



**REGULAR SESSION –WEDNESDAY, MARCH 6, 2024**

STATE OF KANSAS     )  
  ) SS  
CITY OF KANSAS CITY)

Mr. Groneman introduced himself and the other Board members along with the General Manager, and Legal Counsel.

Roll call was taken and all Board members were present.

**Item #3 – Approval of Agenda**

A motion was made to approve the Agenda by Ms. Mulvany Henry, seconded by Mr. Wakes, and unanimously carried.

**Item #4– Approval of the Minutes of the Regular Session of February 7, 2024:**

A motion was made to approve the minutes of the Regular Session of February 7, 2024, by Ms. Gonzales, seconded by Mr. Parker, and unanimously carried.

**Item #5– Visitors Comments**

There were no visitors wishing to speak.

**Item #6– KCK Public Schools Bond Election Presentation- Anna Stubblefield**

Dr. Anna Stubblefield, Superintended of USD 500, presented the 2023 Master Plan Update and 2024 Bond Resolution, which would be on the May 7, 2024 ballot for Kansas City, KS voters. (See attached PowerPoint.)

Dr. Stubblefield responded to questions and comments.

**Item #7– General Manager / Staff Reports**

- i. *December 2023 Financials:* Ms. Lori Austin, Chief Financial Officer/Chief Administrative Officer, presented the December 2023 Financials to the Board. (See attached PowerPoint.)
- ii. *Miscellaneous Comments:* Mr. Johnson spoke about the Unified Government’s (UG) stormwater charges that recently went into effect and the increase in calls and inquires as a result of this change. There was further discussion with the Board regarding the stormwater charge.

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Ms. Mulvany Henry referenced the stormwater user charge page which could be located on the UG website for detailed information on the charge.

Regarding the bill separation project, he said he would communicate with the UG and update the Board soon. He spoke with the Board about scheduling upcoming Board Committee meetings.

He introduced and welcomed Ms. Abbey Frye, Chief Administrative Officer, and gave a brief recap of her history and knowledge she would bring to BPU.

**Item #7– Public Comments**

Mr. Johnson asked if there was anyone who wished to address the Board on items presented in the General Manager/Staff Reports section.

Dr. Rosas-Hall, 4345 N 122<sup>nd</sup> St, spoke about several families she was assisting that were non-English speaking. She said she would send the inquiries for further assistance.

Mr. Ty Gorman, 2843 Parkwood Blvd., spoke about utilizing resources to get information out to the community.

Ms. Louise Lynch, Kansas City, KS, spoke about BPU presentations and expressed her thoughts on fees and how they were billed.

**Item #8– Board Comments**

Ms. Mulvany Henry had no comments.

Ms. Gonzales thanked Ms. Mulvany Henry for referencing the UG website for additional stormwater information.

Mr. Parker thanked Dr. Hall for advocating for her community.

Mr. Wakes also thanked Dr. Hall for attending and Dr. Stubblefield for the presentation she gave. He spoke about the stormwater information provided by the UG and asked for permission to attend the 2024 American Public Power Association (APPA) National Conference in San Diego, June 8 – 12.

**REGULAR SESSION –WEDNESDAY, MARCH 6, 2024**

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A motion was made to approve Mr. Wakes’ travel to the conference, by Ms. Gonzales, seconded by Ms. Mulvany Henry, and unanimously carried.

Mr. Haley said he appreciated those who presented and participated in the meeting. He said he was able to listen to the Board Policy Committee meeting and thought they were very thorough. He spoke about the lobby opening.

Mr. Groneman also thanked those who presented and participated during the meeting and encouraged everyone to take a look at the progress being made to open the lobby.

**Item #9– Executive Session**

A motion was made to suspend the rule to allow for electronic devices during the Executive Session, by Ms. Mulvany Henry, seconded by Mr. Wakes.

Ms. Gonzales confirmed this was for tonight’s meeting only.

Roll call was taken and the motion unanimously carried.

Ms. Angela Lawson, Acting Chief Counsel proposed a motion for adoption as followed:

“I move that after taking a ten minute break the Board go into Executive Session in the first floor Board room to discuss confidential matters related to labor negotiations pursuant to the employer-employee negotiations exception to the Kansas Open Meetings Act; and that Acting Chief Counsel, Angela Lawson and staff members, as requested by the Board, be present to participate in the discussion, all others to be dismissed from the room and electronic and telephonic transmissions cease, and that we reconvene in Open Session with electronic and telephonic transmission returning at 8:25 PM .”

A motion was made to go into Executive Session and reconvene at 8:25 PM, by Ms. Mulvany Henry, seconded by Mr. Parker, and unanimously carried.

The Board moved into Executive Session.

At 8:25 PM the meeting returned to Open Session.

A motion was made to go back into Executive Session for 15 minutes, by Ms. Mulvany Henry, seconded by Mr. Wakes, and unanimously carried.

REGULAR SESSION –WEDNESDAY, MARCH 6, 2024

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At 8:41 PM the meeting returned to Open Session.

A motion was made to go back into Executive Session for 15 minutes, by Mr. Wakes, seconded by Ms. Mulvany Henry, and unanimously carried.

At 8:57 PM the meeting returned to Open Session.

A motion was made to go back into Executive Session for 15 minutes by Mr. Wakes, seconded by Ms. Mulvany Henry, and unanimously carried.

At 9:12 PM the meeting returned to Open Session.

A motion was made to have the Acting Chief Counsel for BPU draft a Resolution pertaining to the settlement of the contract negotiations that involved the following positions of the Board:

- No change to the current vacation allocation;
- Adoption of the side letter negotiated in sub-committee; the one that came before the version in the ratification vote;
- Adopting retro pay on the raises that were part of the tentative agreement, going back to the end of the last contract;
- Maintaining the ½ percent bonus for those employees that received a maximum two percent increase;
- Taking no action on a retirement match;
- All items not specified would be previously agreed upon items between both parties;

by Mr. Parker, seconded by Ms. Mulvany Henry, and unanimously carried.

**Item 10 – Adjourn**

At 9:14 PM a motion to adjourn was made by Ms. Mulvany Henry, seconded by Ms. Gonzales and unanimously carried.

ATTEST:

  
\_\_\_\_\_  
Secretary

APPROVED:

  
\_\_\_\_\_  
President

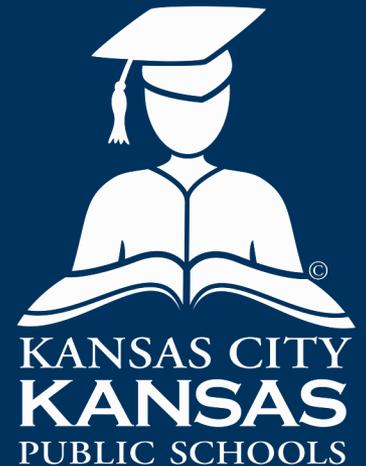
# A STRONGER FUTURE

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## 2023 FACILITY MASTER PLAN UPDATE 2024 *Bond Resolution*

• *Updated 02.16.2024*



# Kansas City, Kansas Public Schools

# **POINTS OF PRIDE**



## **NORTH STAR GOAL EXPANSION**



By 2031, 100% of students who graduate will graduate with a Diploma+ endorsement, with no disparities in race or gender subgroups while meeting or exceeding the average state graduation rate.

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# Kansas City, Kansas Public Schools

# POINTS OF PRIDE



- ▶ **61% of our seniors graduated with a Diploma+**
- ▶ **All of our high schools received Restorative Practice training**
- ▶ **AVID was implemented in four high schools and two middle schools**
- ▶ **All elementary staff have received professional development for LETRS**
- ▶ **75% of our schools saw growth in English Language Arts scores**
- ▶ **55% of our schools saw an increase in Math scores**
- ▶ **All grade levels saw growth in English Language Arts scores**
- ▶ **6 out of 7 of the grade levels saw growth in Math scores**
- ▶ **100% of our Middle Schools saw growth in English Language Arts at 6th Grade**
- ▶ **Sumner Academy ranked #1 high school in the state of Kansas & KC Metro**

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# Kansas City, Kansas Public Schools

# POINTS OF PRIDE



**21,335**

Enrolled Students at KCKPS

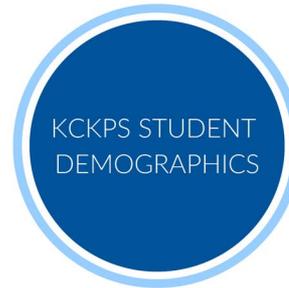
5 HIGH SCHOOLS

7 MIDDLE SCHOOLS

28 ELEMENTARY SCHOOLS

10 PRESCHOOL SITES

5 ALTERNATIVE PROGRAMS



KCKPS STUDENT  
DEMOGRAPHICS

**58%** HISPANIC

**22%** BLACK

**7%** WHITE

**7%** ASIAN

**6%** OTHER



**5th**

Largest School  
District  
in Kansas.

**1st**

Largest School  
District  
in Wyandotte  
County.

**TOP 5**

NON-ENGLISH  
LANGUAGES SPOKEN

SPANISH

KAREN

BURMESE

SWAHILI

NEPALI

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**KANSAS**  
PUBLIC SCHOOLS

# *What is the plan?*

- 2023 Facility Master Plan adopted by the BOE during December 12, 2023, meeting.
- 2024 Bond Resolution approved by the BOE during January 9, 2024, meeting.
- Bond Resolution on the Ballot = **May 7, 2024**
- Total Bond Amount = **\$420,000,000**

# Proposed New Facilities

- Demo / Combine Existing Schools
  - Silver City / Noble Prentis \$35,000,000
  - Eugene Ware / Lindbergh \$35,000,000
  - Emerson / New Stanley \$35,000,000
  
- Demo / Rebuild Existing Schools
  - Central Middle School \$61,785,000
  - Argentine Middle School \$61,785,000

# New ES #1

## Emerson / New Stanley Combined

- New Build on Emerson Site
- Approx. 72,000 square footage
- 500 - 550 Student Capacity
- Historic Register Building on site cannot be impacted
- Existing building to be demolished prior to re-build. Emerson students will need to be temporarily relocated to another site during construction of new building based on site constraints.
- Existing New Stanley site can be used for Swing Site, re-purposed or demolished at later date

### Current Site Acreage:

Emerson Site = 2.8 acres

New Stanley = 1.5 acres



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# New ES #2

## Silver City & Noble Prentis Combined

- New Build on Noble Prentis Site
- Approx. 72,000 square footage
- 500 - 550 Student Capacity
- Option for constructing new building while existing building is occupied; existing building to be demolished after new school is built.
- Silver City site is to be repurposed for new Argentine Middle School after students move into new combined site.

### Current Site Acreage:

Silver City Site = 9.7 acres

Noble Prentis Site = 3.2 acres



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# New ES #3

## Lindbergh & Eugene Ware Combined

- New Build on Eugene Ware Site
- Approx. 72,000 square footage
- 500 - 550 Student Capacity
- Option for constructing new building while existing building is occupied; existing building to be demolished after new school is built.
- Existing Lindbergh site can be used for Swing Site, re-purposed or demolished at later date

### Current Site Acreage:

Eugene Ware = 7.7 acres

Lindbergh = 6.2 acres



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# New Argentine Middle School

- New Build on Silver City site
- Approx. 125,000 square footage
- 900 – 950 Student Capacity
- Existing building to be demolished prior to re-build. Must wait till completion of new combined ES at Noble Prentis site to move students to begin construction, or Silver City students will need to be temporarily relocated to another site to allow for construction to start sooner (TA Edison could be an option).
- Existing Argentine MS site can be used for Swing Site, re-purposed or demolished at later date

## Current Site Acreage:

Silver City Site = 9.7 acres

Argentine Site = 3.7 acres



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# New Central Middle School

- New Build (Site TBD)
- Approx. 125,000 square footage
- 900 – 950 Student Capacity
- **New Building on New Site (TBD)**
  - Ideal for additional educational and athletic opportunities on-site
  - Students could remain in current building until new facility built.
- A new building on the current site was explored but determined to not be ideal due to the existing site/acreage.
  - Also would have required full demo of existing building prior to re-build and temporary relocation of students during construction.

## Current Site Acreage:

Central Site = 6.95 acres (including Whittier)

Argentine Site = 3.7 acres

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# *Proposed New Facilities*

- New District Aquatic Center \$15,000,000
- Expanded Early Childhood Capacity \$20,000,000
  - Additions, Renovations or New Build TBD
- New Main Library up to \$20,000,000
  - Up to \$20 million contribution to larger total project cost

# Building Additions

- Classroom Additions
  - ME Pearson Elementary \$2,550,000
  - Whittier Elementary \$2,550,000
- Transportation South
  - Addition or Renovation \$2,550,000
- High School Gym Additions
  - Harmon High School \$6,270,000
  - Schlagle High School \$6,270,000

# Whittier Elementary Classroom Addition

- 4 classroom addition to replace mobile classrooms
- 1 story - 5,000sf
- Constraint - Can only be built once Central is moved / replaced.



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# ME Pearson Elementary Classroom Addition

- 4 classroom addition to replace mobile classrooms
- 1 story - 5,000sf



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# F.L. Schlagle High School Gym Addition

- 11,000 sf Addition planned to provide secondary athletic space in building.



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# J.C. Harmon High School Gym Addition

- 11,000 sf Addition planned to provide secondary athletic space in building.



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# Remodel / Facility Upgrades

• Interior Athletic Upgrades (HS)	\$6,000,000
• Exterior Athletic Upgrades (MS/HS)	\$5,750,000
• Pool Renovations (HS)	\$500,000
• Auditorium Upgrades (MS/HS)	\$12,000,000
• SPED Improvements	\$9,000,000
• Accessibility Improvements	\$8,900,000
• Interior Finish Upgrades	\$18,140,000
• FF&E & Technology Upgrades	\$6,450,000

# *Deferred Maintenance*

- District Wide Immediate Needs \$40,000,000
- NCO Concrete Repairs \$2,500,000
- Playgrounds & Fencing \$2,000,000

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# Tax Implications

## Unified School District No. 500

Wyandotte County, Kansas (Kansas City)

Home Owner Property Tax Increase

## Homeowner Properties

30 Year Bond Issue
\$420MM <sup>1</sup>

Mill Levy Increase

8.500

Cost to Homeowner of Projected Mill Levy Increase

### Annual Property Tax

\$50,000 Home	48.88
\$75,000 Home	73.31
\$100,000 Home	97.75
\$125,000 Home	122.19
\$150,000 Home	146.63
\$200,000 Home	195.50

### Monthly Property Tax

\$50,000 Home	4.07
\$75,000 Home	6.11
\$100,000 Home	8.15
\$125,000 Home	10.18
\$150,000 Home	12.22
\$200,000 Home	16.29

### Daily Property Tax

\$50,000 Home	0.13
\$75,000 Home	0.20
\$100,000 Home	0.27
\$125,000 Home	0.33
\$150,000 Home	0.40
\$200,000 Home	0.54

<sup>1</sup> Assumes Library mill levy will be reduced by 1.5 mills. Mill Levy increase illustrated is after reduction of library mill levy.

US Census Median Home Value (Kansas City, Kansas)	\$112,500
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PIPER | SANDLER

PUBLIC SCHOOLS

# Tax Implications

## *Unified School District No. 500*

Wyandotte County, Kansas (Kansas City)

Commercial Property Tax Increase

## Commercial Properties

30 Year Bond Issue
\$420MM <sup>1</sup>

Mill Levy Increase

8.500

### Cost to Commercial Businesses of Projected Mill Levy Increase

#### Annual Property Tax

\$50,000 Property	106.25
\$75,000 Property	159.38
\$100,000 Property	212.50
\$150,000 Property	318.75
\$200,000 Property	425.00

#### Monthly Property Tax

\$50,000 Property	8.85
\$75,000 Property	13.28
\$100,000 Property	17.71
\$150,000 Property	26.56
\$200,000 Property	35.42

#### Daily Property Tax

\$50,000 Property	0.29
\$75,000 Property	0.44
\$100,000 Property	0.58
\$150,000 Property	0.87
\$200,000 Property	1.16

<sup>1</sup> Assumes Library mill levy will be reduced by 1.5 mills. Mill Levy increase illustrated is after reduction of library mill levy.

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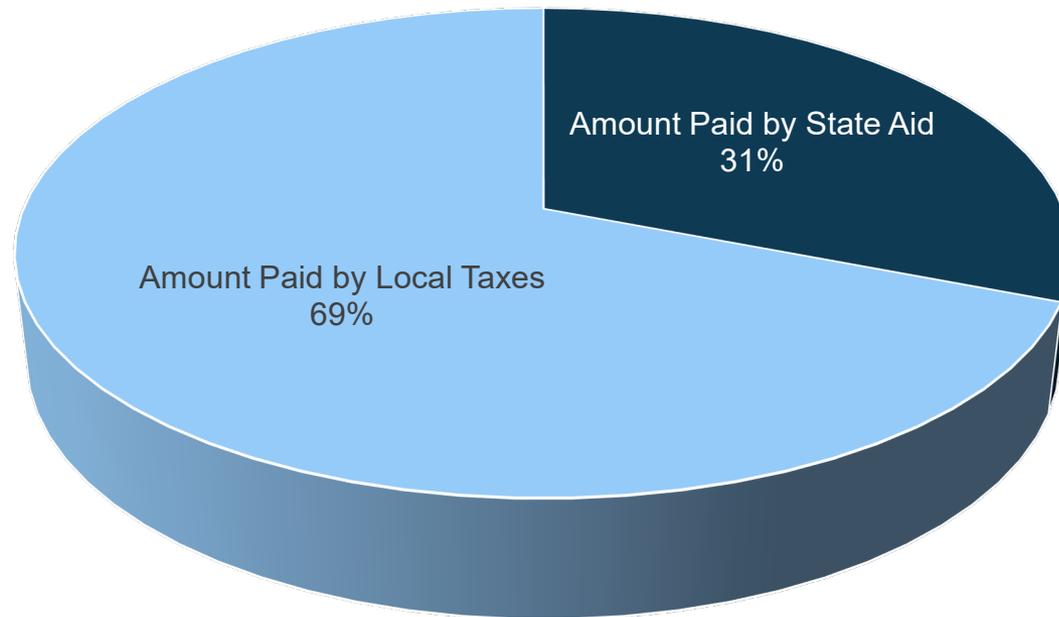
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# Bond Funds

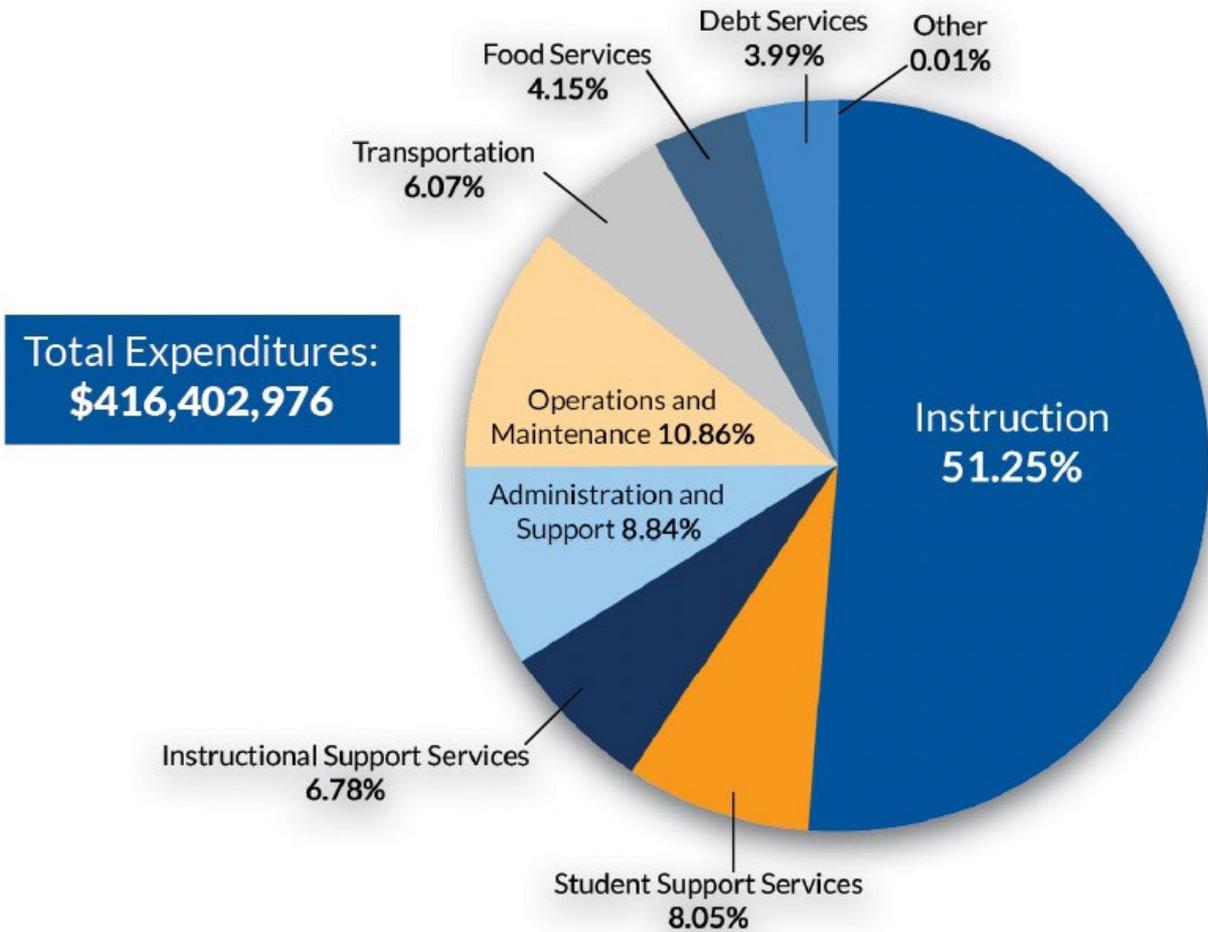
Annual Payment on Projected Bond Issue



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# 2022-2023 Budget Breakdown



# Share Your Thoughts & Learn More



2024 Bond  
ThoughtExchange  
Survey



Bond Website  
[kckschools.org/bond2024](https://kckschools.org/bond2024)

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# **December 2023 Preliminary Financial Results**

**March 6, 2024**

## 2023 Billed kWh (YTD Jan - Dec)

Electric	(CY) 2023 YTD	(PY) 2022 YTD	
Residential	604,322,700	602,404,017	↑
Commercial	1,008,455,871	1,001,706,441	↑
Industrial	484,415,775	539,367,635	↓
	2,097,194,346	2,143,478,093	↓ -2.2%

Residential and Commercial usage was above 2022 levels. Industrial and Total were below 2022 levels

Residential – Up <.5%    Commercial – Up <1%    Industrial – Down 10%

## 2023 Billed CCF's (YTD Jan - Dec)

Water	(CY) 2023 YTD	(PY) 2022 YTD	
Residential	3,549,655	3,518,427	 Residential and Commercial were above 2022 levels while  Industrial was slightly below 2022 levels
Commercial	2,781,262	2,720,876	
Industrial	1,835,540	1,905,310	
	<b>8,166,457</b>	<b>8,144,613</b>	 <b>0.3%</b>

Residential – Up 1%

Commercial – Up 2%

Industrial – Down 3%

## Revenues – December 2023

	(CY) 2023 December	(PY) 2022 December		Budget 2023 December	(CY) 2023 December	
Electric	\$ 19.732	\$ 27.841		\$ 23.023	\$ 19.732	
Water	3.814	3.713		4.112	3.814	
<b>Combined</b>	<b>\$ 23.546</b>	<b>\$ 31.554</b>		<b>\$ 27.135</b>	<b>\$ 23.546</b>	 <b>-13.2%</b>

\*\*Dollars in millions

### ***Actual Compared to 2023 Budget***

Electric – Down 14%

Water – Down 7%

Combined – Down 13%

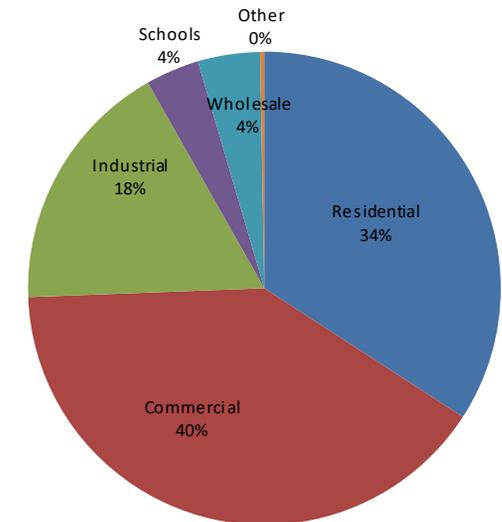
## Revenues – 2023 YTD

	(CY) 2023 YTD	(PY) 2022 YTD		Budget 2023 YTD	(CY) 2023 YTD	
Electric	\$ 314.990	\$ 319.787	↓	\$ 310.487	\$ 314.990	↑
Water	55.138	52.824	↑	53.249	55.138	↑
Combined	\$ 370.128	\$ 372.611	↓	\$ 363.736	\$ 370.128	↑ 1.8%
			-0.7%			

\*\*Dollars in millions

### Variance – YTD comparing Budget to Actual for 2023

<u>Electric:</u>	<i>Up 1.5%</i>	<u>Water:</u>	<i>Up 4%</i>
Residential	\$ 1.1M	Residential	\$1.0M
Commercial	\$ 11.7M	Commercial	\$1.1M
Industrial	(\$ 1.3M)	Industrial	\$ 47K
Schools	\$ 1.3M	Wholesale	\$130K
Wholesale	(\$4.7M)		



## Operating Expenses – December 2023

	(CY) 2023 December	(PY) 2022 December		Budget 2023 December	(CY) 2023 December	
Electric	\$ 21.093	\$ 1.963	↑	\$ 20.356	\$ 21.093	↑
Water	4.302	1.591		3.255	4.302	
<b>Combined</b>	<b>\$ 25.395</b>	<b>\$ 3.554</b>	<b>614.5%</b>	<b>\$ 23.611</b>	<b>\$ 25.395</b>	<b>7.6%</b>

\*\*Dollars in millions

### **Actual Compared to 2023 Budget**

Electric – Up 4%

Water - Up 32%

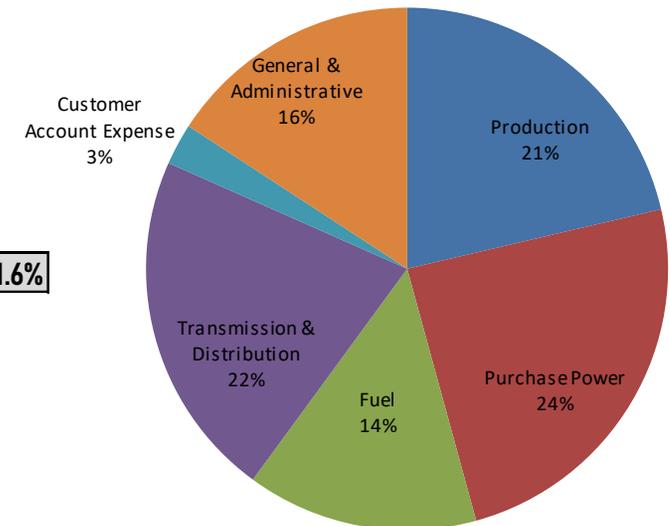
## Operating Expenses – 2023 YTD

	(CY) 2023 YTD	(PY) 2022 YTD		Budget 2023 YTD	(CY) 2023 YTD	
Electric	\$ 246.644	\$ 231.663		\$ 241.239	\$ 246.644	
Water	39.991	35.645		40.872	39.991	
Combined	\$ 286.635	\$ 267.308	7.2%	\$ 282.111	\$ 286.635	1.6%

\*\*Dollars in millions

### Actual Compared to 2023 Budget

- Electric – Up 2%
- Water - Down 2%
- Combined – Up 1.6%



2022 ERC Under Recovery of the ERC has been fully amortized as of June 2023 - \$14,781,274

## Operating Expenses – 2023 YTD less Depreciation

	(CY) 2023 YTD	(PY) 2022 YTD		Budget 2023 YTD	(CY) 2023 YTD	
Electric	\$ 211.259	\$ 198.722		\$ 206.775	\$ 211.259	↑
Water	31.601	27.333		32.555	31.601	↓
<b>Combined</b>	<b>\$ 242.860</b>	<b>\$ 226.055</b>	<b>7.4%</b>	<b>\$ 239.330</b>	<b>\$ 242.860</b>	<b>↑ 1.5%</b>

\*\*Dollars in millions

Variance – YTD comparing Budget to Actual 2023

### Electric:

Purchased Power	\$128K
Fuel	(\$11.8M)
Production	\$ 1.9M
T&D	(\$1.6M)
G&A	\$1.1M

### Water:

Production	(\$ 1.1M)
T&D	(\$232K)
G&A	\$372K

## Change in Net Position – December 2023

	(CY) 2023 December	(PY) 2022 December	Budget 2023 December	(CY) 2023 December
Electric	\$ (4.956)	\$ 22.073	\$ (1.066)	\$ (4.956)
Water	(0.938)	1.673	0.417	(0.938)
Combined	\$ (5.894)	\$ 23.746	\$ (0.649)	\$ (5.894)



\*\*Dollars in millions

## Change in Net Position – 2023 YTD

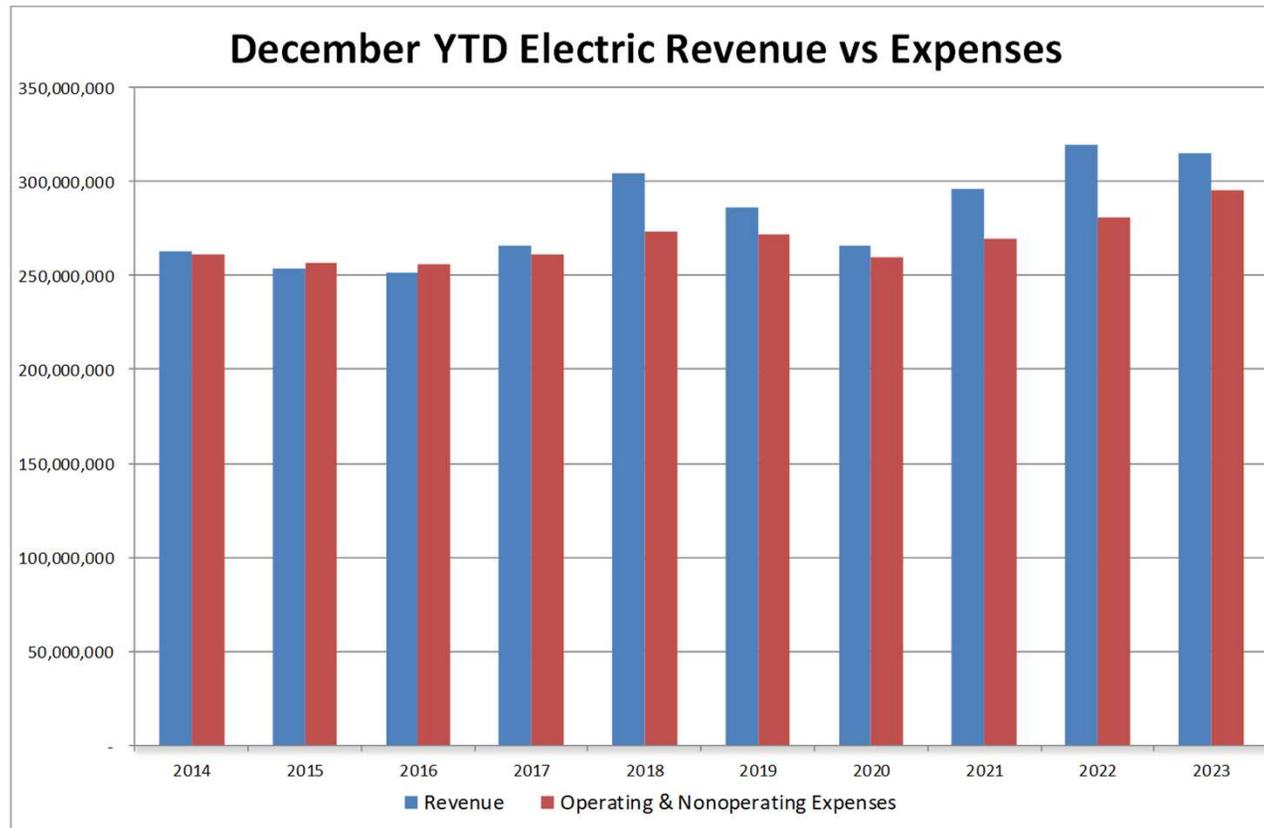
	(CY) 2023 YTD	(PY) 2022 YTD
Electric	\$ 20.037	\$ 38.006
Water	9.131	11.344
Combined	\$ 29.168	\$ 49.350

Budget 2023 YTD	(CY) 2023 YTD
\$ 21.315	\$ 20.037
6.067	9.131
\$ 27.382	\$ 29.168

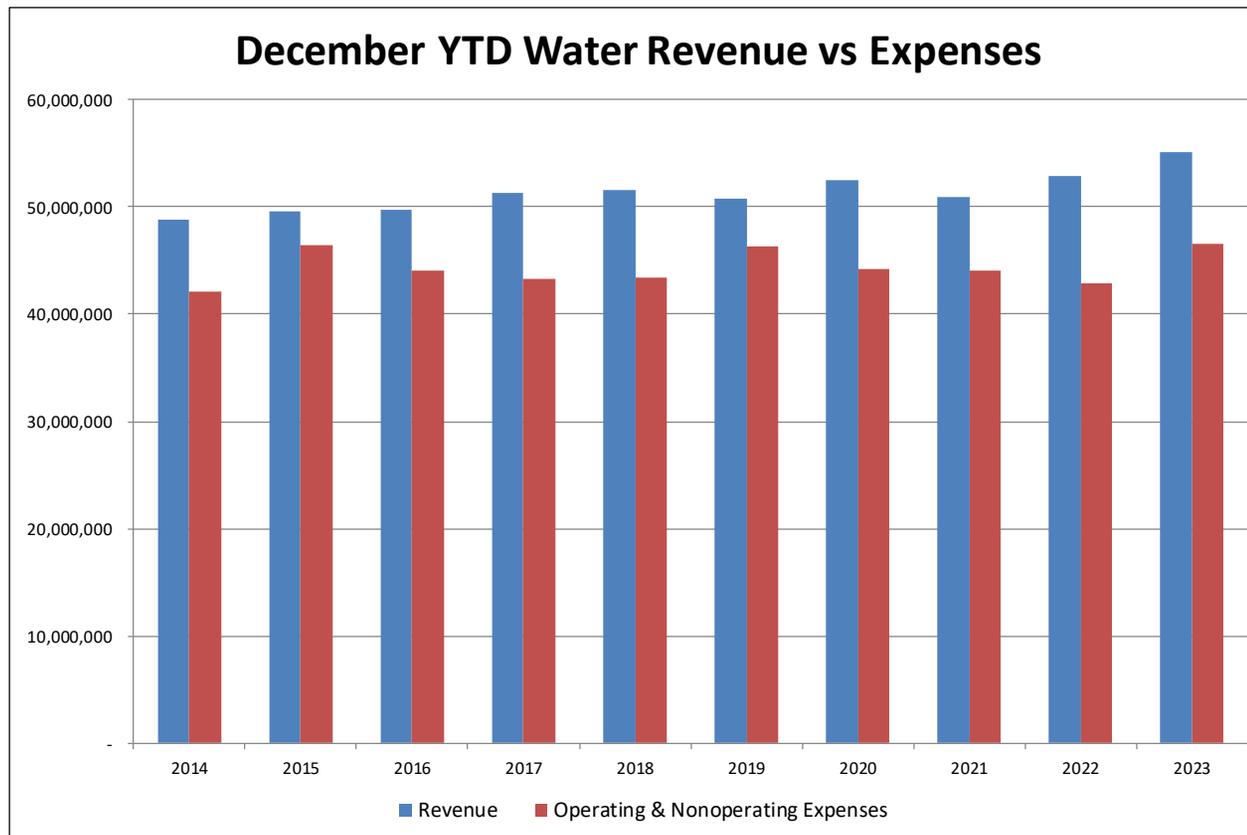


\*\*Dollars in millions

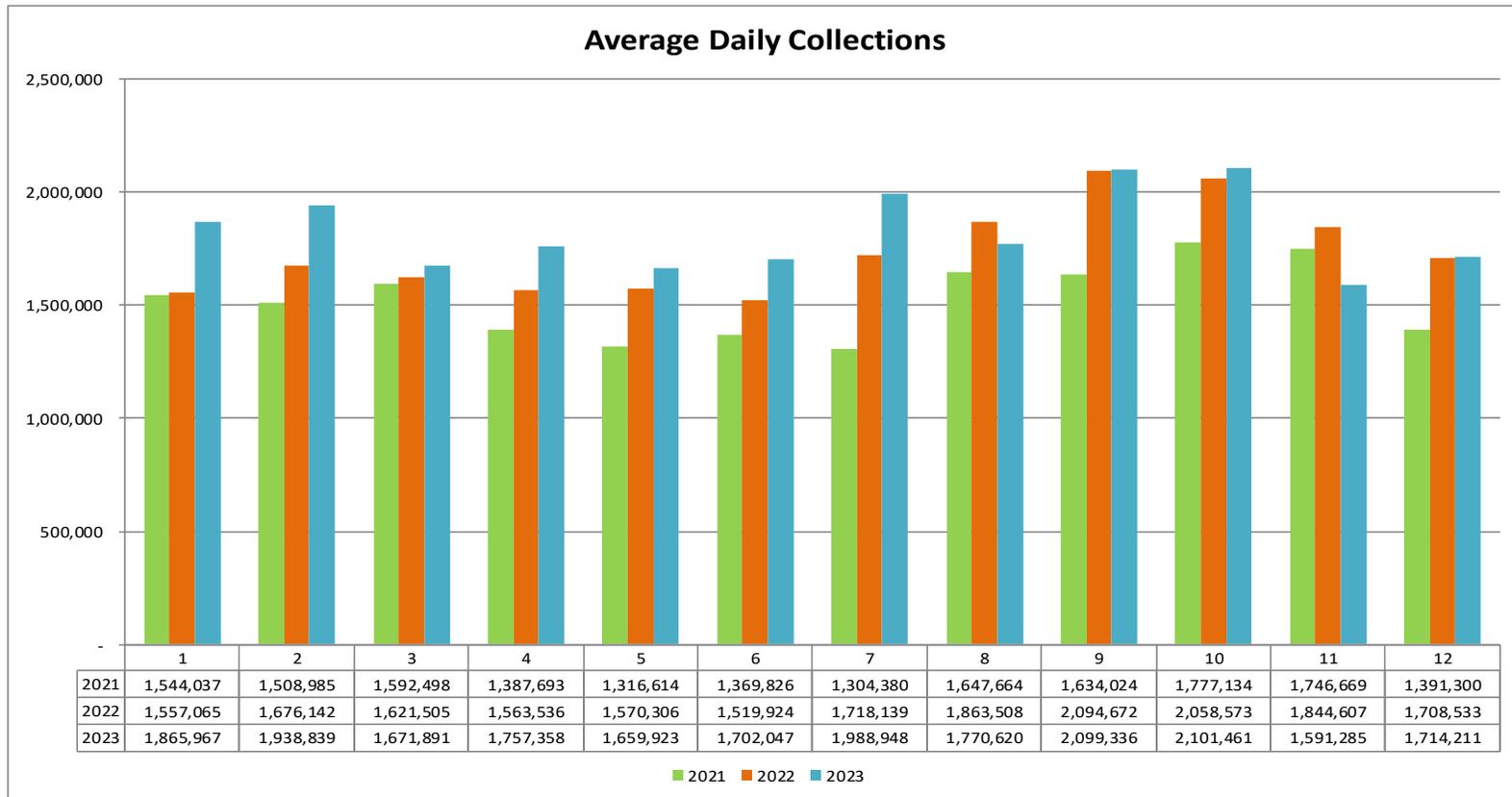
# Financial Results – 10 Year Trend



# Financial Results – 10 Year Trend



# Financial Results



**Historical Monthly Cash Comparison**



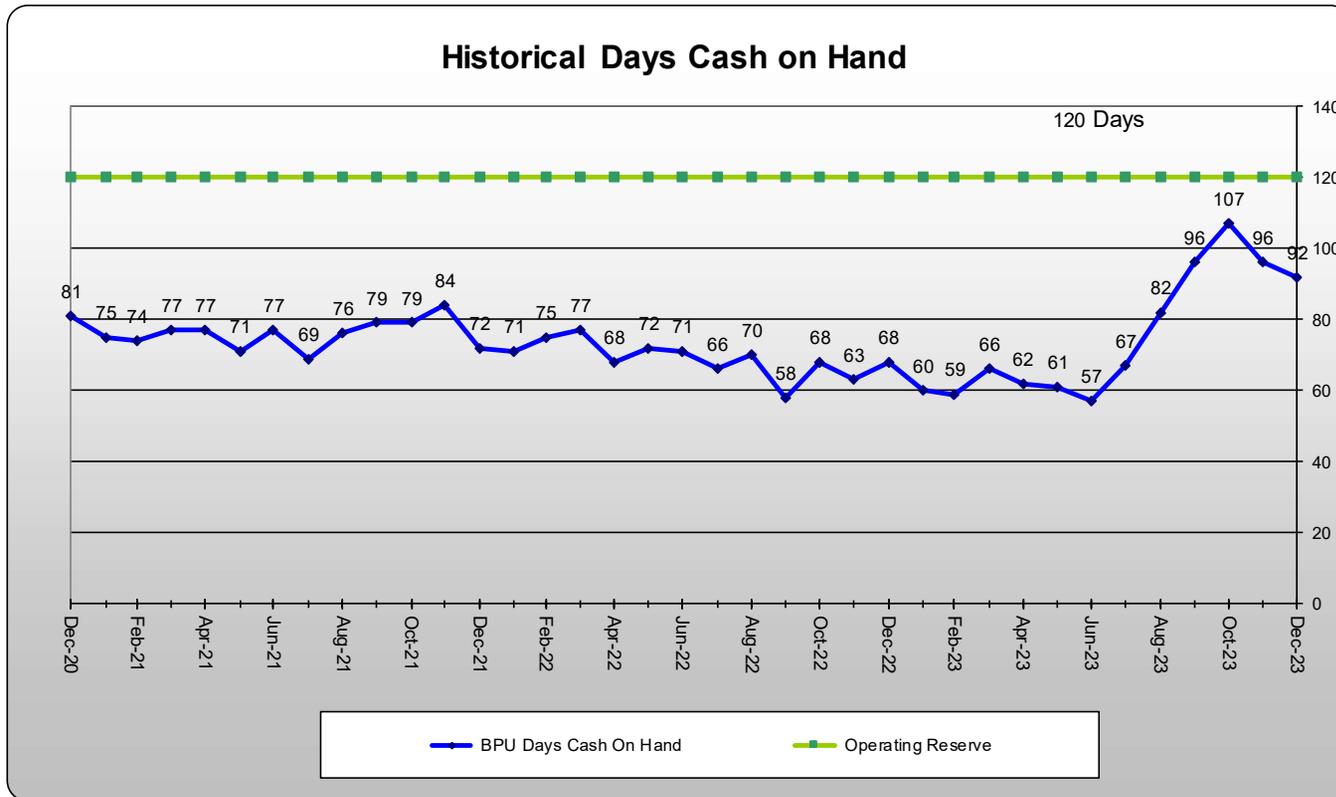
## Cash Position

	(CY) 2023 December	(PY) 2022 December	2023 November
Combined (E&W) Days Cash-on-Hand	\$ 57.35 92	\$ 44.56 68	\$ 58.03 96

\*\*Dollars in millions

**1 Day = Approximately \$600K-\$625K**  
(Based on 12 month rolling average of expenses)

# Financial Results



## Balance Sheet: Notables

	(CY) 2023 December	(PY) 2022 December
Fuel Inventory	\$ 12.190	\$ 9.046
Bond Dollars 2016C (Elec T&D)	\$ -	\$ 0.716
Bond Dollars 2020A (Elec)	\$ -	\$ 0.806

\*\*Dollars in millions

## Capital Spending

	(CY) 2023 YTD	(PY) 2022 YTD	2023 Budget		
Electric	\$ 28.66	\$ 22.94	\$ 30.67		
Water	16.38	14.36	24.71		
Common	4.36	4.10	5.20		
<b>Total YTD Capital</b>	<b>\$ 49.39</b>	<b>\$ 41.39</b>	<b>\$ 60.58</b>	<b>Remaining</b>	<b>18%</b>

### Major projects in 2023:

\*\*Dollars in millions

- Fisher UG Feeders - \$3.9M
- Annual Underground - \$2.6M
- Annual Overhead - \$1.6M
- Distribution Pole Inspect/Replace - \$2.2M
- IT Meter Data Management Upgrade – \$815K
- Water Sys Imp, Valves & Leaks - \$2.9M
- Argentine 7 MG Tank Replacement - \$7.7M

## Debt Coverage

Financial Guideline Target  
2.0 times with PILOT

### Debt Coverage with PILOT

	(CY) 2023 December	(PY) 2022 December
Electric	2.39	2.73
Water	2.07	2.19
Combined	2.51	2.83

### Debt Coverage w/o PILOT

Financial Guideline Target  
1.6 times without PILOT

	(CY) 2023 December	(PY) 2022 December
Electric	1.67	2.03
Water	1.58	1.72
Combined	1.78	2.12