80	Sewer	3 thousand square feet	X $14.91	$44.73
Total Current Monthly Bill			$142.50	Total Proposed July 1, 2026 Monthly Bill			$94.23

Commercial Example Bill 2

25,000 sq ft grocery store with ten toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category B ($/1,000 sq ft)	Total Bill
Water	10 toilets	X $31.35	$313.50	Water	25 thousand square feet	X $24.07	$601.75
Sewer	10 toilets	X $39.90	$399.00	Sewer	25 thousand square feet	X $30.26	$756.50
Total Current Monthly Bill			$712.50	Total Proposed July 1, 2026 Monthly Bill			$1,358.25

Commercial Example Bill 3

8,000 sq ft restaurant with 90 seats

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/seat)	Total Bill		Billing Units	Monthly Rate Category C ($/1,000 sq ft)	Total Bill
Water	90 seats	X $3.30	$297.00	Water	8 thousand square feet	X $30.25	$242.00
Sewer	90 seats	X $4.20	$378.00	Sewer	8 thousand square feet	X $65.04	$520.32
Total Current Monthly Bill			$675.00	Total Proposed July 1, 2026 Monthly Bill			$762.32

Tentative Schedule

- September 22: Present rate design recommendations
- October 27: Present final recommendations, request authorization to print and mail Prop 218 notices
- November 11: Mail a notice to property owners and ratepayers in English and Spanish
- Early December (TBD): Potential community outreach meeting
- January 12: Proposition 218 hearing
- Absent a majority protest, the rates can go into effect on July 1, 2026

Wrap Up

City of Bishop
377 West Line Street
Bishop, CA 93514
(760) 873-5863

Name
Address
City, State ZIP

City of Bishop
NOTICE OF PUBLIC HEARING ON
PROPOSED ADJUSTMENTS TO WATER AND SEWER RATES
DATE (TBD) at 6:00 pm
in the City Council Chambers at 301 West Line Street, Bishop, CA 93514

You are receiving this notice as owner of property or ratepayer receiving water and/or sewer service from the City of Bishop (City). The City Council will hold a public hearing on DATE to hear public input and to consider and potentially approve water and sewer (wastewater) rate changes for the next five years.

Background
The City of Bishop provides water and sewer (wastewater) service to about 1,200 service connections including single family residences, apartments, retail stores, offices, hotels, restaurants, and other non-residential land uses. The City's Water and Sewer Funds are self-supported from rate revenues and do not receive tax revenues. City staff last conducted a rate study in 2018 that lowered the single family residential water rate down from $37.00 to eventually settle at the current rate of $33.00 per month. The current single family residential sewer rate is $42.00 per month. Rates have remained the same over the past two years.

Rate increases are needed for both the water and sewer utilities to fund operating and maintenance expenses, debt service payments, infrastructure improvements, and to maintain emergency reserves. The proposed rates are based on a comprehensive cost of service study that calculates recommended water and sewer rates over the next five years, beginning July 1, 2026. The proposed rates do not exceed the proportional cost of the service attributable to each parcel. In addition, the City proposes adjustments to the customer classifications to ensure equitable rates for all customers. The study upon which the rates are based is available for review on the City's website.

Why is a water rate increase needed?
Current water rate revenues are no longer sufficient to fund the cost of service. Increases are needed to keep up with inflationary cost increases, particularly because the current rate is lower than the rate from 2018, despite significant increases to most operating expenses since then. In addition, the City needs to fund about $4 million of critical infrastructure improvements including pipeline replacements, well improvements, and equipment. Without proactive maintenance, the City will face costly water main breaks, more frequent repairs, and service interruptions.

Why is a sewer rate increase needed?

Similar to the Water Fund, the Sewer Fund has significant capital improvement needs. The City has identified $2.8 million in projects that need to be funded through sewer rate increases. Critical projects are needed to address deferred maintenance, sewer line rehabilitation, and preparation for a new consolidated regional treatment plant operated by Bishop Area Wastewater Authority (BAWA). The City is a member of BAWA along with the Eastern Sierra Community Services District (ESCSD). The two agencies plan to consolidate their treatment systems in the next five to seven years to achieve a better economy of scale and operate more efficiently. In the near-term, the City will fund costs related to planning, engineering, and land acquisition. Where possible, the City will pursue grants, but a portion of these costs will be funded by rates.

Proposed Water and Sewer Rates and Rate Structure Changes

The City is largely unmetered and customers are billed flat (fixed) rates for water and sewer service that vary by customer class. Currently, the City has about 25 customer classes. The proposed rate plan will simplify and modernize the rate structures to better align with industry standard practices and to recover costs in a manner that is more proportional to how customers use the utilities. Attached and detached multiple family residential customer classes are proposed to be combined into a single class. Residential customers will continue to be billed based on number of dwelling units. Eight commercial classes are proposed to be reduced into three classes consisting of low intensity (Category A), medium intensity (Category B), and high intensity uses (Category C). Categories A, B, and C will be billed based on square feet of building size from Inyo County records. The water rate of each customer class is proportional to the estimated water consumption based on industry-typical usage patterns. The sewer rate of each customer class is proportional to estimated sewer flow in addition to estimated pollutants of each class.

Table 1 and Table 2 list the current and proposed residential water and sewer rates. Table 3 and Table 4 list the current and proposed commercial water and sewer rates. If adopted, new rates would go into effect July 1 of each year from 2026 to 2030. The bill impacts to each customer will vary based on customer class. For a single family residential customer, the current monthly water bill is $33.00 and the proposed July 1, 2026 water bill is $48.13, an increase of $15.13. The current monthly sewer bill is $42.00 and the proposed July 1, 2026 single family bill is $45.17, an increase of $3.17. Example bill impacts for three commercial customers are provided on page 6. If you would like additional information on how the proposed changes in water and sewer rates will affect your monthly bill or need more information about your customer classification, please contact the City at (760) 873-5863.

DRAFT

Table 1: Current and Proposed Monthly Residential Water Rates

Current		Proposed					
Class		**Class**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
Single Family	$33.00	Single Family	$48.13	$57.75	$69.30	$75.54	$82.34
Senior Single Family	$24.75	Senior Single Family	$35.75	$42.90	$51.48	$56.12	$61.17
Multiple Family (detached)	$24.75	Multiple Family (detached and attached are combined)	$35.75	$42.90	$51.48	$56.12	$61.17
Multiple Family (attached)	$23.10						
Senior Multiple Family (detached)	$18.57	Senior Multiple Family (detached and attached are combined)	$26.13	$31.35	$37.62	$41.01	$44.70
Senior Multiple Family (attached)	$17.33						

Rates are billed per dwelling unit

Table 2: Current and Proposed Monthly Residential Sewer Rates

Current		Proposed					
Class		**Class**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
Single Family	$42.00	Single Family	$45.17	$49.69	$54.66	$60.13	$66.14
Senior Single Family	$31.50	Senior Single Family	$32.97	$36.27	$39.90	$43.89	$48.28
Multiple Family (detached)	$31.50	Multiple Family (detached and attached are combined)	$32.97	$36.27	$39.90	$43.89	$48.28
Multiple Family (attached)	$29.40						
Senior Multiple Family (detached)	$23.62	Senior Multiple Family (detached and attached are combined)	$24.39	$26.83	$29.52	$32.47	$35.72
Senior Multiple Family (attached)	$22.05						

Rates are billed per dwelling unit

DRAFT

Table 3: Current and Proposed Monthly Commercial Water Rates

Current			Proposed						
Class	**Billing Unit**	**Rate**	**Class**	**Billing Unit**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
General Commercial	Toilet	$31.35	**Category A:** Bank, gym, industrial, office, retail, storage, warehouse	Per 1,000 square feet	$16.50	$19.80	$23.76	$25.90	$28.23
Beauty or Barber Shop	Each	$33.00	**Category B:** Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	Per 1,000 square feet	$24.07	$28.88	$34.65	$37.77	$41.17
Church	Each	$33.00							
Hall	Each	$33.00							
Restaurant	Seat	$3.30	**Category C:** Fast food, mortuary, restaurant	Per 1,000 square feet	$30.25	$36.30	$43.56	$47.48	$51.76
Restaurant (over 100 seats)	Seat	$1.65							
Restaurant Banquet Room	Each	$33.00							
Restaurant Outside	Seat	$1.65							
General Commercial (mortuary)	Toilet	$31.35							
Brewery	1KBl/Yr	$6.60	Same as billing method as current		$6.88	$8.25	$9.90	$10.79	$11.76
Car Wash	Stall	$99.00	Same as billing method as current		$99.01	$118.80	$142.56	$155.40	$169.39
Fair Grounds	Each	$165.00	Same as billing method as current		$250.28	$300.30	$360.36	$392.81	$428.17
Gas Station	Island	$13.20	Same as billing method as current		$17.88	$21.45	$25.74	$28.06	$30.58
Hospital	Bed	$11.55	Same as billing method as current		$12.38	$14.85	$17.82	$19.42	$21.17
Hotel Room	Each	$8.25	Same as billing method as current		$12.38	$14.85	$17.82	$19.42	$21.17
Irrigation [1]	Acre	$9.90	Same as billing method as current		$233.77	$280.50	$336.60	$366.91	$399.94
Laundromat	Washer	$23.10	Same as billing method as current		$19.25	$23.10	$27.72	$30.22	$32.94
School	Student	$1.32	Same as billing method as current		$1.38	$1.65	$1.98	$2.16	$2.35
Trailer Dump Facility	Each	$66.00	Same as billing method as current		$66.01	$79.20	$95.04	$103.60	$112.92
Closed Business	Each	$33.00	Eliminated		NA	NA	NA	NA	NA

1KBL/Yr - thousand barrels per year

1 - Based on parcel size X 50% to determine irrigated acres

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Table 4: Current and Proposed Monthly Commercial Sewer Rates

Current			Proposed						
Class	**Billing Unit**	**Rate**	**Class**	**Billing Unit**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
General Commercial	Toilet	$39.90	**Category A:** Bank, gym, industrial, office, retail, storage, warehouse	Per 1,000 square feet	$14.91	$16.40	$18.04	$19.84	$21.83
Beauty or Barber Shop	Each	$42.00	**Category B:** Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	Per 1,000 square feet	$30.26	$33.29	$36.62	$40.29	$44.31
Church	Each	$42.00							
Hall	Each	$42.00							
Restaurant	Seat	$4.20	**Category C:** Fast food, mortuary, restaurant	Per 1,000 square feet	$65.04	$71.55	$78.71	$86.59	$95.24
Restaurant (over 100 seats)	Seat	$2.10							
Restaurant Banquet Room	Each	$42.00							
Restaurant Outside	Seat	$2.10							
General Commercial (mortuary)	Toilet	$39.90							
Brewery	1KBl/Yr	$8.40	Same as billing method as current		$9.94	$10.93	$12.03	$13.23	$14.55
Car Wash	Stall	$126.00	Same as billing method as current		$134.15	$147.58	$162.34	$178.59	$196.44
Fair Grounds	Each	$294.00	Same as billing method as current		$341.94	$376.15	$413.78	$455.18	$500.68
Gas Station	Island	$16.80	Same as billing method as current		$24.39	$26.83	$29.52	$32.47	$35.72
Hospital	Bed	$14.70	Same as billing method as current		$17.16	$18.88	$20.77	$22.85	$25.13
Hotel Room	Each	$10.30	Same as billing method as current		$17.16	$18.88	$20.77	$22.85	$25.13
Laundromat	Washer	$29.40	Same as billing method as current		$34.78	$38.26	$42.09	$46.30	$50.93
School	Student	$1.68	Same as billing method as current		$1.81	$1.99	$2.19	$2.41	$2.65
Trailer Dump Facility	Each	$84.00	Same as billing method as current		$90.34	$99.38	$109.32	$120.26	$132.28
Closed Business	Each	$42.00	Eliminated		NA	NA	NA	NA	NA

1KBL/Yr - thousand barrels per year

DRAFT

Example commercial bill impacts:

Example 1: 3,000 sq ft office with two toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category A ($/1,000 sq ft)	Total Bill
Water	2 toilets	X $31.35	$62.70	Water	3 thousand square feet	X $16.50	$49.50
Sewer	2 toilets	X $39.90	$79.80	Sewer	3 thousand square feet	X $14.91	$44.73
Total Current Monthly Bill			$142.50	Total Proposed July 1, 2026 Monthly Bill			$95.23

Example 2: 25,000 sq ft grocery store with ten toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category B ($/1,000 sq ft)	Total Bill
Water	10 toilets	X $31.35	$313.50	Water	25 thousand square feet	X $24.07	$601.75
Sewer	10 toilets	X $39.90	$399.00	Sewer	25 thousand square feet	X $30.26	$756.50
Total Current Monthly Bill			$712.50	Total Proposed July 1, 2026 Monthly Bill			$1,358.25

Example 3: 8,000 sq ft restaurant with 90 seats

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/seat)	Total Bill		Billing Units	Monthly Rate Category C ($/1,000 sq ft)	Total Bill
Water	90 seats	X $3.30	$297.00	Water	8 thousand square feet	X $30.25	$242.00
Sewer	90 seats	X $4.20	$378.00	Sewer	8 thousand square feet	X $65.04	$520.32
Total Current Monthly Bill			$675.00	Total Proposed July 1, 2026 Monthly Bill			$762.32

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How do I file a protest or participate in the public hearing?

Proposition 218 provides that "Property Related Fees" such as the water and sewer rates the City is proposing to adjust are subject to a "majority protest" process. Any property owner or ratepayer may submit a written protest of the proposed rates; provided, however, that only one protest will be counted per property. If protests are filed on behalf of a majority of the properties subject to the rates, the City cannot adopt the proposed rates.

How to Participate

The proposed rate increases are governed by section 6 of Article XIII D of the California Constitution (Proposition 218), Government Code sections 53751 et seq. and 53759 et seq., and related laws. Property owners subject to the proposed rates and ratepayers may participate in this ratemaking in a variety of ways. More information and the Rate Study Report are on the City's website at https://cityofbishop.ca.gov/ or you can call (760) 873-5863. The City will hold a public hearing on DATE, to receive public comment, including any written protests to the proposed rates. Any property owner or ratepayer may submit one written protest per parcel. Immediately following the close of the public hearing on DATE, protests will be counted and validated. If valid protests are submitted for a majority (50% plus 1) of the parcels subject to the proposed rate increases, the City Council will not adopt the rates.

Every written protest MUST include ALL of the following to be counted:

1. A statement that it is a protest against the proposed water rates, sewer rates, or both;
2. Name of the property owner or customer who is submitting the protest;
3. Identification of the assessor's parcel number or street address (service address) of the property for which the protest is made; and
4. An original signature of the record owner or customer who is submitting the protest.

Written protests may be submitted by:

1. Mail to: Prop 218 Protest, 377 West Line Street, Bishop, CA 93514; or
2. In-person delivery during normal business hours at 377 West Line Street, Bishop, CA 93514; or
3. In-person delivery at the Public Hearing, before the end of the Public Hearing.

Regardless of how the written protest is submitted, it must be received by the City before the end of the public hearing to be held on DATE, beginning at 6:00 p.m. at 301 West Line Street (City Council chambers), Bishop, CA 93514. (Postmark dates will not be accepted.) To ensure protests are genuine, they will not be accepted by e-mail or other electronic means. Please identify on the front of the envelope for any written protest, whether mailed or submitted in person to the City, that the enclosed protest is for the Proposition 218 Protest. Oral comments at the Public Hearing will not qualify as formal protests unless accompanied by a written protest, but the Council welcomes all public input.

At the end of the public hearing, written protests will be counted in public view. If valid written protests are not submitted for a majority (50% plus 1) of the properties subject to the fees, the Council may adopt the proposed rates. The first rate change, if approved, will take effect on or after July 1, 2026.

Pursuant to California Government Code 53759, a 120-day statute of limitations applies to any legal challenge to a new, increased, or extended fee adopted by the City Council pursuant to this notice.

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The Bishop Community Garden

How We Serve

The BCG mission is to EDUCATE by example and outreach how to grow plants in the Eastern Sierra.

Education

These kids know what growing plants look like.

LONDON
ENGLAND

A special place for people with special needs

Lauren with River Song Preschoolers

There to teach her daughters where food comes from.

Helpers in the Sharing Garden

I know what a growing onion looks like!

Bobbie and Dayo compare gardening notes

Workshops

Diagnosing Plant Problems

Seed Starting

Pollinator Gardens

Garden Tool Repair

Composting

Drop in Q and A

Local fifth graders visit the BCG

Bishop High Interact Club plants cherry tomatoes for local kids to eat.

Signage

Sand Cherry

Bishop
COMMUNITY
Garden
Owens Valley
Native Plants
Sponsored by Bristlecone Chapter of
the California Native Plant Society
Grow with us!

Bees

World Class Pollinators

Diadasia sp.

Anthophora urbana

Bombus morrisoni

Agapostemon texanus

Anthidium maculosum

All Local, Native Bees!

Did you know that bees pollinate about 90% of Californias flowering plants?

These amazing insects are responsible for every third bite of food we eat and native bees are the #1 pollinator of most wildland habitats in the world.

Were Not All Honey Bees

When most people think of bees, they immediately think of the dutiful honey bee or charismatic bumble bee. But take a closer look there are more than 4,000 different species of bees in North America, and 1,600 of these are native to California.

Native Bees No Honey and No Hives!

Californias native bees are different from the European honey bee, which was brought to this continent in the early 1600s. Native bees do not make honey, do not live in hives and more than 75% live a solitary lifestyle. Most nest in tunnels they dig in the ground or in preexisting cavities in trees or wooden structures. A single female bee mates with a male and lays her eggs in the chambers of her nest where she has prepared loaves made of nectar and pollen. She seals each chamber and leaves the eggs to develop on their own. Months later, the next generation emerges as adults, and the cycle begins again.

Megachile fidelis

Halictus ligatus

Peponapis pruinosa

Bees Need Our Help

Habitat loss, pesticides, environmental toxins, disease, and climate change present major challenges to pollinators world-wide, but native bees are especially threatened. Without our help, native bees are increasingly at risk.

Learn more about bees at: helpabee.org

Bee photography by Rollin Coville

Native plants rely on the services of
pollinators native bees. After millio
of evolving together, the two have fo
tightly knit relationship. Bees bodie
specifically shaped for collecting th
need for food, and as they travel fro
flower, some of this pollen is transfe
plants. This enables pollination, wh
essential for the plants reproduction
survival. Sometimes native bees and
single species of bee will only take p

The life cycles of native bees and nat
emerge from winter hibernation jus
bloom. Likewise, native plants flowe
active. This highly specialized relati
connections within an ecosystem. F
are so important that ...

Things You Ca

- **Plant a Native Bee Garden** - Include n somethin
- **Provide Habitat and Shelter** - Unmulc space fo
- **Dont Use Pesticides** - Pesticides kill inse beneficial ones lik
- **Spread the Word** - Tell friends and family bees and other pollina

Funding for th

Mango Tango Licorice Mint
Agastache aurantiaca 'Mango Tango'

Beets "Bull's Blood" (Beta vulgaris)
The basics
Care
Use

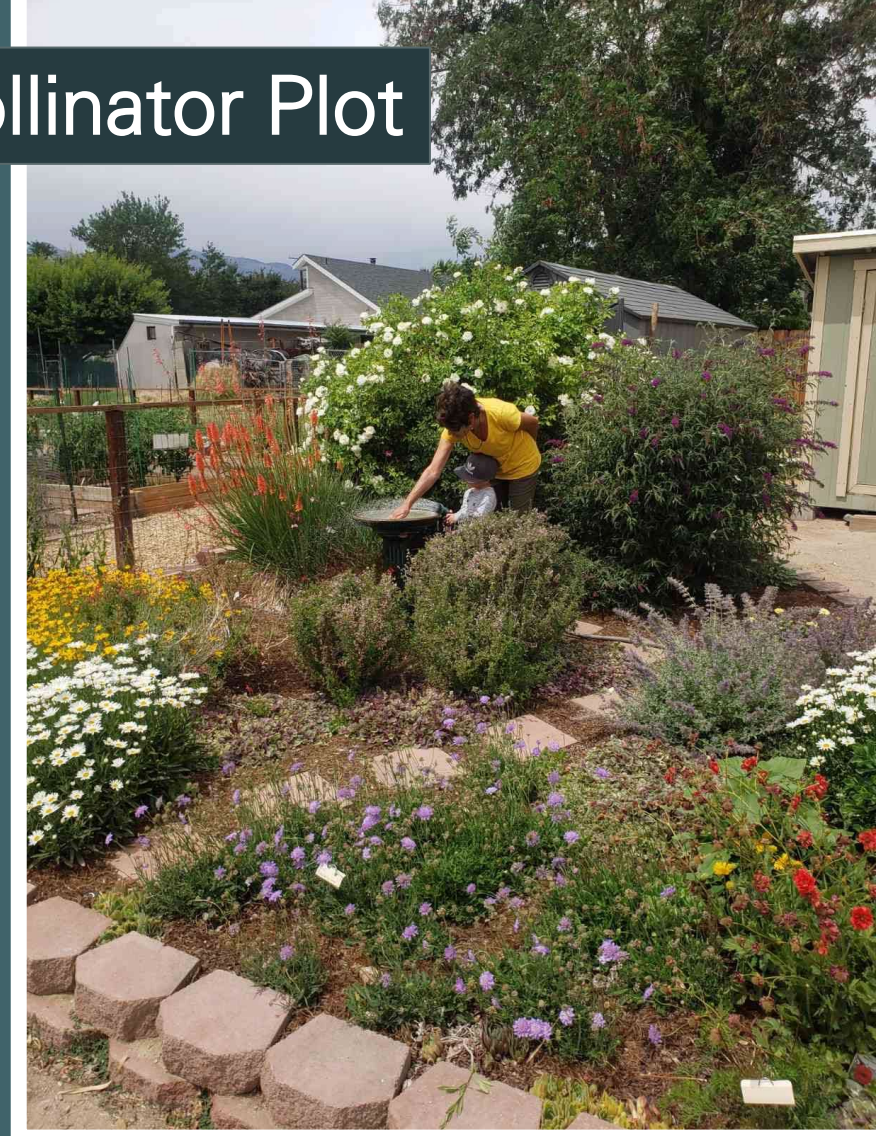
We provide ideas and inspiration

Master Gardeners maintain 14 demonstration plots.

- Pollinator
- Compost
- Raised Beds
- Native Plants
- Waterwise
- Monarch
- Restorative
- Welcome
- Edible Landscaping
- Flower Patch
- Jacque's Garden (Dahlias)
- Herb Spiral
- Food Forest
- Sharing Garden

Flower Patch

Compost Station



Pollinator Plot

Edible Landscaping

Waterwise Gardening

Welcome Plot

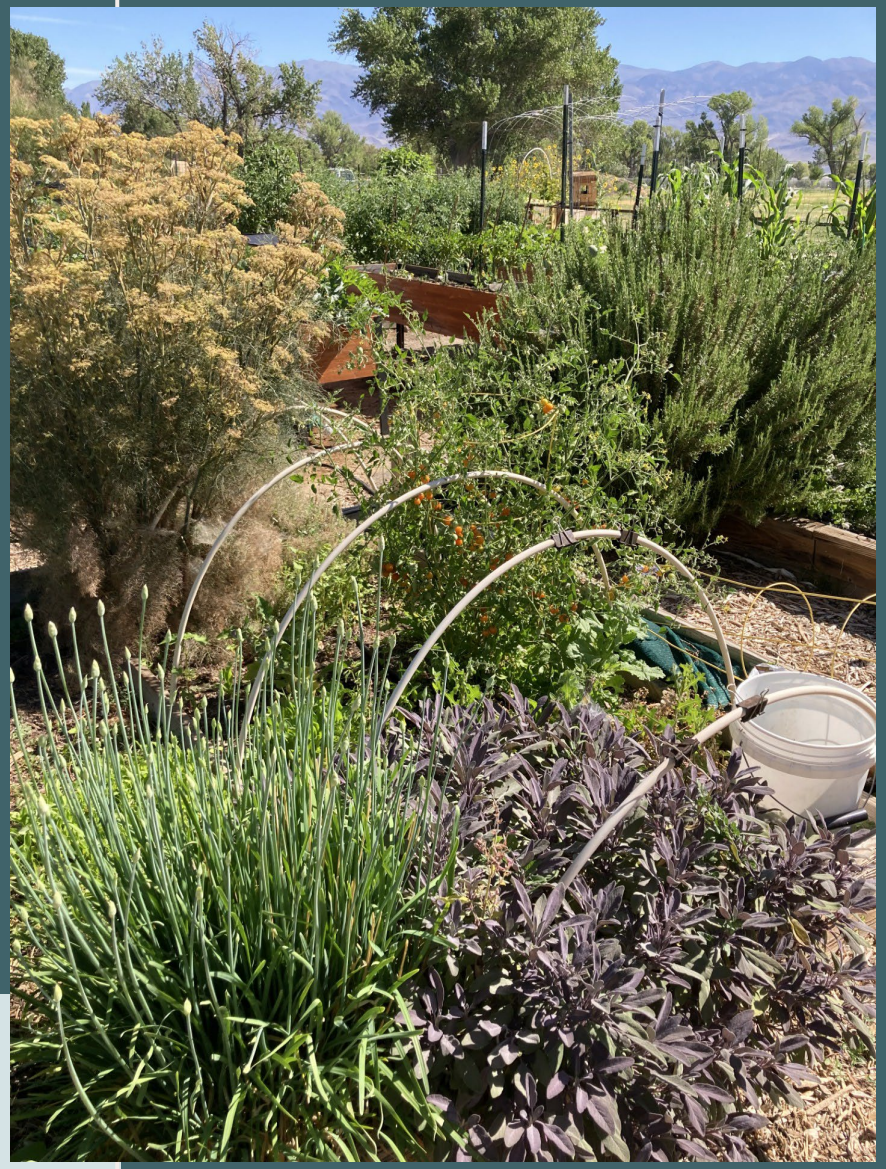
Restorative Plot

Monarch Garden

MAMMOTH
LAKES

Orange Lutheran High School Volunteers

Plot-holders demonstrate ideas too



Shopping for trellis ideas.

What grows successfully in Bishop

Indirect ecological services

Locally produced food
= lower carbon foodprint

The BCG supports beneficial species.

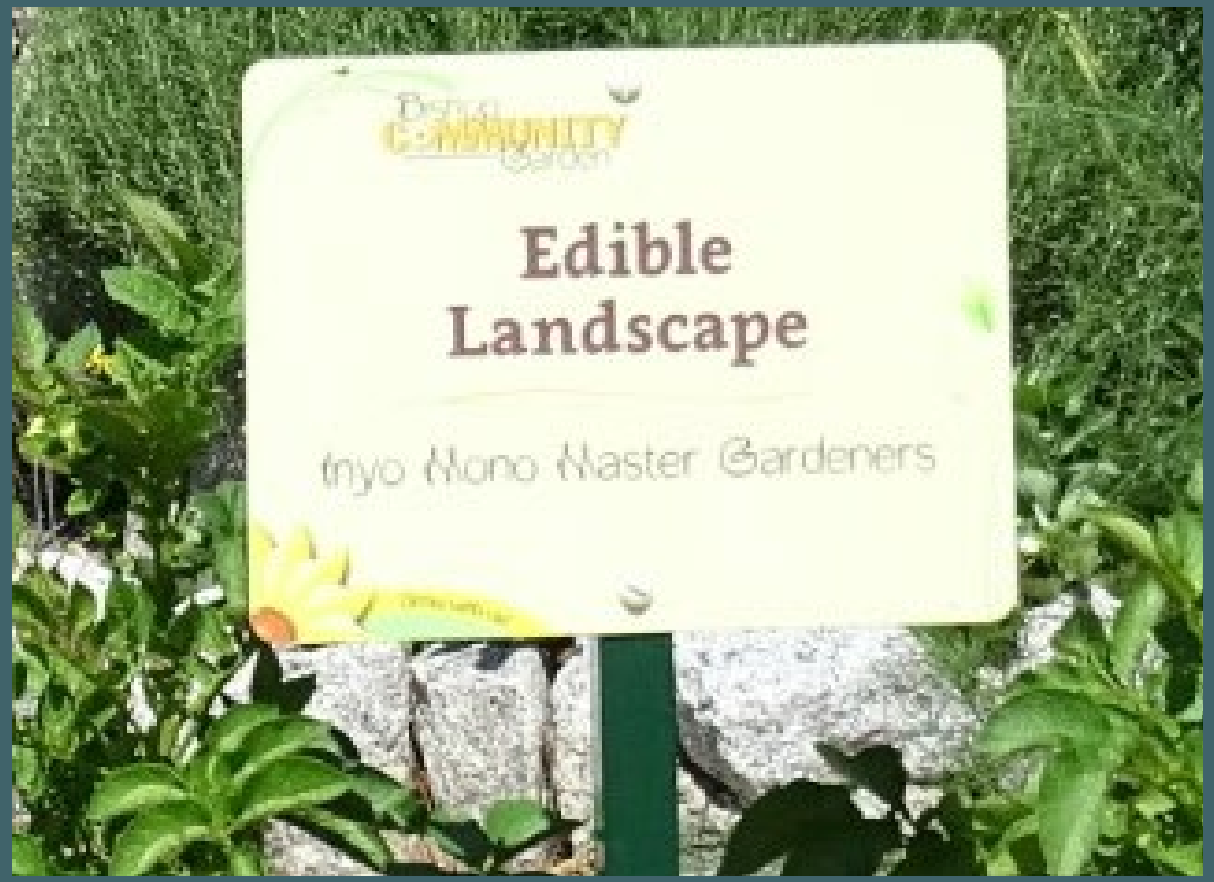
Waterwise Plot

Dahlia Plot

Direct Services

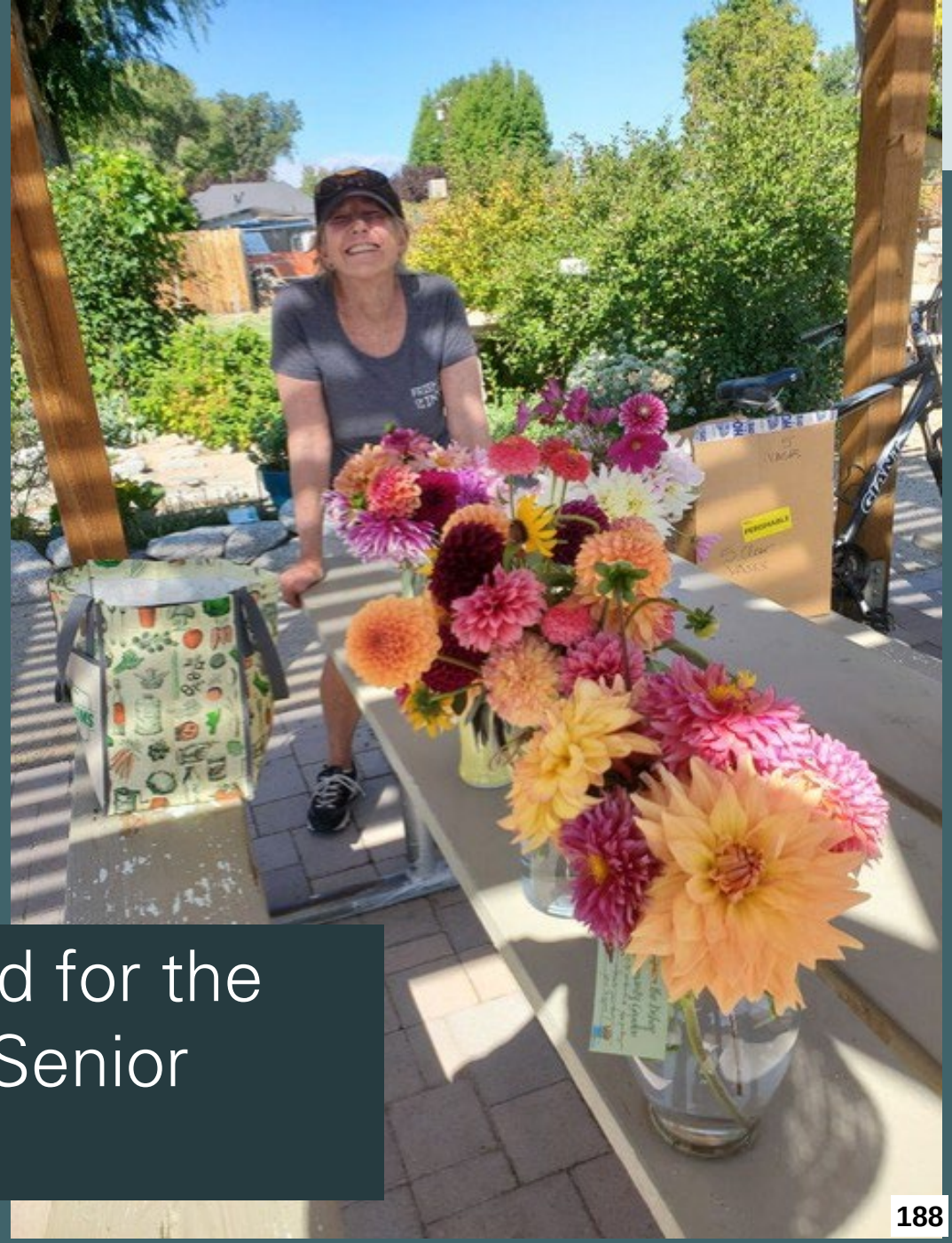
38 plots are rented to people to grow herbs, flowers, and veggies

We share our harvest



The “Food Forest” is under development.

Destined for the United Methodist Social Services Fundraiser



Destined for the Bishop Senior Center

Milly paints at the Senior Center

Local artist Daniel finds inspiration in the Flower Patch.

Visitors from Washington State

from Tennessee

Overheard:

“I wish our town had something like this.”

Long-term Owens Valley resident Justin sorts fishing gear on a hot summer day.

The Garden is truly of and for the COMMUNITY

Thanks to all who have supported our mission.

Alexander (Skandar) Reid
Alpenglow Gardens
Bishop Parks and Recreation Commission
Bishop Paiute Tribe
Bishop Welding Services
California Native Plant Society
California Natural Resources Agency
CalRecycle
Chalfant Big Trees

City of Bishop

Claire Concrete
DK Woodworking
Eastern Sierra Bird Alliance
Eastern Sierra Land Trust
Eastern Sierra Sprinkler and Landscape
Eastern Sierra Tree Service
Great Basin Air Pollution Control District
High Country Gardens
High Country Lumber
Home Street Garden Center
Interact Club of Bishop High
Inyo County Office of Education
Inyo-Mono Advocates for Community Action
Inyo-Mono Office of Cooperative Extension
Jarvis Construction
Los Angeles Department of Water and Power
Manor True Value Hardware
New Cali Landscapes
Orange Lutheran High School
Preferred Septic and Disposal
Rock Creek Pack Station
Rotary International
Sam Walker
Sierra Gardens Nursery
Steve White Woodworking
Todd Unangst
UC Master Food Preservers
United Methodist Social Services
Wild Roots Preschool
Youth and California (adult) Conservation Corp

Broadband Update
City of Bishop

September 22, 2025

https://ConnectedEasternSierra.net/

Overview

- Grant Program Updates
- Legacy Grant Project Awards
- Long-Term Broadband Expansion Outlook
- Website Updates (New Speed Test)

Grant Programs and Updates

- NTIA BEAD
- CPUC FFA Round 1 (Mono & Mammoth Lakes Awards)
- CPUC FFA Round 2 (Inyo Applications)
- USDA BTA
- CASF Infrastructure Account
- CASF Regional Broadband Consortia

Grants: NTIA BEAD

- NTIA Broadband Equity, Access, and Deployment Program
- Last-Mile Construction
- BEAD Restructuring Policy Notice (June 6)
  - Benefit of the Bargain round (July 19 – August 2)
  - Final Proposal Submission Deadline: October 2
- Still “All Unserved Locations”
- Now “Least Expensive Solution”

Grants: CPUC FFA Round 1

- CPUC Federal Funding Account (Round 1)
- Last-Mile Construction
- Awards in Mono County:
  - County of Mono (GSCA)
  - Town of Mammoth Lakes (GSCA)
- Expected GSCA Project Completion in 2027

Grants: CPUC FFA Round 2

- CPUC Federal Funding Account Round 2 (Limited Opportunity)
- Last-Mile Construction
- Applications Submitted in Inyo County (11)
  - Stimulus Tech (8)
  - Frontier (2)
  - GSCA (1)
  - https://broadbandportal.cpuc.ca.gov/s/public-applications
- Award Announcements Expected *October-December

*Scott's Estimate

Grants: USDA RD BTA

- USDA Rural Development Broadband Technical Assistance
- Design Work Only
- Mono County: Hammil (August-October)
- Inyo County: Furnace Creek & Park Village (July-September)

Grants: CASF Infrastructure Grant

- CASF Broadband Infrastructure Grant Account
- Last-Mile Construction
- Updated California Broadband Map – July 21
  - https://broadbandmap.ca.gov/
- Grant Application Window Closes October 31, 2025
- Variable Matching Funds Requirement
- Currently No Interest in Our Region

Grants: CASF Consortia Grant

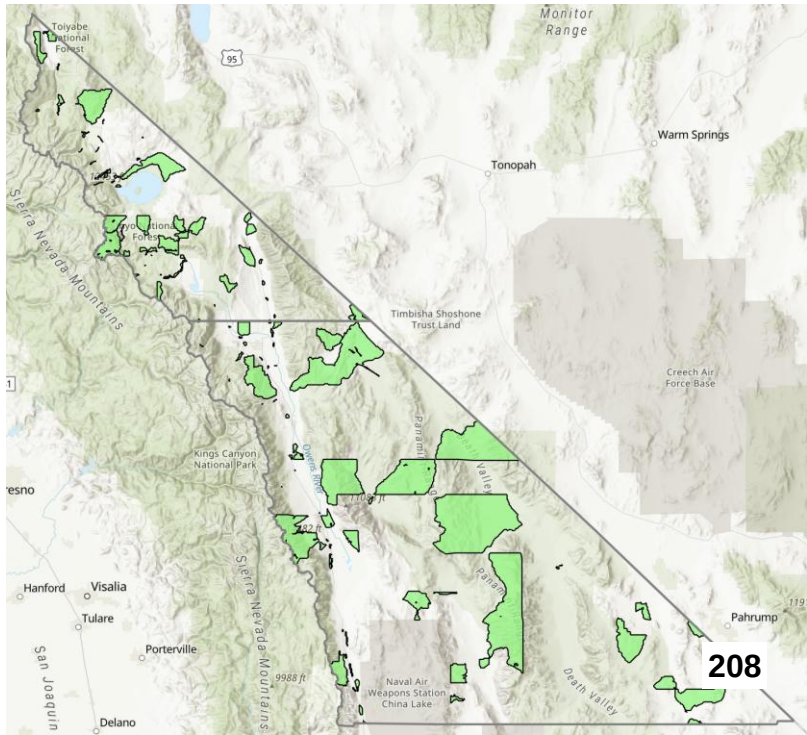
- CASF Rural & Urban Regional Broadband Consortia Account
- Funds the IMBC Work Plan Activities
  - https://connectedeasternsierra.net/work-plan/
- Year 3 of 3: February 1, 2025 – January 31, 2026
- Expecting another 3-Year Grant Opportunity
  - Application Window and Procedures Not Yet Public
  - Discussions of Slightly Modified Program Objectives

Legacy Grant Project Awards

- Connect America Fund Phase II
- Rural Digital Opportunity Fund

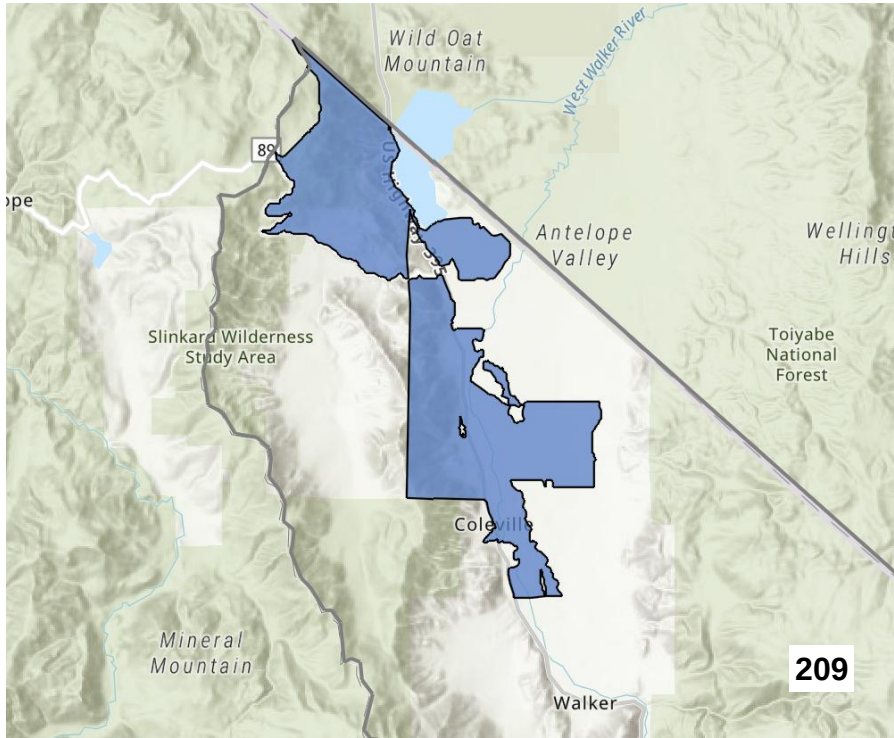
Legacy Grants: CAF II

- FCC Connect America Fund Phase II
- Funded with 25Mbps/3Mbps Service Requirement
- Project Areas Funded by CAF II are Not Eligible for BEAD
- 10-Year Program, Awards in 2018
- Geolinks & Viasat Project Areas



Legacy Grants: RDOF

- FCC Rural Digital Opportunity Fund
- Funded with 25Mbps/3Mbps Service Requirement
- Project Areas Funded by RDOF are Not Eligible for BEAD
- 10-Year Program, Awards in 2018 & 2019
- Frontier Project Areas Only



Broadband Expansion Outlook

- FCC Notice July 17, 2025:
  - Solicit Comments on Continued Use of 100Mbps/20Mbps Benchmark
  - Abolish long-term goal of 1Gbps/500Mbps Benchmark
  - Continue to use FCC BDC as the Primary Data Source
  - https://docs.fcc.gov/public/attachments/DOC-413059A1.pdf
- Online Innovation Requires Reliable Broadband
- Reliable, Symmetrical Gigabit Service should be the Goal
- Will Need Additional Broadband Expansion Iterations

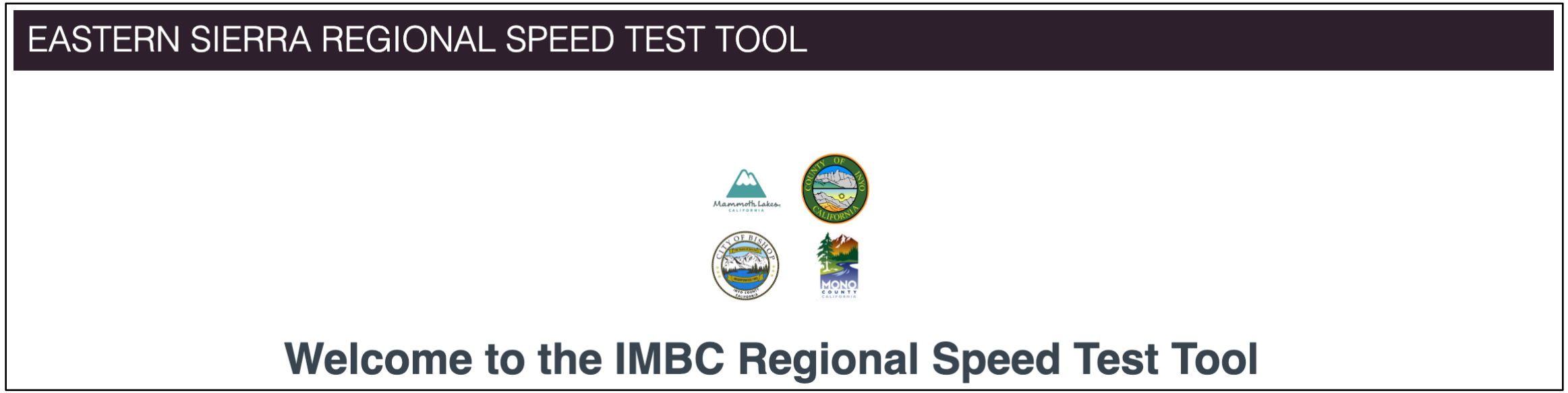
IMBC Website Updates

- New-New IMBC Speed Test
- Broadband Needs Estimator

Website: New Speed Test

- Allows Capture of Regional Speed Test Results
- Includes Optional Survey Questions

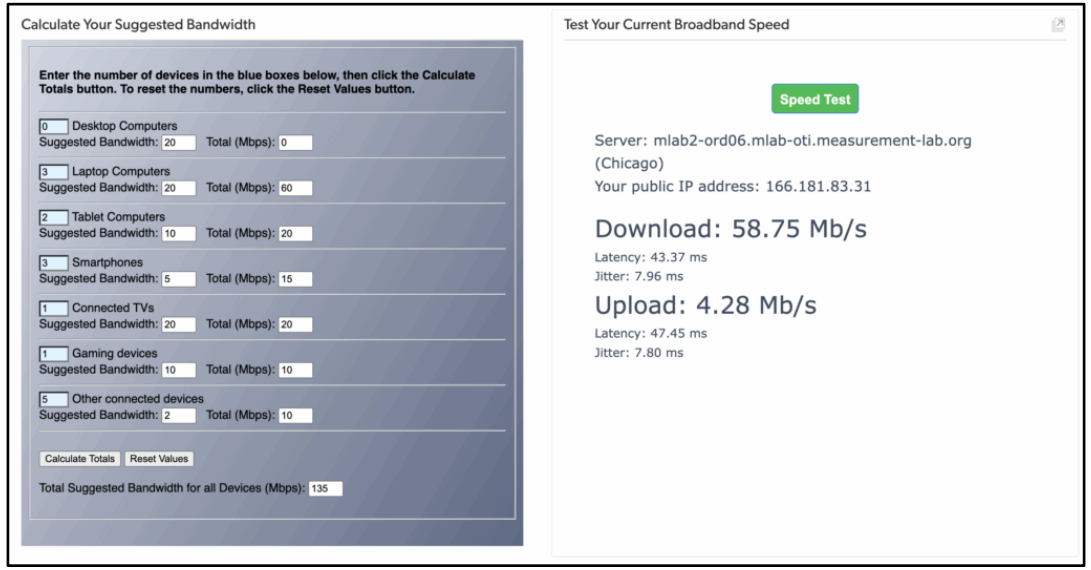
https://connectedeasternsierra.net/speed/



Website: Broadband Estimator

- Updated Intuitive Layout
- Incorporates the M-Lab Speed Test

https://connectedeasternsierra.net/get-connected/



Questions & Discussion

Links to Highlight

- CPUC Federal Funding Account
  - https://www.cpuc.ca.gov/industries-and-topics/internet-and-phone/broadband-implementation-for-california/last-mile-federal-funding-account
- California BEAD Program
  - https://www.cpuc.ca.gov/beadprogram/
- California Broadband for All
  - https://broadbandforall.cdt.ca.gov/
- Middle-Mile Broadband Initiative
  - https://middle-mile-broadband-initiative.cdt.ca.gov/

Acronyms

- BEAD – Broadband Equity, Access, and Deployment
- CAF II – Connect America Fund Phase II
- CASF – California Advance Services Fund (CPUC)
- CBC – California Broadband Cooperative, Digital 395
- CDT – California Department of Technology
- CPUC – California Public Utilities Commissions
- FCC – Federal Communications Commission
- FFA – CPUC Federal Funding Account
- GSCA – Golden State Connect Authority JPA (RCRC)
- GSN – Golden State Net, MMBI Network Administrator
- IMBC – Inyo-Mono Broadband Consortium
- JPA – Joint Powers Authority
- MMBI – Middle-Mile Broadband Initiative
- MMBN – Middle-Mile Broadband Network
- NTIA – National Telecommunications & Information Administration
- RCRC – Rural County Representatives of California
- RDOF – Rural Digital Opportunity Fund
- USDA RD – US Department of Agriculture Rural Development

Help Shape the Future of the Eastern Sierra

Sparking collaboration, shaping strategies.

4-Session Community Economic Development Workshop Series

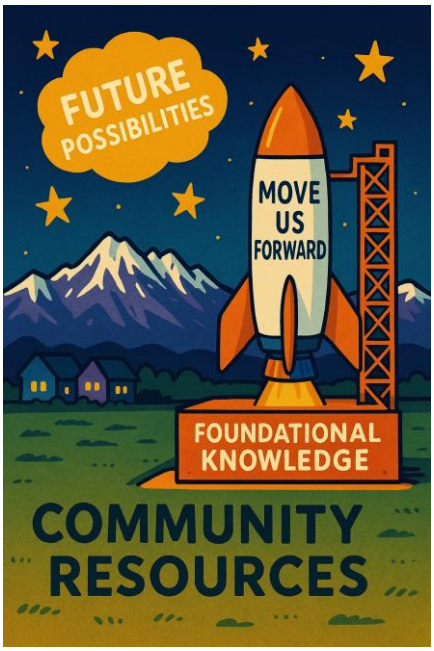
Thursdays, 10:30am – 1:00pm
Oct 2 • Oct 16 • Oct 30 • Nov 13
Alternating between Bishop & Mammoth Lakes

UC CE
UNIVERSITY OF CALIFORNIA
Agriculture and Natural Resources
UC Cooperative Extension

What You'll Gain:

This hands-on **Community Economic Development (CED)** series will give you:

- Practical planning & partnership skills
- Local economic data tools & analysis
- Asset-mapping techniques
- Strategies to turn goals into action
- Connections with leaders across the region



Who Should Attend?

Local officials & staff • Business & nonprofit leaders • Workforce & education partners • Civic & community groups • Emerging changemakers

Locations

- Oct 2 – Bishop, Business Resource Center
- Oct 16 – Mammoth Lakes (TBD)
- Oct 30 – Bishop, Business Resource Center
- Nov 13 – Mammoth Lakes (TBD)

Take the Next Step; Fill Out this Interest Form

Be part of shaping the future of our gateway communities.

Contact Aaron Wilcher awilcher@ucanr.edu

760-873-7854

bitly

UC CE

UNIVERSITY OF CALIFORNIA
Agriculture and Natural Resources

UC Cooperative Extension

Eastern Sierra Community Economic Development Workshops

Fall 2025 Pilot Program
Oct 2 - Nov 13, 2025

Building local leadership, skills, and strategies for regional prosperity

Contact:
Aaron Wilcher, CED Advisor. UCCE, Inyo-Mono
awilcher@ucanr.edu

Sept 23, 2025
Inyo County Board of Supervisors

Housing Affordability – 1,163

Housing and Urban Develop. – 817

Affordable Housing and Urban Plan. – 757

Economic Development – 1,006

Innovation & Economic Growth – 750

Workforce Development – 516

Tourism & Recreation – 482

Agriculture & Rural Development – 261

Water & Natural Resources – 166

Local Business & Entrepreneurship – 148

Infrastructure & Transportation – 97

Civic Engagement & Governance – 831

Youth Leadership & Education – 724

Professional Dev. & Capacity Building– 653

Civic Leadership & Participation – 591

Leadership & Training – 298

Education & Youth Programs – 266

Public Engagement & Outreach– 191

Workshop Series at a Glance

Session 1

CED Fundamentals

Introduces CED basics and local context, builds shared understanding, and surfaces key issues to guide future sessions.

Session 2

Understanding the Regional Economy

Explores regional economic data to identify gaps, growth areas, and opportunities in the local economy.

Session 3

Opportunity and Asset Mapping

Maps local assets and resources to priorities and opportunities participants have surfaced.

Session 4

Strategic Planning for CED

Participants turn insights into action creating goals, strategies, and Action Plans.

Audience

Local officials and staff
City, county, and tribal officials; agency and planning staff

Business and nonprofit leaders
Chamber staff, tourism (DMO) and recreation staff

Education & Workforce Partners
Districts, colleges, training providers, intermediaries

Civic & community Organizations
Neighborhood associations, service orgs, cultural and faith groups

Emerging leaders
Young professionals, new civic leaders and voices

What Participants Will Leave With

Understanding of
Regional data and CED concepts and terminology

Tools and frameworks
Methods to connect opportunities with assets and set goals

Hands-on experience
Working on planning and strategy

A starter action plan
Clear next steps for projects

Connections and peer network
New connections and partnership to to sustain collaboration

Session dates

Thursday lunch sessions 10:30a - 1pm

- 10/2 (Bishop BRC)
- 10/16 (Mammoth TBD)
- 10/30 (Bishop BRC)
- 11/13 (Mammoth - TBD)

https://ucanr.edu/county/inyo-and-mono-counties/article/ced-workshops-2025

https://docs.google.com/forms/d/e/1FAIpQLSd9a4icg2kIINTLwokJPWZnEaHnjEKKVMnM5BA38YOIkLjUiA/viewform

The Prelude

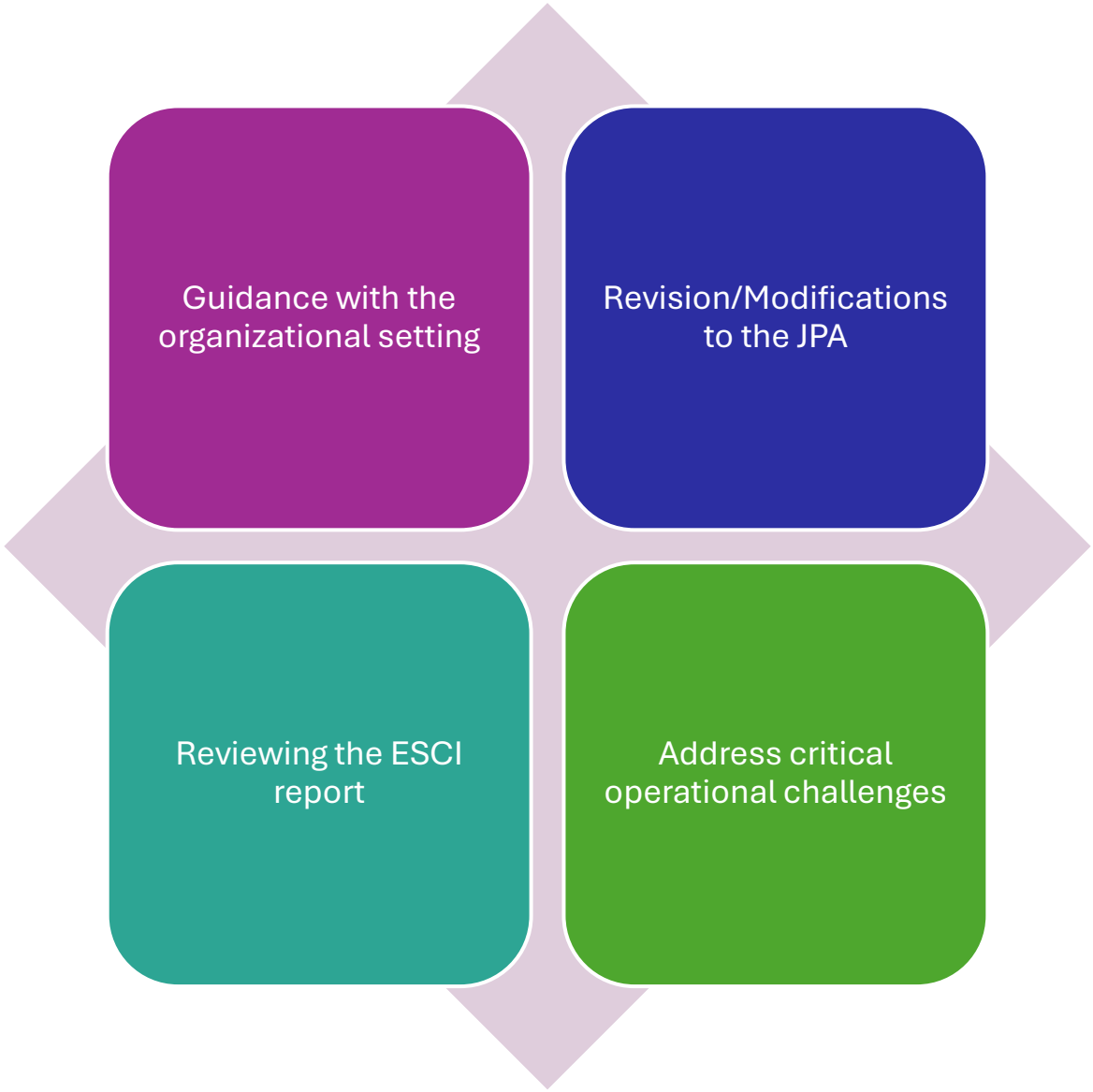
The near future will provide a 3-phase road map for the progression of Bishop Fire Department.

Sustainability → Longevity

Phase 1 – Sustainability

- Phase 1 will consist of:
  - Immediate needs
  - Broadcast accomplishments and milestones
  - A path to sustainability
  - Sourcing internal operational needs and the ESCI report

Needs from Elected and Appointed Officials



Primary Focus in Phase 1

Future staffing

Infrastructure that includes aged out apparatus & department renovations

ESCI Grading of Apparatus

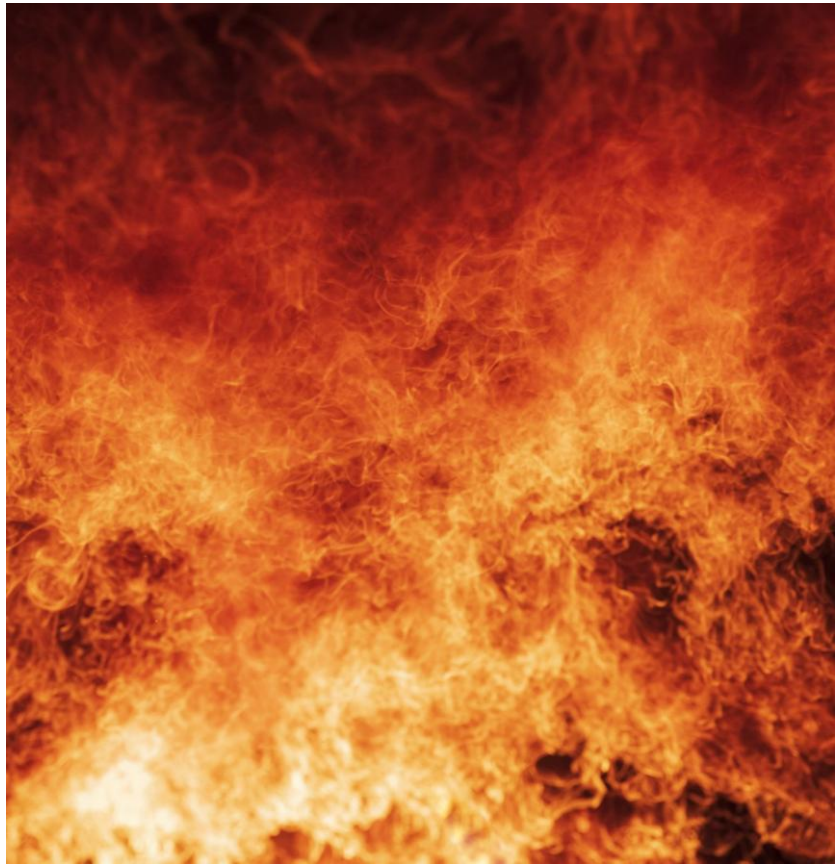
Very good < 18	Good 18-22	Fair 23-27	Poor > 27	Critical
0-5 years of service, low milage, as new, no defects, preventative maintenance, and performing as intended.	6-10 years of service, moderate mileage, minor defects, preventative maintenance, and performing as intended.	11-15 years of service, high mileage, moderate defects, functioning, but worn.	16 + years of service, high mileage, moderate to major defects, not performing as desired.	16+ years of service, high mileage, major defects, not functioning, OR risk to safety and health.
Prevent Maintenance	Possible Repairs	Repair	Repair or Replace	Immediate Refurbish OR Replacement

Grading of Bishop Fire Apparatus

Designation	Type	Year	Age	Miles	Service	Condition	Reliability	Score
Engine 5	Type 1	1995	30	115,035	1	1	1	43
Ladder 3	Quint	1999	26	35,832	3	3	3	37
Mech 1	F-350	2005	20	98,962	3	3	3	37
Engine 1	Type 1	1991	34	6,468	1	1	1	36
R1	Type 1	1996	29	9,465	1	1	3	33
Engine 2	Type 1	1999	26	24,385	1	1	1	29

Bishop Fire Staffing Breakdown

- Prior to my arrival there was a Fire Chief, Assistant Fire Chief, Admin Assistant, Deputy Fire Chief, Fire Prevention Officer & part-time Mechanic.
- Phase 1 staffing recommendation would include a full-time Assistant Fire Chief.
- Current filled positions include Fire Chief, Fire Captain, and Fire Engineer



Comprehensive Breakdown for Phase 1 coming soon...

Bishop Police Department

August 2025 End of Month Report

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TOTAL INCIDENTS	**1130**	**1137**	**1317**	**1190**	**1269**	**1140**	**1257**	**1049**				
CALLS FOR SERVICE	531	586	814	732	788	719	717	585				
OFFICER INITIATED INCIDENTS	599	551	503	458	481	421	540	464				
TRAFFIC STOPS	71	68	53	45	41	43	65	29				
OTHER OIA INC.	528	483	450	413	440	378	475	435				
BUS/BUILDING CHECKS	12	9	4	0	3	4	2	5				
VEH/PED CHECKS	48	48	34	41	48	34	47	47				
TOTAL OFFICER REPORTS	**94**	**75**	**96**	**92**	**110**	**70**	**79**	**78**				
ACCIDENT	6	4	3	4	4	6	4	5				
CRIMINAL ACCIDENT	1	0	1	4	3	3	3	1				
FELONY	12	12	21	12	16	14	12	16				
INFORMATION	32	24	35	22	34	18	27	24				
INFRACTION	0	1	0	0	0	0	0	0				
MISDEMEANOR	43	34	36	50	53	29	33	25				
TC WITH INJURIES	1	1	0	1	1	2	1	1				
TC NO INJURIES	6	3	4	7	6	7	6	5				
TOTAL MISDEMEANOR & FELONY ARRESTS	**28**	**28**	**28**	**44**	**35**	**16**	**24**	**21**				
MISDEMEANOR ARRESTS	22	23	16	33	27	10	22	16				
ADULT	18	20	16	31	23	10	22	16				
JUVENILE	4	3	0	2	4	0	0	0				
FELONY ARRESTS	6	5	12	11	8	6	2	5				
ADULT	6	5	12	10	8	5	2	5				
JUVENILE	0	0	0	1	0	1	0	0				
CITATIONS	**68**	**60**	**65**	**75**	**70**	**35**	**84**	**40**				
MOVING	15	15	11	11	7	7	19	8				
NON-MOVING	29	22	35	24	27	12	46	18				
CRIMINAL	24	23	19	40	36	16	19	14				
CAMPING ORDINANCE CONTACTS												
CAMPING ORDINANCE CITATIONS	2	0	0	2	1	0	5	2				

		JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
DISPATCH PHONE ACTIVITY													
911 CALLS		**185**	**184**	**203**	**201**	**256**	**212**	**234**					
	INBOUND	181	173	197	198	241	200	228					
	ABANDONED	4	11	6	3	15	12	6					
ADMINISTRATIVE CALLS		**931**	**949**	**1228**	**1100**	**1156**	**1229**	**1230**					
	INBOUND	857	610	838	762	761	844	826					
	OUTBOUND	336	337	389	334	381	385	403					
	ABANDONED	8	2	1	4	14	0	1					

Bishop Area Chamber of Commerce & Information Center

Report to Bishop City Council for Monday September 22, 2025

Prepared by: Tawni Thomson, Executive Director

Highpointers Event: Club members from across the US and a few foreign countries meet in a different state each year to summit the highest peak in that state. The group chose Bishop this year to summit Boundary Peak in Nevada and some also did Mt. Whitney. Chamber staff have been working with event organizers since 2019 to coordinate lodging, meeting space, catering and other logistics. 180 individuals spent at least 3-7 days in Bishop.
Pictured here: Kenny, Donna and Mark who arrived in Bishop several days ahead of the event for shopping, dining and sightseeing.

VCMC Dual Sport: Ventura County Motorcycle Club will host the annual Dual Sport Rally in Bishop 10/10-10/12. Bishop Chamber was instrumental in bringing the event to Bishop 18 years ago and we're happy to continue supporting the event that brings 150-200 people. Registration and awards banquet is at the Tri-County Fairgrounds. Chamber assists with rider bags, coffee, snacks and volunteers to help serve the dinner. VCMC gives a large financial donation to the Bishop Police Department each year for "Shop with a Cop."

Strategic Planning Meeting: Bishop Chamber of Commerce Board of Directors met at Business Resource Center on 9/10 to review program of work and approve 2025-2026 budget. They also received the BTID Annual Report which will be presented to Bishop City Council next month on 10/27/25.

Congressman Kiley Visit: Bishop Chamber staff facilitated a luncheon roundtable with Congressman Kiley and several local business leaders on 8/28.

Lunch & Learn: 8/21. Bishop Chamber of Commerce hosted Inyo Mono Cattlewomen and UC Davis program to discuss economic impact and importance of cattle ranching in our area.

New Members Since Last Report to Council:
Cosner-Neipp IT Services, Owens Valley Handyman, La Cueva de Luz, and Bishop Plaza

Social Metrics for August 2025:
Facebook (Paid and Organic) **–** 1.2 Million Views | 12K Link Clicks|31K Interactions
Instagram (Paid and Organic) – 297K Views | 610 Link Clicks | 10K Interactions

Lodging Metrics:

- July occupancy was 82.8% (3% higher than last year).
- July ADR was $158 (5% higher than last year).
- August occupancy was 79.9% (1% lower than last year).
- August ADR was $156 (1 % higher than last year).

New Location for Bishop Information Center and Chamber: Bishop Chamber of Commerce has officially purchased the property at 200 & 218 South Main Street. Three current tenants will stay; work will begin soon to remodel the two vacant office units. One will be the Information Center, and the other will be Chamber staff offices. The Information Center will continue to serve the public in the current location until new space is ready.

NORTHERN INYO HEALTHCARE DISTRICT

Improving our communities, one life at a time.
One Team, One Goal, Your Health!

150 Pioneer Lane
Bishop, California 93514

(760) 873-5811

DATE: September 22, 2025

TO: City of Bishop – City Council Members

FROM: Christian Wallis, Interim Chief Executive Officer (CEO)

RE: Quarterly CEO Report– Northern Inyo Healthcare District

REPORT CONTENT

A. Chief Executive Officer Report

a. Cash flow action team

b. The Joint Commission

c. Medical transfer

Agenda Item: 10.A
Date of Meeting: September 22, 2025
Department: Police

STAFF REPORT

To:	City Council
From:	Nate Derr
Subject:	**Updated Police Sergeant Job Description**
Prepared On:	September 9, 2025
Attachments:	Police Sergeant - Updated Job Description 9 22 2025

Background/History:

The current Police Sergeant job description was last updated approximately twenty years ago. Since that time, the role of a Police Sergeant within the Bishop Police Department has evolved significantly in response to changes in policing standards, organizational structure, community expectations, and operational needs.

In recent years, Sergeants have taken on broader responsibilities, including training oversight, administrative functions, operations management, and serving as on-call commanders. The outdated job description no longer accurately reflects these responsibilities or the expectations placed on supervisory staff.

Analysis/Discussion:

The proposed updated job description incorporates the following key revisions:

- Expanded Supervisory Duties: Reflects the Sergeant's role as the first-line supervisor, responsible for leadership, mentoring, discipline, and evaluation of Corporals, Officers, and civilian staff.
- On-Call Commander Role: Formalizes the requirement that Sergeants serve in an on-call commander rotation, consistent with the Bishop Police Officers Association MOU, with on-call compensation as specified.
- Specialized Assignments: Establishes three assignment categories—Training Sergeant, Administrative Sergeant, and Operations Sergeant—to clarify the division of supervisory and administrative responsibilities across the Department.

- Patrol and Community Engagement: Reinforces the expectation that Sergeants remain uniformed, respond to calls, and actively participate in patrol, ensuring direct supervision and community visibility.

- Modernized Standards: Updates qualifications, POST requirements, and physical standards to align with current policing practices and legal mandates.

By modernizing the job description, the City ensures that supervisory roles are clearly defined, consistent with industry standards, and aligned with community expectations.

Economic Impacts:
There is no direct fiscal impact associated with updating the job description. Compensation for the Police Sergeant classification remains subject to the existing salary schedule and Memorandum of Understanding with the Bishop Police Officers Association.

Budget Impacts:
No change to current Fiscal year budget.

Legal Review:
City Attorney Pucci has reviewed this item and finds it complies with the law.

Recommended Action:
Staff recommends that the City Council approve the updated Police Sergeant Job Description to replace the existing version, which has not been revised in over twenty years.

Approved By:
Approved By:
Approved By:
Approved By:

CITY OF BISHOP
POLICE DEPARTMENT

Police Sergeant

DEFINITION

Under direction of the Police Captain or Chief of Police, the Police Sergeant performs responsible supervisory law enforcement work; plans, directs, and supervises the activities of assigned personnel; and participates in patrol, investigations, traffic enforcement, and other law enforcement functions. The Police Sergeant provides leadership in the field, supervises and disciplines subordinate officers, and ensures compliance with departmental policies and procedures.

Sergeants are expected to act as first-line supervisors, personally performing patrol duties, overseeing the work of Corporals and Officers, and carrying out assigned administrative functions. In addition to core duties, Sergeants may be assigned to specialized categories (Training Sergeant, Administrative Sergeant, or Operations Sergeant). Sergeants are also required to serve as on-call commanders pursuant to the Memorandum of Understanding (MOU), with on-call compensation provided as defined therein.

SUPERVISION RECEIVED AND EXERCISED

- Receives general supervision from the Police Captain or Chief of Police.
- Provides direct supervision over Corporals, Police Officers, Dispatchers and assigned civilian staff.

EXAMPLE OF DUTIES

The duties listed below are examples of the work typically performed by employees of this class. An employee may not be assigned all duties listed and may be assigned duties which are not listed below. Marginal duties are those which are least likely essential functions for any single position in this class.

- Supervise, direct, and evaluate the work of assigned sworn and non-sworn personnel.
- Provide leadership and field supervision during patrol, calls for service, and special operations.
- Administer discipline and provide corrective action in accordance with department policies.
- Review, approve, and prepare reports, schedules, and related documents.
- Train and mentor subordinate staff; conduct performance evaluations.
- Ensure compliance with federal, state, and local laws, as well as departmental rules and policies.

- Respond to major incidents and serve as the on-scene commander.
- Coordinate with other supervisors to ensure efficient use of personnel and equipment.
- Maintain readiness to serve as on-call commander on a rotational basis.
- Perform other related duties as assigned.
- Assists Officers in preparing reports in cases for trial and may personally appear in court to present evidence testimony.
- Gives information and direction to the public.
- Reviews reports submitted by Officers.
- Prepares reports of shift activity.

ASSIGNMENT CATEGORIES

In addition to general supervisory responsibilities, Sergeants may be assigned one of the following functional leadership roles:

Training Sergeant:

- Coordinate POST-mandated training, in-service programs, and professional development.
- Manage the Field Training Officer (FTO) program, including trainee assignments and evaluation of FTOs.
- Maintain training compliance records and oversee training equipment.

Administrative Sergeant:

- Oversee Dispatch Operations
- Coordinate with the Records Clerk and Police Services Technician to ensure accurate reporting and data management.
- Oversee property and evidence management.
- Assist with policy updates, compliance reviews, and special administrative projects.
- Provide administrative support to the Police Captain or Chief of Police.

Operations Sergeant:

- Manage daily staffing, schedules, and deployment planning.
- Oversee patrol operations, tactical deployments, and fleet/equipment management.
- Develop and coordinate special enforcement or community policing initiatives.
- Serve as liaison with allied agencies for operational planning.
- Monitor crime trends and direct patrol strategies accordingly.

ON-CALL COMMANDER DUTY

Sergeants may act as on-call commanders, serving as the designated command authority outside of regular working hours. On-call compensation is provided pursuant to the Bishop Police Officers Association MOU.

QUALIFICATIONS

Knowledge of:

- Modern police methods and procedures, including patrol, crime prevention, and traffic control
- Criminal law, with particular emphasis on apprehension, arrest, and custody of persons accused of misdemeanors and felonies
- Rules of evidence pertaining to search and seizure and the preservation and presentation of evidence in Court
- Criminal investigation techniques and procedures, including crime scene investigation, interrogation, fingerprinting and photography
- Recent Court decisions on arrest procedures and the handling of suspects and prisoners
- Principles of supervision and training
- Use and care of firearms

Ability to:

- Gather, assemble, analyze, and evaluate facts and evidence
- Draw logical conclusions from information and make proper recommendations
- Interpret and apply laws and regulations
- Analyze situations quickly and accurately, and take effective courses of action
- Schedule, organize, and supervise the work of subordinates
- Demonstrate keen powers of observation and memory
- Meet established standards of physical endurance, agility, and vision
- Establish and maintain cooperative relationships with those contacted during the course of work.
- Supervise, train, and evaluate subordinate personnel.
- Analyze situations quickly and take effective action.
- Enforce laws fairly and impartially.
- Communicate clearly, orally and in writing.
- Maintain cooperative relationships with staff, other agencies, and the community.

Skill to:

- Lead staff and staff development.
- Understand and carry out both oral and written directions.

- On a continuous basis, know and understand operations and observe safety rules.
- On a continuous basis, sit and stand for extended periods of time.
- Traverse uneven terrain, periodically standing, stooping, bending, climbing, and kneeling to perform site inspections.
- Working in exposure to various weather conditions.
- Normal vision to read handwritten and printed material and a computer screen.
- Learn to interpret and apply rules, regulations, and ordinances relating to police operations.
- Use a computer, calculator, telephone, photocopy machine and camera.
- Analyze situations quickly, calmly, and objectively and to determine proper course of action.
- Safely and effectively perform duties.
- Establish and maintain effective working relationships with those contacted in the performance of required duties.
- Communicate clearly and concisely, both orally and in writing.

EDUCATION, EXPERIENCE AND TRAINING GUIDELINES

Any combination of education, experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:

- High school graduate or equivalent.
- Associate degree preferred (can be substituted with college credits and additional experience in Law Enforcement).

Experience and Training:

- Five years of experience as a Sworn Law Enforcement Officer, including prior Supervisory and leadership experience.

Special Requirements

- Must possess a POST Intermediate Certificate.
- Must be able to obtain a POST supervisory Certificate within two years of appointment.
- At least 21 years of age.
- Must possess or obtain by appointment date a valid driver's license issued by the state of California.
- Must successfully complete a pre-employment background investigation and physical.
- Bilingual Preferred.

PHYSICAL, MENTAL AND EMOTIONAL REQUIREMENTS

The physical demands described here and in the job analysis are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Candidates must meet standards of physical stature, endurance, and agility established by the City and the Peace Officers Standards and Training (POST)
- Vision standard: correctable to 20/20, normal color vision
- Hearing Standard: normal hearing
- Must be found to be free from any physical, emotional or mental conditions, as determined by a qualified physician and/or psychologist, which with or without accommodations might affect exercises of the powers of a peace officer or adversely affect the ability of the employee to perform essential job functions.
- The position may require prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily office activities. Additionally, the position requires grasping, repetitive hand movement, and fine coordination in retrieving and entering data using a computer keyboard. The position also requires both near and far vision when performing work and operating assigned equipment as required by POST. Acute hearing is required when providing phone and face-to-face service. The position also requires grasping, repetitive hand movement, fine coordination, and finger dexterity. The need to lift, carry, pull and push tools, supplies and other equipment weighing up to 100 pounds is also required.
- Additionally, the incumbent may be required to respond to after-hours emergency callouts.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee frequently works in outside weather conditions, which may include extreme cold, windy and other wintery conditions. The employee occasionally works near moving mechanical parts in high, precarious places; and with explosives and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme cold, extreme heat, and vibration. The noise level in the work environment is usually moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference checks; job related tests as well as a polygraph examination may be required.
The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude

them from the position if the work is similar, related or a logical assignment to the position.

This classification is not intended to be all-inclusive. An employee may be required to perform other reasonable duties as assigned by management. The City reserves the right, with the concurrence of the department head, to revise or change classification duties and responsibilities as the need arises and as consistent with the meet and confer process.

Approved by Council:

Agenda Item: 10.B
Date of Meeting: September 22, 2025
Department: Police

STAFF REPORT

To:	City Council
From:	Nate Derr
Subject:	**Updated Police Captain Job Description**
Prepared On:	September 10, 2025
Attachments:	Police Captain - Updated Job Description 9 22 2025

Background/History:
On June 23, Council approved an updated Police Lieutenant job description and a title change to Police Captain. Upon further review, staff identified typographical errors in the document.

Analysis/Discussion:
This is a staff error correction only, with no changes to the job duties or overall context of the job description.

Economic Impacts:
None

Budget Impacts:
None

Legal Review:
City attorney Pucci has review this item and finds it complies with the law.

Recommended Action:
Approve Updated Police Captain Job Description.

Approved By:
Approved By:
Approved By:
Approved By:

CITY OF BISHOP
POLICE DEPARTMENT

Police Captain Job Description

DEFINITION

Under general direction of the Chief of Police, the Police Captain performs highly responsible administrative, supervisory, and management work in directing and coordinating one or more major divisions of the Police Department, including patrol, investigations, and administrative services. The Police Captain assists the Chief of Police in policy formulation, strategic planning, and department-wide operations. The Captain may act as the Chief of Police in their absence and is expected to exercise independent judgment, leadership, and a strong commitment to public safety and community policing.

SUPERVISION RECEIVED AND EXERCISED

- Receives general supervision from Police Chief
- Directly supervises Sergeants and other assigned sworn and non-sworn personnel.
- Provides management oversight for departmental programs and initiatives.

EXAMPLES OF DUTIES

Duties may include, but are not limited to:

- All duties and responsibilities of Police Officer, Police Corporal, and Police Sergeant.
- Oversees the operations and management of major divisions within the department including Patrol, Investigations, Support Services, and Special Operations.
- Assists the Chief of Police with strategic planning, department policy development, and implementation of departmental goals and objectives.
- Acts as second-in-command to the Chief of Police and serves as Acting Chief in their absence.
- Provides administrative leadership and oversight for personnel management, budgeting, training, and policy compliance.
- Coordinates with local, state, and federal agencies and represents the department at meetings, task forces, and public events.
- Directs and supervises the performance of subordinate staff, ensuring effective delivery of police services, professional development, and accountability.
- Manages internal investigations and oversees the disciplinary process to ensure compliance with legal standards and departmental policy.

- Oversees and monitors departmental compliance with POST mandates and training standards.
- Evaluates crime trends, community needs, and operational efficiency to recommend and implement effective policing strategies.
- Manages critical incident response and assumes command of major incidents when appropriate.
- Administers grant programs and oversees special projects or task forces as assigned.
- Promotes transparency, ethical conduct, and trust through active community engagement and consistent leadership.

QUALIFICATIONS

The Police Captain possesses the following qualifications or their equivalent:

Knowledge:

- Principles, practices, and procedures of modern police administration and operations.
- Effective supervisory techniques, employee development, and performance management.
- Criminal law, constitutional law, and laws governing arrest, search, and seizure.
- Community policing philosophy and its application in a rural environment.
- Budgeting principles and grant management.
- Emergency management systems and critical incident command.

Ability:

- Lead, supervise, and motivate staff to achieve departmental goals.
- Analyze complex police problems and adopt effective courses of action.
- Interpret and apply laws, rules, and departmental policies.
- Maintain calm and effective leadership in high-pressure and emergency situations.
- Communicate clearly and effectively, both orally and in writing.
- Build and maintain effective relationships with community members, elected officials, allied agencies, and department personnel.

Skill:

- Understand operations and observe safety rules.
- Work in various weather conditions.
- Maintain normal vision and hearing to perform duties and operate equipment.
- Operate a computer, calculator, telephone, photocopy machine, and camera.
- Analyze situations quickly, calmly, and objectively to determine appropriate response.
- Establish and maintain effective working relationships.

- Communicate clearly and concisely in oral and written formats.

EDUCATION, EXPERIENCE, AND TRAINING

Any combination of experience and training that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the knowledge, skills, and abilities would be:

Experience:

- Seven years' experience in municipal police work in the State of California;
- At least two (2) years of experience in a supervisory capacity, preferably at the Sergeant level.

Training/Education:

- A Bachelors' degree from an accredited college or university in political science, law enforcement, criminal justice, public administration or related field is required. A comparable combination of education and experience may be considered.

License And Certificates:

- Possession or ability to obtain a POST Management Certificate within two (2) years of appointment.
- Must possess a valid California Driver License with a satisfactory driving record.

SPECIAL REQUIREMENTS

- Possession or ability to obtain a POST Management Certificate within two (2) years of appointment.
- Must successfully complete a thorough background investigation, psychological screening, and medical examination.
- Must possess a valid California Driver License with a satisfactory driving record.
- Bilingual abilities are preferred.

PHYSICAL, MENTAL, AND ENVIRONMENTAL REQUIREMENTS

The physical demands described here and in the job analysis are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Candidates must meet standards of physical stature, endurance, and agility established by the City and the Peace Officers Standards and Training (POST)
- Vision standard: correctable to 20/20, normal color vision
- Hearing Standard: normal hearing
- Must be found to be free from any physical, emotional or mental conditions, as determined by a qualified physician and/or psychologist, which with or without accommodations might affect exercises of the powers of a peace officer or adversely affect the ability of the employee to perform essential job functions.

- The position may require prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily office activities. Additionally, the position requires grasping, repetitive hand movement, and fine coordination in retrieving and entering data using a computer keyboard. The position also requires both near and far vision when performing work and operating assigned equipment as required by POST. Acute hearing is required when providing phone and face-to-face service. The position also requires grasping, repetitive hand movement, fine coordination, and finger dexterity. The need to lift, carry, pull and push tools, supplies and other equipment weighing up to 100 pounds is also required.
- Additionally, the incumbent may be required to respond to after-hours emergency callouts.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee frequently works in outside weather conditions, which may include extreme cold, windy and other wintery conditions. The employee occasionally works near moving mechanical parts in high, precarious places; and with explosives and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme cold, extreme heat, and vibration. The noise level in the work environment is usually moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference checks; job related tests as well as a polygraph examination may be required.

This classification is not intended to be all-inclusive. An employee may be required to perform other reasonable duties as assigned by management. The City reserves the right, with the concurrence of the department head, to revise or change classification duties and responsibilities as the need arises and as consistent with the meet and confer process.

Approved by Council:

Agenda Item: 10.C
Date of Meeting: September 22, 2025
Department: Public Works

STAFF REPORT

To:	City Council
From:	Nora Gamino
Subject:	**Tesla Supercharger Agreement – Exercise of First Renewal Term**
Prepared On:	September 15, 2025
Attachments:	Renewal Letter from Tesla to the City of Bishop, CA

Background/History:
The City entered into an agreement with Tesla in 2020. The agreement established an initial five-year term and granted Tesla two options to extend the term for additional five-year periods. The first renewal option may be exercised unilaterally by Tesla with timely notice and provided Tesla is not in default. The second renewal option, if later pursued, requires concurrence by the City.

Analysis/Discussion:
Tesla has provided formal notice exercising its first renewal option. As a result, the agreement will automatically extend for an additional five years, commencing December 1, 2025 and expiring November 30, 2030, under the same terms and conditions. This renewal does not require any action or concurrence by the City.

Economic Impacts:
None

Budget Impacts:
None

Legal Review:
City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:
Receive the report. No Council action is required.

Approved By: Ethan Aukee 9/15/2025
Approved By: Robin Picken 9/15/2025
Approved By: Pam Foster 9/16/2025
Approved By:

08/29/2025

Letter of Renewal

Public Works, City of Bishop
377 West Line Street
Bishop, California 93514
Attention: Deston Dishion
Phone: 760-873-8458
Email: ddishion@cityofbishop.com

TRTID 11411
Property Address: 151 South Warren Street, Bishop, California 93514

To Whom It May Concern,

Pursuant to that certain agreement dated 02/03/2020 (“Agreement”) by and between City of Bishop (“Counterparty”) and Tesla, Inc. (“Tesla”), this letter shall serve as written notice to Counterparty of Tesla’s election to exercise its **1st Renewal Term**.

The **1st Renewal Term** shall commence on **12/01/2025** , and expire on **11/30/2030**.

All initial capitalized terms used in this letter shall have the same meaning given such terms in the Lease unless otherwise defined in this letter.

Please email Superchargerhost@tesla.com if there are any questions or concerns.

Sincerely,

Maximilien de Zegher

Director, North America Network Supercharger

Agenda Item: 11.A
Date of Meeting: September 22, 2025
Department: Public Works

STAFF REPORT

To:	City Council
From:	Nora Gamino
Subject:	**Introduction of Water and Sewer Rate Structure Design Options**
Prepared On:	September 15, 2025
Attachments:	Water & Sewer Rate Structure Presentation Draft Bishop Prop 218 Notice

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Background/History:
The City of Bishop provides water and sewer services to approximately 1,200 connections. The last comprehensive rate study was completed in 2018, with rates adopted through 2024. Those rates are expiring, and the City must adopt new rates beginning in 2026 to ensure the financial stability of the utilities and continued investment in infrastructure.

On August 25, 2025, the City Council received an introduction to the Water and Sewer Capital Improvement Plans (CIPs) and the role those plans play in the rate-setting process. The next step in the process is to evaluate how rates are structured, in addition to what level of revenue is required.

Analysis/Discussion:
The City's rate consultant has advanced the water and sewer rate study to the next stage: developing and presenting draft rate structure designs for Council consideration. While the August 25 presentation focused on capital improvement plans (CIPs) and overall funding needs, this presentation shifts to how those costs are allocated among customers.

Currently, the City has approximately 25 different customer classes, many of which rely on billing methods that are subjective (for example, number of seats in a restaurant) or outdated. The proposed structure simplifies and modernizes these classifications to better align with industry standard practices and to recover costs in a manner more proportional to how customers use the utilities.

For the Water Fund, the proposed structure would consolidate residential categories into single family, multifamily, and senior discounts (funded by the General Fund). Attached and detached multifamily would be merged into one category. Eight commercial classes would be reduced into three new categories: Category A (low intensity), Category B (medium intensity), and Category C (high intensity). Commercial water charges would be based on building

square footage using Inyo County assessor data, with rates scaled to industry-standard consumption estimates.

For the Sewer Fund, the proposed structure mirrors this approach. Residential customers would be billed per dwelling unit, with attached and detached multifamily combined. Commercial customers would be grouped into the same A, B, and C categories, but charges would be based on both flow and pollutant strength, ensuring that higher-strength users pay proportionally more.

The proposed structure improves fairness, simplicity, and transparency. It eliminates reliance on measures such as seats, toilets, or other subjective factors and instead uses consistent, measurable criteria across all customer types. This also enhances compliance with Proposition 218, which requires rates to reflect the reasonable cost of providing service.

Example bill impacts demonstrate the effect of this shift: an office with low water use would see its bill decrease, while a grocery store or restaurant with higher usage or wastewater strength would see increases. Some customers will experience lower bills under the new structure, while others will pay more, depending on their actual water use and wastewater contribution.

This step does not establish final rates. Instead, Council's direction on the draft structure designs will allow the consultant to refine the financial model and prepare detailed rate schedules for inclusion in the Proposition 218 notice and public hearing process.

Economic Impacts:
There are no direct economic impacts from Council's consideration of the rate structures. However, adoption of these plans will influence future rate adjustments, which in turn will affect utility customers.

Budget Impacts:
There are no immediate budget impacts. Costs for the rate study are included in the current fiscal year budget.

Legal Review:
City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:
Council consideration of draft water and sewer rate structure design options and direction to staff and the City's rate consultant on which approaches should be advanced for further analysis and inclusion in the Proposition 218 process.

Approved By: Ethan Aukee 9/16/2025
Approved By: Robin Picken 9/16/2025
Approved By: Pam Foster 9/16/2025
Approved By:

CITY OF BISHOP

Water and Sewer Rate Study

September 22, 2025

LECHOWICZ + TSENG
MUNICIPAL CONSULTANTS

Alison Lechowicz
Project Manager

Background

- The City of Bishop (City) provides water and sewer service to about 1,200 connections
- Water and Sewer Funds are Enterprise Funds
  - Self supported from rates and charges
  - Separate from General Fund
- The last water and sewer rate study was conducted in 2018 and adjusted rates through 2024
- Rate study covers a 5-year period
  - Rate increases effective **July 1** of 2026, 2027, 2028, 2029, and 2030

Legal Requirements: Proposition 218

- Governs how water and sewer service charges can be calculated and adopted
  - Rates can be adopted over a 5-year period with a single study
  - Rates must be based on the reasonable cost of providing service
  - Rates must proportionally recover costs based on how customers take service
- Procedural requirements for adopting rate adjustments: mail a notice of hearing and conduct hearing at least 45 days later
- Ratepayers can block the increase with a 50% protest
- Ratepayers can also submit Written Objections
- **Rates in Prop 218 notice = legal maximum rates**

Financial Overview

- Current financial position of each utility fund:

	Water Fund ($M)	Sewer Fund ($M)
Cash Reserves	$2.64	$2.79
Annual Revenues	$1.23	$1.47
Operating Expenses	($1.22)	($1.31)
Debt Service	($0.07)	$0.00
Net	**($0.06)**	**$0.16**

Updated from August 25th presentation

- The main financial challenge is to fund infrastructure improvements, plan for the BAWA expansion, and keep up with inflationary cost increases

WATER FUND

Water Funding Needs

- Water Fund has a draft capital improvement plan consisting of about $3.97M in rate funded projects in FY2026/27 to FY2029/30. Funding for these are TBD by the rate study.
  - Projects include pipeline replacements, improvements to wells, vehicles and equipment
  - Projects for FY2030/31 are not yet defined
- About $2.07M of projects are needed to improve pipelines for fire flow. Fire flow projects have a greater likelihood of receiving low-cost loans.
- About $1.9M of projects are planned to be cash funded.
- Rate increases proposed will fund these projects and end the 5-year study period with the recommended reserve target ($1.8M).

Water CIP Funding

ANNUAL FUNDING	Preferred Option
Annual Cost to Ratepayers	**$570,000**
Made up of	
Debt Service*	$95,000
CIP Cash Funding	$475,000

TOTAL FUNDING FY26/27 to FY29/30	Preferred Option
New Debt Proceeds	$2,072,000
Cash Funding Over 4 Years	$1,900,000
Total (goal is $3.973M)	$3,972,000
Not Funded	($1,000)

"Preferred Option" = modified Option 2 from the August 25th presentation.

Fully funded CIP with cash + loan

Updated to July 1 implementation dates

Draws down fund balance in early years. Builds up to the target in later years.

*$2.072M loan to fund fire lines at 3.375% interest over 40 years (USDA)

Water $2.072M Loan

Assumes same terms and conditions as West Line water pipeline project

	Estimated Loan Terms
Total Loan Amount	$2,072,000
Term (years)	40
Interest Rate	3.375%
Annual Loan Payment	**$95,153**
Total Interest Over Life of the Loan (compounded annually)	$1,734,135

Water Rate Structure Changes

Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
Rate increase varies based on customer class **(average is 45%)**	20%	20%	9%	9%

- Reduce and consolidate customer classes for ease of billing
- Adjust rate categories to be less “changeable” or subject to judgement. Example: # of restaurant seats
- Updated estimated water usage and wastewater flow and pollutant strength with industry standard metrics
- Proposed rates are proportional to the water demand and sewer flow estimates

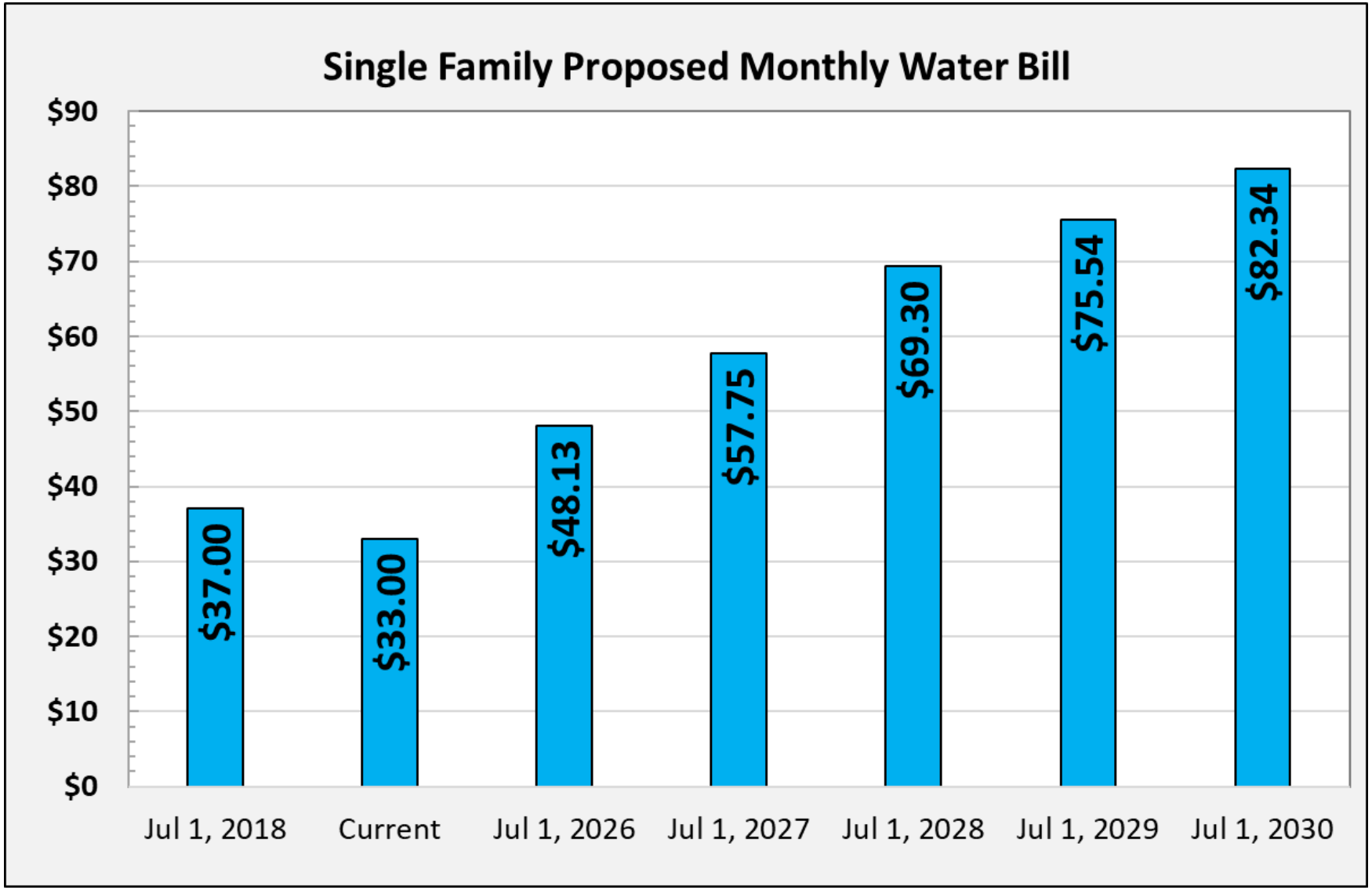
Current Residential Water Rates

	$/month
Single Family Residence	$33.00
Single Senior Residence (75% of SF)	$24.75
Multiple Family (detached) (75% of SF)	$24.75
Multiple Fam. Senior (detached) (75% of MF Detached)	$18.57
Multiple Fam. Residence (attached) (70% of SF)	$23.10
Multiple Fam. Senior (attached) (75% of MF Attached)	$17.33

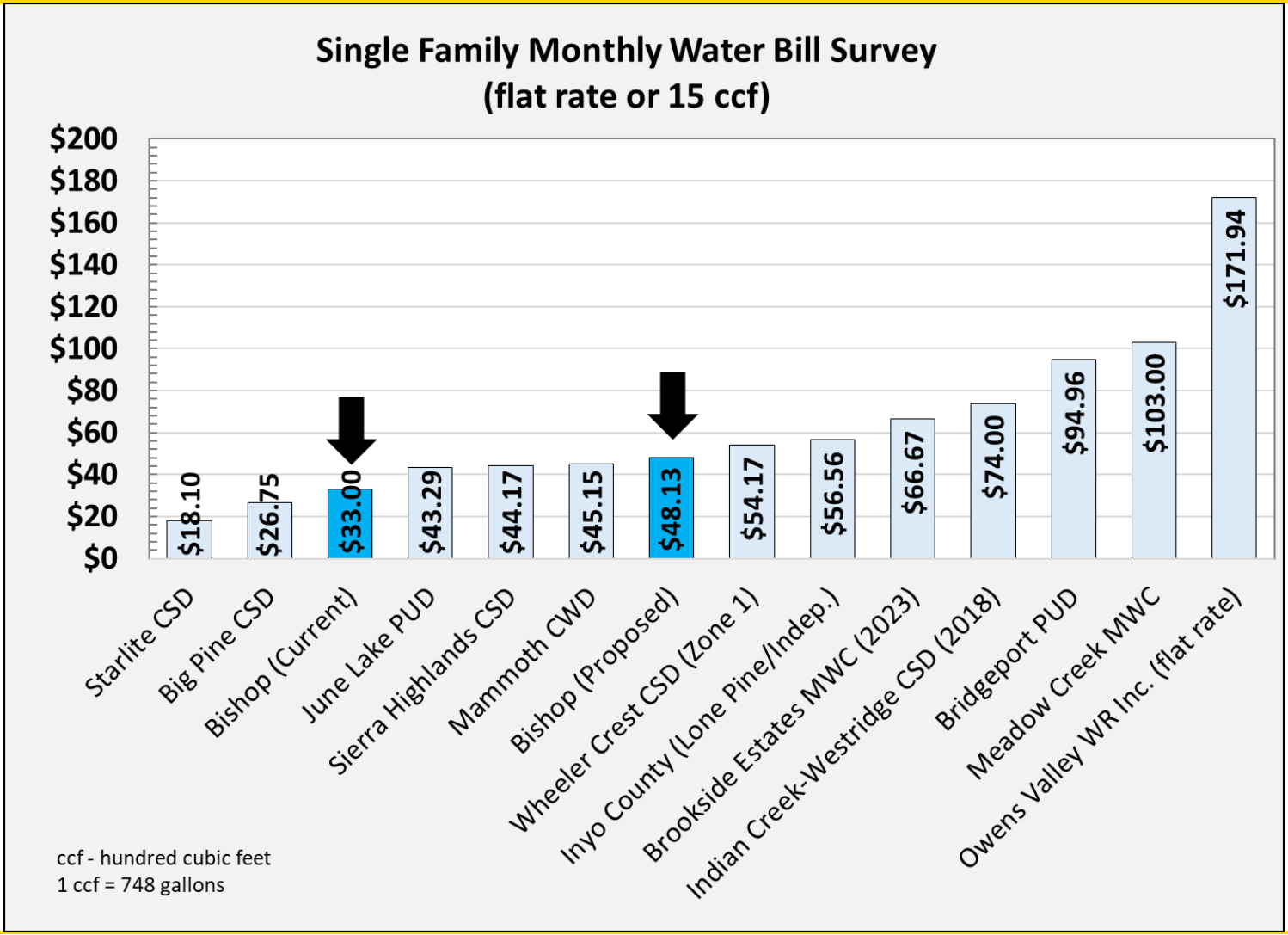
- Keep senior discount (paid via General Funds)
- Merge attached and detached multiple family categories

Proposed SF Residential Water Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		45%	20%	20%	9%	9%
Single Family Residence	$33.00	$48.13	$57.75	$69.30	$75.54	$82.34
% Increase		46%	20%	20%	9%	9%
Single Senior Residence	$24.75	$35.75	$42.90	$51.48	$56.12	$61.17
% Increase		44%	20%	20%	9%	9%


Single Family Proposed Monthly Water Bill
$90
$80
$70
$60
$50
$40
$30
$20
$10
$0
$37.00
$33.00
$48.13
$57.75
$69.30
$75.54
$82.34
Jul 1, 2018
Current
Jul 1, 2026
Jul 1, 2027
Jul 1, 2028
Jul 1, 2029
Jul 1, 2030

Water Bill Survey



Proposed MF Residential Water Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		45%	20%	20%	9%	9%
MF Detached	$24.75	$35.75	$42.90	$51.48	$56.12	$61.17
% Increase		44%	20%	20%	9%	9%
MF Attached	$23.10	$35.75	$42.90	$51.48	$56.12	$61.17
% Increase		55%	20%	20%	9%	9%

Proposed MF Senior Water Rates

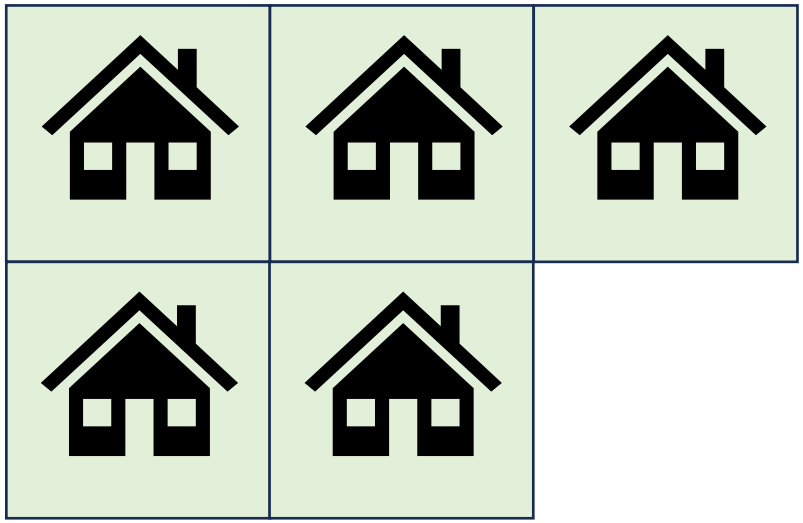
	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		45%	20%	20%	9%	9%
MF Senior Detached	$18.57	$26.13	$31.35	$37.62	$41.01	$44.70
% Increase		41%	20%	20%	9%	9%
MF Senior Attached	$17.33	$26.13	$31.35	$37.62	$41.01	$44.70
% Increase		51%	20%	20%	9%	9%

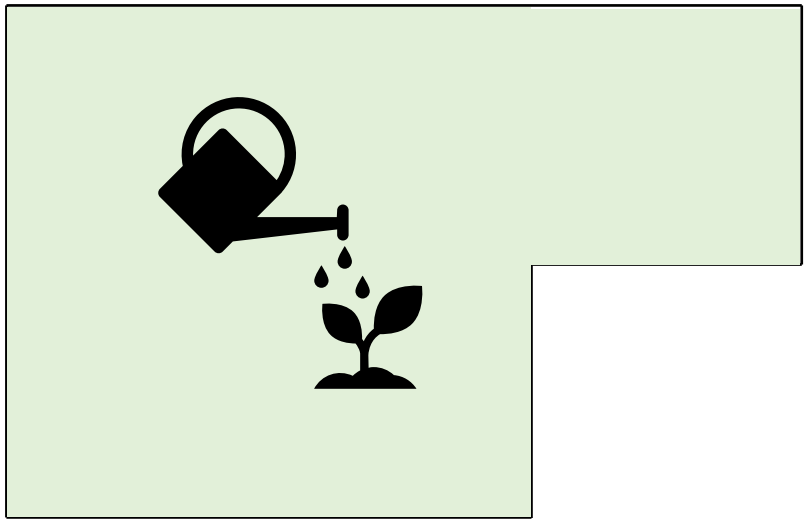
Proposed Commercial Water Rates

These customer categories are proposed to remain the same

Category	Billing Unit (same as current)	Current Rate	Proposed July 1, 2026 Rate	% Change
Brewery	1KBl/Yr	$6.60	$6.88	4%
Car Wash	Stall	$99.00	$99.01	0%
Fair Grounds	Each	$165.00	$250.28	52%
Gas Station	Island	$13.20	$17.88	35%
Hospital	Bed	$11.55	$12.38	7%
Hotel Room	Each	$8.25	$12.38	50%
Laundromat	Washer	$23.10	$19.25	-17%
School	Student	$1.32	$1.38	5%
Trailer Dump Facility	Each	$66.00	$66.01	0%
Irrigation	Acre	$9.90	$233.77	2261%

Proposed Irrigation Rate





Typical single family parcel size is 1/4 to 1/5 per acre. 4 or 5 homes = 1 acre total.
Typical single family residential water usage is 2 acre feet per year (AFY).

Typical usage is 2 acre feet per year (AFY) for most turf grass and landscaping.

SFR proposed July 1, 2026 water rate is $48.13.
The water bill for 5 homes is $240.65

Proposed 1 acre irrigation rate is $233.77 (about 4.86X the SFR rate)

Proposed Irrigation Rate Continued

- Irrigation rate will apply to schools, churches, City parks, and some commercial parcels such as the lumber yard, garden center/nursery, and large retail parcels with observed, excessive irrigation use
- The rate will only apply to larger parcels with significant landscaped areas
- Rate will be applied to 50% of the parcel size to account for building space, parking lots, walkways, and other non-irrigated areas on the parcel
- The Fair Grounds onsite plumbing is not intended to use City water for irrigation. The Fair Grounds will be charged for water service based on indoor use for bathrooms.

Commercial Water Rates Continued

Current Category	Billing Unit	Current Rate
General Commercial	Toilet	$31.35
Beauty or Barber Shop	Each	$33.00
Church	Each	$33.00
General Commercial	Toilet	$31.35
Hall	Each	$33.00
Restaurant	Seat	$3.30
Restaurant (over 100 seats)	Seat	$1.65
Restaurant Banquet Room	Each	$33.00
Restaurant Outside	Seat	$1.65
General Commercial (mortuary)	Toilet	$31.35

Proposed Category	Proposed Rate ($/1,000 sq ft)
Category A: Bank, gym, industrial, office, retail, storage, warehouse	$16.50
Category B: Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	$24.07
Category C: Fast food, mortuary, restaurant	$30.25

SEWER FUND

Sewer Funding Needs

- Sewer Fund has a draft capital improvement plan consisting of about $2.8M in rate funded projects in FY2026/27 to FY2029/30. Projects for FY2030/31 are not yet defined.
  - The City needs to fund deferred maintenance projects and plan for construction of the BAWA joint treatment plant.
- $1.4M of projects are proposed to be financed.
- $1.4M of projects are proposed to be cash funded.
- Rate increases proposed will fund identified projects and end the 5-year study period with recommended reserve target + $1M reserve for future BAWA expenses.

Sewer CIP Funding

ANNUAL FUNDING	Preferred Option
Annual Cost to Ratepayers	**$416,000**
Made up of	
Debt Service*	$64,300
CIP Cash Funding	$351,700

TOTAL FUNDING FY26/27 to FY29/30	Preferred Option
New Debt Proceeds	$1,400,000
Cash Funding Over 4 Years	$1,406,800
Total Non-BAWA	$2,806,800
BAWA Reserve	$1,000,000

"Preferred Option" = modified Option 1 from the August 25th presentation.

Fully funded CIP with cash + loan (Aug 25 Opt 1 had $500k unfunded)

Updated to July 1 implementation dates

Exceeds reserve target all 5 years of the rate plan

Sewer $1.4M Loan

Assumes same terms and conditions as West Line water pipeline project. Loan will fund pipeline and lift station improvements.

	Estimated Loan Terms
Total Loan Amount	$1,400,000
Term (years)	40
Interest Rate	3.375%
Annual Loan Payment	**$64,300**
Total Interest Over Life of the Loan (compounded annually)	$1,171,713

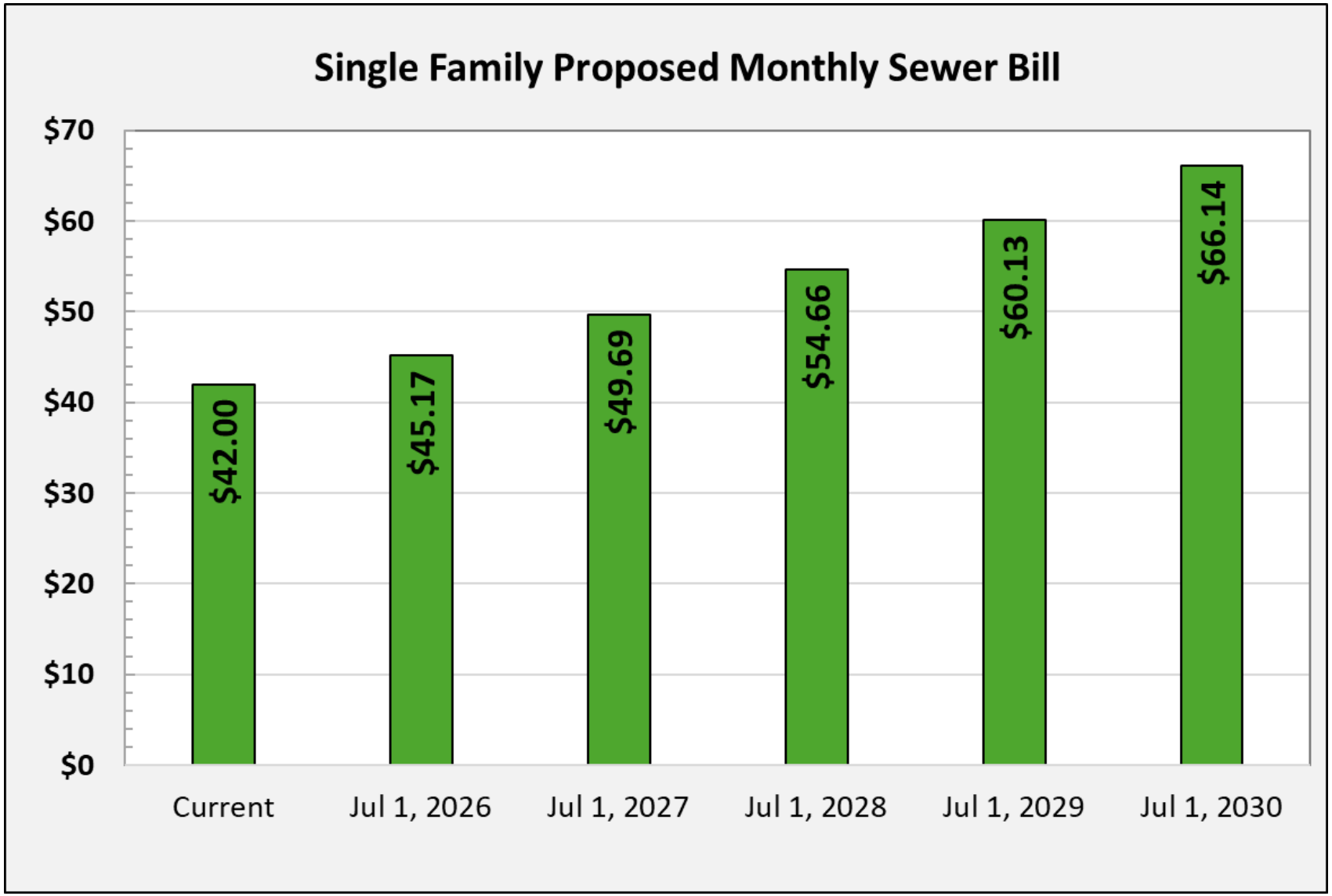
Sewer Rate Structure Changes

Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
Rate increase varies based on customer class **(average is 10%)**	10%	10%	10%	10%

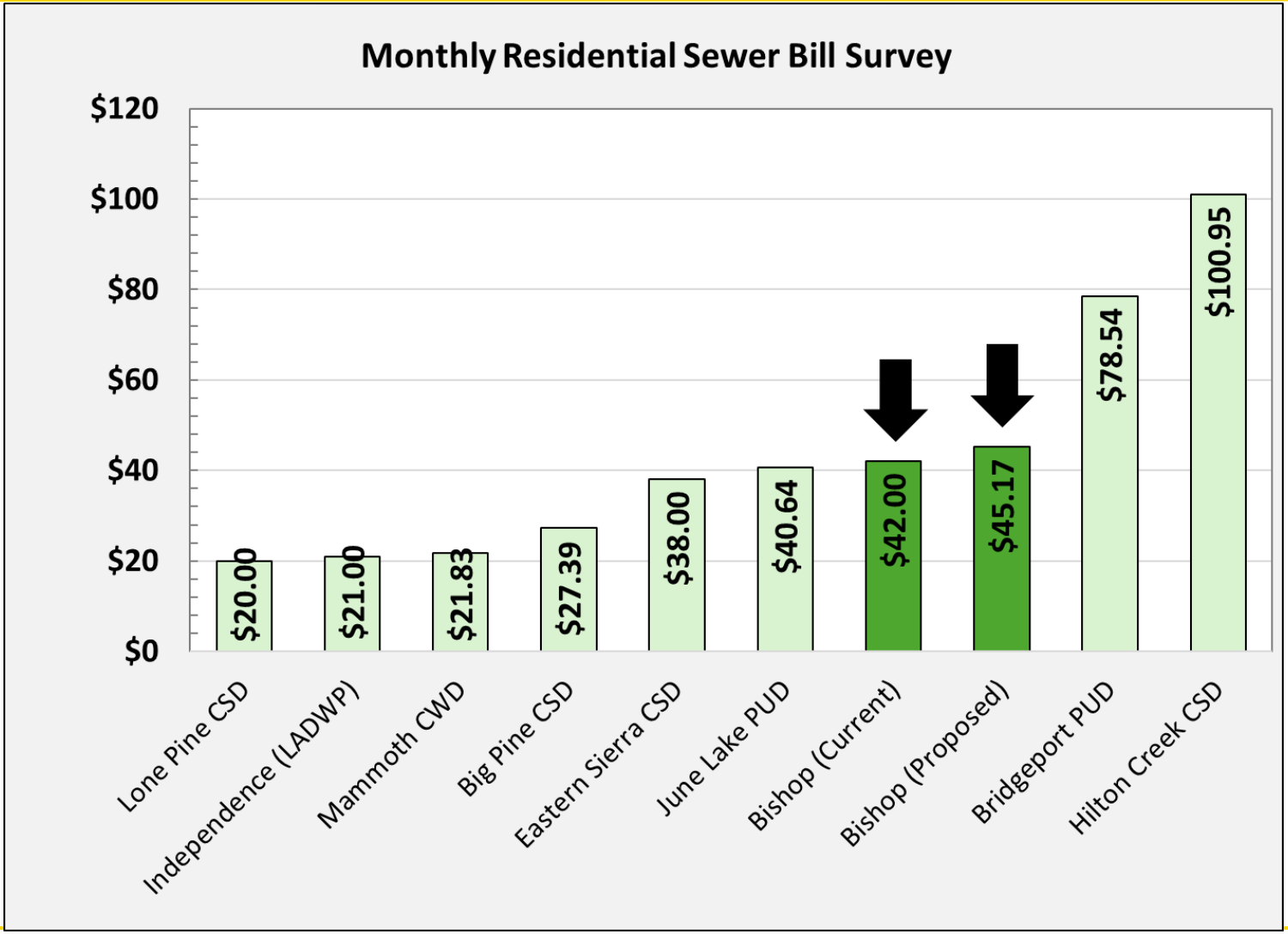
- Similar rate structure adjustments as the water rates
- New commercial categories
  - Category A – low flow, low pollutant strength
  - Category B – medium flow, medium pollutant strength
  - Category C – high flow, high pollutant strength

Proposed SF Residential Sewer Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		10%	10%	10%	10%	10%
Single Family Residence	$42.00	$45.17	$49.69	$54.66	$60.13	$66.14
% Increase		8%	10%	10%	10%	10%
Single Senior Residence	$31.50	$32.97	$36.27	$39.90	$43.89	$48.28
% Increase		5%	10%	10%	10%	10%


Single Family Proposed Monthly Sewer Bill
$70
$60
$50
$40
$30
$20
$10
$0
$42.00
$45.17
$49.69
$54.66
$60.13
$66.14
Current
Jul 1, 2026
Jul 1, 2027
Jul 1, 2028
Jul 1, 2029
Jul 1, 2030

Sewer Bill Survey



Proposed MF Residential Sewer Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		10%	10%	10%	10%	10%
MF Detached	$31.50	$32.97	$36.27	$39.90	$43.89	$48.28
% Increase		5%	10%	10%	10%	10%
MF Attached	$29.40	$32.97	$36.27	$39.90	$43.89	$48.28
% Increase		12%	10%	10%	10%	10%

Proposed MF Senior Sewer Rates

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
System Average % Increase		10%	10%	10%	10%	10%
MF Senior Detached	$23.62	$24.39	$26.83	$29.52	$32.47	$35.72
% Increase		3%	10%	10%	10%	10%
MF Senior Attached	$22.05	$24.39	$26.83	$29.52	$32.47	$35.72
% Increase		11%	10%	10%	10%	10%

Proposed Commercial Sewer Rates

These customer categories are proposed to remain the same

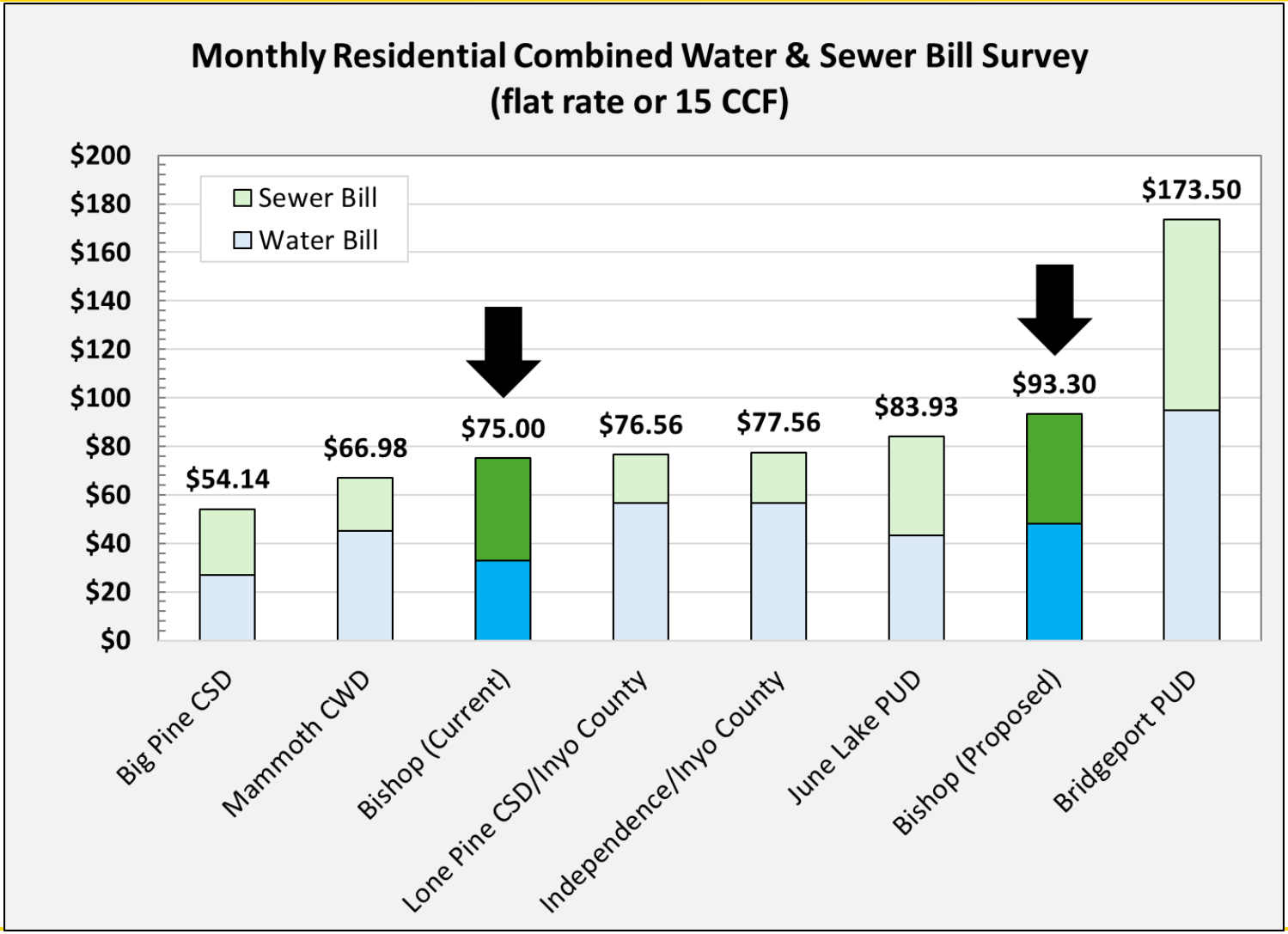
Category	Billing Unit (same as current)	Current Rate	Proposed July 1, 2026 Rate	% Change
Brewery	1KBl/Yr	$8.40	$9.94	18%
Car Wash	Stall	$126.00	$134.15	6%
Fair Grounds	Each	$294.00	$341.94	16%
Gas Station	Island	$16.80	$24.39	45%
Hospital	Bed	$14.70	$17.16	17%
Hotel Room	Each	$10.30	$17.16	67%
Laundromat	Washer	$29.40	$34.78	18%
School	Student	$1.68	$1.81	8%
Trailer Dump Facility	Each	$84.00	$90.34	8%

Commercial Sewer Rates Continued

Current Category	Billing Unit	Current Rate
General Commercial	Toilet	$39.90
Beauty or Barber Shop	Each	$42.00
Church	Each	$42.00
General Commercial	Toilet	$39.90
Hall	Each	$42.00
Restaurant	Seat	$4.20
Restaurant (over 100 seats)	Seat	$2.10
Restaurant Banquet Room	Each	$42.00
Restaurant Outside	Seat	$2.10
General Commercial (mortuary)	Toilet	$39.90

Proposed Category	Proposed Rate ($/1,000 sq ft)
Category A: Bank, gym, industrial, office, retail, storage, warehouse	$14.91
Category B: Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	$30.26
Category C: Fast food, mortuary, restaurant	$65.04

Combined Residential Bill Survey



SF Residential Water & Sewer Rate Comparison

	Current	Jul 1, 2026	Jul 1, 2027	Jul 1, 2028	Jul 1, 2029	Jul 1, 2030
Water Bill	$33.00	$48.13	$57.75	$69.30	$75.54	$82.34
Sewer Bill	$42.00	$45.17	$49.69	$54.66	$60.13	$66.14
Total	$75.00	$93.30	$107.44	$123.96	$135.67	$148.48
		24.4%	15.2%	15.4%	9.4%	9.4%

Commercial Example Bill 1

3,000 sq ft office with two toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category A ($/1,000 sq ft)	Total Bill
Water	2 toilets	X $31.35	$62.70	Water	3 thousand square feet	X $16.50	$49.50
Sewer	2 toilets	X $39.90	$79.80	Sewer	3 thousand square feet	X $14.91	$44.73
Total Current Monthly Bill			$142.50	Total Proposed July 1, 2026 Monthly Bill			$94.23

Commercial Example Bill 2

25,000 sq ft grocery store with ten toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category B ($/1,000 sq ft)	Total Bill
Water	10 toilets	X $31.35	$313.50	Water	25 thousand square feet	X $24.07	$601.75
Sewer	10 toilets	X $39.90	$399.00	Sewer	25 thousand square feet	X $30.26	$756.50
Total Current Monthly Bill			$712.50	Total Proposed July 1, 2026 Monthly Bill			$1,358.25

Commercial Example Bill 3

8,000 sq ft restaurant with 90 seats

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/seat)	Total Bill		Billing Units	Monthly Rate Category C ($/1,000 sq ft)	Total Bill
Water	90 seats	X $3.30	$297.00	Water	8 thousand square feet	X $30.25	$242.00
Sewer	90 seats	X $4.20	$378.00	Sewer	8 thousand square feet	X $65.04	$520.32
Total Current Monthly Bill			$675.00	Total Proposed July 1, 2026 Monthly Bill			$762.32

Tentative Schedule

- September 22: Present rate design recommendations
- October 27: Present final recommendations, request authorization to print and mail Prop 218 notices
- November 11: Mail a notice to property owners and ratepayers in English and Spanish
- Early December (TBD): Potential community outreach meeting
- January 12: Proposition 218 hearing
- Absent a majority protest, the rates can go into effect on July 1, 2026

Wrap Up

City of Bishop
377 West Line Street
Bishop, CA 93514
(760) 873-5863

Name
Address
City, State ZIP

City of Bishop
NOTICE OF PUBLIC HEARING ON
PROPOSED ADJUSTMENTS TO WATER AND SEWER RATES
DATE (TBD) at 6:00 pm
in the City Council Chambers at 301 West Line Street, Bishop, CA 93514

You are receiving this notice as owner of property or ratepayer receiving water and/or sewer service from the City of Bishop (City). The City Council will hold a public hearing on DATE to hear public input and to consider and potentially approve water and sewer (wastewater) rate changes for the next five years.

Background
The City of Bishop provides water and sewer (wastewater) service to about 1,200 service connections including single family residences, apartments, retail stores, offices, hotels, restaurants, and other non-residential land uses. The City's Water and Sewer Funds are self-supported from rate revenues and do not receive tax revenues. City staff last conducted a rate study in 2018 that lowered the single family residential water rate down from $37.00 to eventually settle at the current rate of $33.00 per month. The current single family residential sewer rate is $42.00 per month. Rates have remained the same over the past two years.

Rate increases are needed for both the water and sewer utilities to fund operating and maintenance expenses, debt service payments, infrastructure improvements, and to maintain emergency reserves. The proposed rates are based on a comprehensive cost of service study that calculates recommended water and sewer rates over the next five years, beginning July 1, 2026. The proposed rates do not exceed the proportional cost of the service attributable to each parcel. In addition, the City proposes adjustments to the customer classifications to ensure equitable rates for all customers. The study upon which the rates are based is available for review on the City's website.

Why is a water rate increase needed?
Current water rate revenues are no longer sufficient to fund the cost of service. Increases are needed to keep up with inflationary cost increases, particularly because the current rate is lower than the rate from 2018, despite significant increases to most operating expenses since then. In addition, the City needs to fund about $4 million of critical infrastructure improvements including pipeline replacements, well improvements, and equipment. Without proactive maintenance, the City will face costly water main breaks, more frequent repairs, and service interruptions.

Why is a sewer rate increase needed?

Similar to the Water Fund, the Sewer Fund has significant capital improvement needs. The City has identified $2.8 million in projects that need to be funded through sewer rate increases. Critical projects are needed to address deferred maintenance, sewer line rehabilitation, and preparation for a new consolidated regional treatment plant operated by Bishop Area Wastewater Authority (BAWA). The City is a member of BAWA along with the Eastern Sierra Community Services District (ESCSD). The two agencies plan to consolidate their treatment systems in the next five to seven years to achieve a better economy of scale and operate more efficiently. In the near-term, the City will fund costs related to planning, engineering, and land acquisition. Where possible, the City will pursue grants, but a portion of these costs will be funded by rates.

Proposed Water and Sewer Rates and Rate Structure Changes

The City is largely unmetered and customers are billed flat (fixed) rates for water and sewer service that vary by customer class. Currently, the City has about 25 customer classes. The proposed rate plan will simplify and modernize the rate structures to better align with industry standard practices and to recover costs in a manner that is more proportional to how customers use the utilities. Attached and detached multiple family residential customer classes are proposed to be combined into a single class. Residential customers will continue to be billed based on number of dwelling units. Eight commercial classes are proposed to be reduced into three classes consisting of low intensity (Category A), medium intensity (Category B), and high intensity uses (Category C). Categories A, B, and C will be billed based on square feet of building size from Inyo County records. The water rate of each customer class is proportional to the estimated water consumption based on industry-typical usage patterns. The sewer rate of each customer class is proportional to estimated sewer flow in addition to estimated pollutants of each class.

Table 1 and Table 2 list the current and proposed residential water and sewer rates. Table 3 and Table 4 list the current and proposed commercial water and sewer rates. If adopted, new rates would go into effect July 1 of each year from 2026 to 2030. The bill impacts to each customer will vary based on customer class. For a single family residential customer, the current monthly water bill is $33.00 and the proposed July 1, 2026 water bill is $48.13, an increase of $15.13. The current monthly sewer bill is $42.00 and the proposed July 1, 2026 single family bill is $45.17, an increase of $3.17. Example bill impacts for three commercial customers are provided on page 6. If you would like additional information on how the proposed changes in water and sewer rates will affect your monthly bill or need more information about your customer classification, please contact the City at (760) 873-5863.

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Table 1: Current and Proposed Monthly Residential Water Rates

Current		Proposed					
Class		**Class**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
Single Family	$33.00	Single Family	$48.13	$57.75	$69.30	$75.54	$82.34
Senior Single Family	$24.75	Senior Single Family	$35.75	$42.90	$51.48	$56.12	$61.17
Multiple Family (detached)	$24.75	Multiple Family (detached and attached are combined)	$35.75	$42.90	$51.48	$56.12	$61.17
Multiple Family (attached)	$23.10						
Senior Multiple Family (detached)	$18.57	Senior Multiple Family (detached and attached are combined)	$26.13	$31.35	$37.62	$41.01	$44.70
Senior Multiple Family (attached)	$17.33						

Rates are billed per dwelling unit

Table 2: Current and Proposed Monthly Residential Sewer Rates

Current		Proposed					
Class		**Class**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
Single Family	$42.00	Single Family	$45.17	$49.69	$54.66	$60.13	$66.14
Senior Single Family	$31.50	Senior Single Family	$32.97	$36.27	$39.90	$43.89	$48.28
Multiple Family (detached)	$31.50	Multiple Family (detached and attached are combined)	$32.97	$36.27	$39.90	$43.89	$48.28
Multiple Family (attached)	$29.40						
Senior Multiple Family (detached)	$23.62	Senior Multiple Family (detached and attached are combined)	$24.39	$26.83	$29.52	$32.47	$35.72
Senior Multiple Family (attached)	$22.05						

Rates are billed per dwelling unit

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Table 3: Current and Proposed Monthly Commercial Water Rates

Current			Proposed						
Class	**Billing Unit**	**Rate**	**Class**	**Billing Unit**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
General Commercial	Toilet	$31.35	**Category A:** Bank, gym, industrial, office, retail, storage, warehouse	Per 1,000 square feet	$16.50	$19.80	$23.76	$25.90	$28.23
Beauty or Barber Shop	Each	$33.00	**Category B:** Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	Per 1,000 square feet	$24.07	$28.88	$34.65	$37.77	$41.17
Church	Each	$33.00							
Hall	Each	$33.00							
Restaurant	Seat	$3.30	**Category C:** Fast food, mortuary, restaurant	Per 1,000 square feet	$30.25	$36.30	$43.56	$47.48	$51.76
Restaurant (over 100 seats)	Seat	$1.65							
Restaurant Banquet Room	Each	$33.00							
Restaurant Outside	Seat	$1.65							
General Commercial (mortuary)	Toilet	$31.35							
Brewery	1KBl/Yr	$6.60	Same as billing method as current		$6.88	$8.25	$9.90	$10.79	$11.76
Car Wash	Stall	$99.00	Same as billing method as current		$99.01	$118.80	$142.56	$155.40	$169.39
Fair Grounds	Each	$165.00	Same as billing method as current		$250.28	$300.30	$360.36	$392.81	$428.17
Gas Station	Island	$13.20	Same as billing method as current		$17.88	$21.45	$25.74	$28.06	$30.58
Hospital	Bed	$11.55	Same as billing method as current		$12.38	$14.85	$17.82	$19.42	$21.17
Hotel Room	Each	$8.25	Same as billing method as current		$12.38	$14.85	$17.82	$19.42	$21.17
Irrigation [1]	Acre	$9.90	Same as billing method as current		$233.77	$280.50	$336.60	$366.91	$399.94
Laundromat	Washer	$23.10	Same as billing method as current		$19.25	$23.10	$27.72	$30.22	$32.94
School	Student	$1.32	Same as billing method as current		$1.38	$1.65	$1.98	$2.16	$2.35
Trailer Dump Facility	Each	$66.00	Same as billing method as current		$66.01	$79.20	$95.04	$103.60	$112.92
Closed Business	Each	$33.00	Eliminated		NA	NA	NA	NA	NA

1KBL/Yr - thousand barrels per year

1 - Based on parcel size X 50% to determine irrigated acres

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Table 4: Current and Proposed Monthly Commercial Sewer Rates

Current			Proposed						
Class	**Billing Unit**	**Rate**	**Class**	**Billing Unit**	**Jul 1, 2026**	**Jul 1, 2027**	**Jul 1, 2028**	**Jul 1, 2029**	**Jul 1, 2030**
General Commercial	Toilet	$39.90	**Category A:** Bank, gym, industrial, office, retail, storage, warehouse	Per 1,000 square feet	$14.91	$16.40	$18.04	$19.84	$21.83
Beauty or Barber Shop	Each	$42.00	**Category B:** Auto shop, beauty salon, bowling alley, church, coffee shop, frozen yogurt shop, general commercial, grocery store, medical office or veterinarian, meeting hall, mixed use, theater	Per 1,000 square feet	$30.26	$33.29	$36.62	$40.29	$44.31
Church	Each	$42.00							
Hall	Each	$42.00							
Restaurant	Seat	$4.20	**Category C:** Fast food, mortuary, restaurant	Per 1,000 square feet	$65.04	$71.55	$78.71	$86.59	$95.24
Restaurant (over 100 seats)	Seat	$2.10							
Restaurant Banquet Room	Each	$42.00							
Restaurant Outside	Seat	$2.10							
General Commercial (mortuary)	Toilet	$39.90							
Brewery	1KBl/Yr	$8.40	Same as billing method as current		$9.94	$10.93	$12.03	$13.23	$14.55
Car Wash	Stall	$126.00	Same as billing method as current		$134.15	$147.58	$162.34	$178.59	$196.44
Fair Grounds	Each	$294.00	Same as billing method as current		$341.94	$376.15	$413.78	$455.18	$500.68
Gas Station	Island	$16.80	Same as billing method as current		$24.39	$26.83	$29.52	$32.47	$35.72
Hospital	Bed	$14.70	Same as billing method as current		$17.16	$18.88	$20.77	$22.85	$25.13
Hotel Room	Each	$10.30	Same as billing method as current		$17.16	$18.88	$20.77	$22.85	$25.13
Laundromat	Washer	$29.40	Same as billing method as current		$34.78	$38.26	$42.09	$46.30	$50.93
School	Student	$1.68	Same as billing method as current		$1.81	$1.99	$2.19	$2.41	$2.65
Trailer Dump Facility	Each	$84.00	Same as billing method as current		$90.34	$99.38	$109.32	$120.26	$132.28
Closed Business	Each	$42.00	Eliminated		NA	NA	NA	NA	NA

1KBL/Yr - thousand barrels per year

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Example commercial bill impacts:

Example 1: 3,000 sq ft office with two toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category A ($/1,000 sq ft)	Total Bill
Water	2 toilets	X $31.35	$62.70	Water	3 thousand square feet	X $16.50	$49.50
Sewer	2 toilets	X $39.90	$79.80	Sewer	3 thousand square feet	X $14.91	$44.73
Total Current Monthly Bill			$142.50	Total Proposed July 1, 2026 Monthly Bill			$95.23

Example 2: 25,000 sq ft grocery store with ten toilets

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/toilet)	Total Bill		Billing Units	Monthly Rate Category B ($/1,000 sq ft)	Total Bill
Water	10 toilets	X $31.35	$313.50	Water	25 thousand square feet	X $24.07	$601.75
Sewer	10 toilets	X $39.90	$399.00	Sewer	25 thousand square feet	X $30.26	$756.50
Total Current Monthly Bill			$712.50	Total Proposed July 1, 2026 Monthly Bill			$1,358.25

Example 3: 8,000 sq ft restaurant with 90 seats

Current				Proposed – July 1, 2026			
	Billing Units	Monthly Rate ($/seat)	Total Bill		Billing Units	Monthly Rate Category C ($/1,000 sq ft)	Total Bill
Water	90 seats	X $3.30	$297.00	Water	8 thousand square feet	X $30.25	$242.00
Sewer	90 seats	X $4.20	$378.00	Sewer	8 thousand square feet	X $65.04	$520.32
Total Current Monthly Bill			$675.00	Total Proposed July 1, 2026 Monthly Bill			$762.32

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How do I file a protest or participate in the public hearing?

Proposition 218 provides that "Property Related Fees" such as the water and sewer rates the City is proposing to adjust are subject to a "majority protest" process. Any property owner or ratepayer may submit a written protest of the proposed rates; provided, however, that only one protest will be counted per property. If protests are filed on behalf of a majority of the properties subject to the rates, the City cannot adopt the proposed rates.

How to Participate

The proposed rate increases are governed by section 6 of Article XIII D of the California Constitution (Proposition 218), Government Code sections 53751 et seq. and 53759 et seq., and related laws. Property owners subject to the proposed rates and ratepayers may participate in this ratemaking in a variety of ways. More information and the Rate Study Report are on the City's website at https://cityofbishop.ca.gov/ or you can call (760) 873-5863. The City will hold a public hearing on DATE, to receive public comment, including any written protests to the proposed rates. Any property owner or ratepayer may submit one written protest per parcel. Immediately following the close of the public hearing on DATE, protests will be counted and validated. If valid protests are submitted for a majority (50% plus 1) of the parcels subject to the proposed rate increases, the City Council will not adopt the rates.

Every written protest MUST include ALL of the following to be counted:

1. A statement that it is a protest against the proposed water rates, sewer rates, or both;
2. Name of the property owner or customer who is submitting the protest;
3. Identification of the assessor's parcel number or street address (service address) of the property for which the protest is made; and
4. An original signature of the record owner or customer who is submitting the protest.

Written protests may be submitted by:

1. Mail to: Prop 218 Protest, 377 West Line Street, Bishop, CA 93514; or
2. In-person delivery during normal business hours at 377 West Line Street, Bishop, CA 93514; or
3. In-person delivery at the Public Hearing, before the end of the Public Hearing.

Regardless of how the written protest is submitted, it must be received by the City before the end of the public hearing to be held on DATE, beginning at 6:00 p.m. at 301 West Line Street (City Council chambers), Bishop, CA 93514. (Postmark dates will not be accepted.) To ensure protests are genuine, they will not be accepted by e-mail or other electronic means. Please identify on the front of the envelope for any written protest, whether mailed or submitted in person to the City, that the enclosed protest is for the Proposition 218 Protest. Oral comments at the Public Hearing will not qualify as formal protests unless accompanied by a written protest, but the Council welcomes all public input.

At the end of the public hearing, written protests will be counted in public view. If valid written protests are not submitted for a majority (50% plus 1) of the properties subject to the fees, the Council may adopt the proposed rates. The first rate change, if approved, will take effect on or after July 1, 2026.

Pursuant to California Government Code 53759, a 120-day statute of limitations applies to any legal challenge to a new, increased, or extended fee adopted by the City Council pursuant to this notice.

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