



RESOLUTION NO: 2025-3

A RESOLUTION ESTABLISHING A COMMUNITY PARTNERSHIP FUND FOR INDUSTRIAL AND COMMERCIAL FIREFIGHTING OPERATIONS AND IMPLEMENTATION OF A POLICY FOR THE PRIMARY PURPOSE OF AERIAL FIRE APPARATUS ACQUISITION ESSENTIAL TO THE UNIQUE OPERATIONS REQUIRED IN INDUSTRIAL AND COMMERCIAL DEVELOPMENT AND IN NEW LARGER AND TALLER STRUCTURES. TO EFFECTIVELY PROTECT THE WORKFORCE AND COMMUNITY FROM FIRES IN LARGE, TALL STRUCTURES THAT ARE BEYOND THE CURRENT CAPABILITIES OF CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT WHILE ALSO SHELTERING THE EXISTING COMMUNITIES FROM SHOULDERING THE BURDEN OF NEW DEVELOPMENT.

WHEREAS, newly constructed industrial and commercial development is increasing in Central Lyon County each year, with industrial and commercial structures built larger and taller; and

WHEREAS, the Fire District originated from volunteers serving their neighbors, and for the past 50 years, the Fire District has predominately served a rural and suburban residential settings where industrial and commercial structures were not significantly impactful. Industrial and commercial developments are being built or planned in most of the seven communities that make up the Fire District jurisdiction; and

WHEREAS, the Fire District is responsible for the life safety of occupants and fire suppression in larger and taller industrial and commercial structures that have unique hazards and risks requiring specific fire suppression tactics and apparatus. The Fire District's historic capability designed for rural and suburban residential firefighting response is inadequate for the modern larger and taller industrial and commercial structures that are now becoming commonplace; and

WHEREAS, the Fire District's primary mission objectives are saving lives and reducing property and environmental damage; and

WHEREAS, the Fire District's industrial and commercial firefighting tactics and capabilities are limited. Standard fire service ground ladders are not capable of reaching over wall heights more than 18.5 feet and special length ladders on-site are limited to 30 feet;

WHEREAS, Central Lyon County Fire Protection District did not possess the necessary apparatus to respond to industrial and commercial buildings according to National Fire Protection Association (NFPA) 1710 and 1720 standards, Insurance Service Office (ISO) recommendations, and generally accepted industry best practices; and

WHEREAS, the fire district has reached a point in the risk analysis where industrial and commercial firefighting capabilities were identified as deficient and potentially ineffective for a best practice response to large and tall industrial and commercial structures. A needs assessment determined that the Fire District must obtain an aerial firefighting apparatus capable of an effective response to the new industrial and commercial development hazards and risks; and

WHEREAS, the acquisition of a specific aerial firefighting apparatus that meets the tactical needs of industrial and commercial structures creates an undue burden on the existing public taxpayers; and

WHEREAS, the Board of Directors desires to establish a fair and equitable procedure where new construction development of industrial and commercial structures with wall height over 30 feet proportionately fund the acquisition of necessary apparatus for best practice firefighting tactics in industrial and commercial structures and shall establish a policy under applicable laws, regulations, and guidelines;

FURTHER, as a nexus to meet the specific tactical and apparatus needs for industrial and commercial structure incidents response, in participation with contributions from Webstraunt and Stella-Jones in the preconstruction negotiations, along with a dissolution of an existing developers agreement with Silverado Homes, the Fire District used the contributed funds as a down payment for the financed purchase of an aerial firefighting ladder truck apparatus capable of industrial and commercial firefighting operations; Now, Therefore

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT:

SECTION 1: The Community Partnership Fund for Industrial and Commercial Firefighting Operations is created for the primary purpose of remedying a public burden created by the new industrial and commercial developments and in an honest effort to offset the actual impacts from the development of larger and taller buildings that are beyond the Fire District's current capabilities and operations.

SECTION 2: Central Lyon County Fire Protection District shall initiate the collection of a \$0.17 per square foot contribution on all new development of industrial, commercial, and residential structures with a wall height over 30 feet within the jurisdiction of the fire district to fund the Community Partnership Fund for Industrial and Commercial Firefighting Operations. All residential, industrial, and commercial structures with wall heights less than 30 feet at their highest point are exempt.

SECTION 3: Contributions will be collected from developers in addition to any plan review or permit fees. Fund contributions can be made in full at the time of permit approval, or with justification, in two payments; one-half at the time of issued construction permit, and one-half at 12-months from certificate of occupancy.

SECTION 4: The contributions collected are not to be excessive and shall be proportionality-based as determined by the gross square footage and height of each new development and the

estimated annual qualifying square-foot growth in the District. Fund contributions will be used solely for the acquisition of the finance-purchased apparatus necessary to provide appropriate fire and rescue services, the actual maintenance cost to maintain the aerial firefighting apparatus, and the projected useful lifespan of the apparatus and the projected actual cost to replace the aerial firefighting apparatus.

SECTION 5: All monies debited to the Community Partnership Fund for Industrial and Commercial Firefighting Operations will be reserved in a specific Fire District internal accounting fund for the purposes identified in Section 4. The financed amount, applicable interest, and maintenance and replacement costs will further be included in the ongoing determination of all future proportionalities.

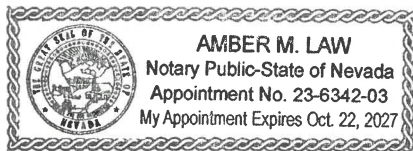
SECTION 6: It is found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in open meetings of this Board and that all deliberations of this Board and any of its committees that resulted in such formal actions were in accordance with all legal requirements, and the Codified Resolutions of the Board.

SECTION 7: This Resolution shall take effect at the date of adoption.

Passed/Approved: Chuck Ritter [Signature]
Signature

VOTE ON PASSAGE: 5 Yea 0 Nay 0 Abstain

I, Amber Law Secretary to the board, do hereby certify that the foregoing Resolution No. 2025-3 was voted upon and approved by a majority vote of the Board, on the 11 day of Sept., 2025; and I further certify the compliance with the Codified Resolution and the laws of the Board.



[Signature]
Secretary

