

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS MEETING
August 13th, 2026
DRAFT MINUTES

Call to order at 6:00 p.m.

1. Call to Order and Pledge of Allegiance

2. Introduction of Board, Staff, Guests and Public

In attendance at the District Office Meeting Room: Director Chuck Ritter, Director Louis Lemaire, Director Tod McIntosh, Director Ray Johnson, Fire Chief Tim McHargue, Assistant Fire Chief Ryan McIntosh, Fire Marshal Mink, BC Brett Larkin, FF Steven Earle - Teams, FF Michael Cook, Paramedic Kristie St. Michel, volunteer Noel Chounet, members of the public, Charles Shirley & Michael Miller - Teams.

3. Public Comment

None

4. Approval of Agenda

A motion was made by Director Ray Johnson to approve the August 13th, 2026, agenda and seconded by Director Tod McIntosh. The motion passed unanimously.

5. Approval of the July 9th, 2026, Minutes

A motion was made by Director Louis Lemaire to approve the minutes of the July 9th, 2026, Central Lyon County Fire Protection District Fire Board meeting and seconded by Director Ray Johnson. The motion passed unanimously.

6. Presentation of Awards and/or Recognition of Accomplishments

None

7. Approval of the Memorandum of Understanding (MOU) with Lyon County regarding building and fire plan review coordination.

A motion to approve the Memorandum of Understanding (MOU) with Lyon County regarding building and fire plan review coordination as presented was made by Director Louis Lemaire and seconded by Director Ray Johnson. The motion passed unanimously.

8. Discussion and agreement of the Staff Feedback Survey Questions for the Fire Chief's Annual Evaluation.

Discussions to agree to the wording of the questions, no action taken.

9. Approval of the Procurement Manual Addendum for Real Property Acquisition and Disposition.

A motion was made to approve the Procurement Manual Addendum for Real Property Acquisition and Disposition as presented by Director Louis Lemaire and seconded by Director Ray Johnson. The motion passed unanimously.

10. Approval of the determination that District-owned real property is no longer needed for District purposes and declaration of surplus.

A motion to approve the determination that four District-owned real properties are no longer needed for District purposes and to declare the properties surplus, subject to two clerical corrections, was made by Director Ray Johnson and seconded by Director Louis Lemaire. Director Tod McIntosh disclosed his interest in one of the properties and abstained from voting. The motion passed with three votes in favor and one abstention.

11. Approval of the lease financing proposals and direction to staff regarding a Medium-Term Debt Obligation under NRS 350.

A motion was made to approve the lease financing proposal with Community Leasing Partners in an amount not to exceed \$1.3 million, at an interest rate of 5.25% APR, for a five-year term, by Director Louis Lemaire and seconded by Director Tod McIntosh. The motion passed unanimously.

12. Reports:

Chief Report (a)

- Fire Chief McHargue reported that the District completed its firefighter recruitment interviews and extended five provisional job offers and one provisional academy over-hire offer. The new hires are anticipated to begin in late September and participate in a joint fire academy with regional partners.
- Reported that negotiations continue with the Central Lyon Fire Chiefs Association to develop language for the Association's first Collective Bargaining Agreement.
- Reported on his participation in the Lyon County Commissioners Data Center Ordinance Workshop and subsequent discussions with County Manager Andrew Haskin regarding the potential impacts of large-scale developments on fire protection services.
- Chief McHargue advocated for language requiring data centers and other large developments to complete fire services impact studies to identify the resources necessary to adequately protect these facilities and surrounding communities.
- Reported that REACH Air Medical has withdrawn from the proposed joint operation at Station 38. District staff are evaluating other potential partnerships and will provide additional information as discussions progress.
- Provided an update on apparatus issues, including mechanical problems with the KME apparatus and Brush 37.
- Reported that the new 2026 Ram 1500 Fire Chief vehicle was placed into service and that a new Ford F-350 Battalion Chief vehicle has been ordered, with anticipated production in October.
- Provided an update on the proposed Legacy 49 development, which could include up to approximately 2,000 homes, a hotel, RV park, and other infrastructure. District leadership is working with the developer regarding fire protection needs and a previously approved development agreement that remains in effect.
- Reported that discussions regarding Legacy 49 may include improvements to Station 39, apparatus and equipment needs, and potentially a new fire station location. Chief McHargue emphasized that discussions remain preliminary.
- Provided an update on efforts to strengthen the District's financial processes, transparency, oversight, and accountability.
- Reported that the District is working with its new auditing firm, REDW, and that significant progress is being made toward improving budget and accounting reconciliation.

- Recognized Business Manager Amber Law for her work with Integrity Business Solutions to incorporate historical audit entries into the District's accounting system. Chief McHargue noted that the goal is to establish an accounting system that fully reconciles to the District's audited financial statements, representing a significant improvement in financial reporting and accountability.

Fire Board Members (b)

- Director Louis Lemaire:
 - Director Lemaire requested an update on the status of identification cards for Board members. Staff advised that the final design is being completed and will be forwarded for production once finalized.
 - Director Lemaire expressed continued concern regarding the need for an additional bridge crossing in Dayton, particularly from an emergency response and access standpoint should the existing bridge become inaccessible during a significant incident.
 - He emphasized the importance of moving the project forward after many years of discussion and studies.
 - Fire Chief McHargue reported that Lyon County has recently earmarked approximately \$1 million for an additional study and noted that there appears to be renewed movement on the project.
 - Chief McHargue acknowledged the importance of an additional crossing for emergency access and advised that the issue remains particularly relevant with anticipated growth in the area, including the proposed Legacy 49 development.
- Director Ray Johnson:
 - Director Johnson expressed concern regarding the continued month-to-month increase in District expenditures reflected in the check register.
 - District staff explained that several factors contribute to fluctuations in monthly expenses, including employee merit increases, payroll and PERS contributions, fuel costs, and significant apparatus and vehicle maintenance expenses.
 - Director Johnson acknowledged that increasing expenses are expected but emphasized the importance of closely monitoring the District's revenue in addition to expenditures.
 - Fire Chief McHargue acknowledged Director Johnson's concern and advised that staff would continue reviewing both expenditures and revenues and provide additional information as needed.

Assistant Fire Chief Report (c)

- Assistant Chief McIntosh reported on several significant incidents, including assistance with recent fires in the Gold Hill area, a cardiac arrest save in Dayton, a structure fire in Six Mile Canyon, multiple brush fires, vehicle fires, and motor vehicle accidents.
- Reported on a rescue at the Sinclair project involving a worker who fell into a slump pile behind shoring and required assistance from District personnel.
- Reported that recruit/new-hire testing was completed.
- District personnel completed annual fire hose testing and SCBA flow testing, ensuring equipment remains compliant and safe for continued service.
- Volunteer training included hands-on hose deployment and EMS ambulance operations.
- The District assisted Storey County with a three-story structure fire in the Virginia City Highlands.
- Brush 35 remains assigned to a pre-position assignment in Grass Valley, with multiple crew rotations occurring over approximately two months.

- District personnel continue to support regional and national wildland fire operations through single-resource assignments, including communications support.
- Chief Hernandez continues working with regional partners on revisions to the Quad County Hazardous Materials Agreement.
- During July, the District responded to 422 calls for service, including:
 - 17 fire-related incidents, including three structure fires, seven wildland fires, and three vehicle fires.
 - 290 EMS incidents, resulting in 189 patient transports.
 - 10 motor vehicle accidents.
 - 91 other calls for service.
- Assistant Chief McIntosh noted that July's call volume was approximately 10% higher than the District's normal monthly average.
- The District provided mutual aid 18 times, including eight responses to North Lyon, seven to Carson City, one to East Fork, and one to Truckee Meadows. The District received mutual aid three times and provided automatic aid to Storey County six times.

Fire Marshal Report (d)

- Fire Marshal Mink reported that the Fire Prevention Division reviewed projects with a total valuation of approximately \$8 million during the reporting period.
- Reported that \$25,394 in plan review fees were collected during the month, bringing Fiscal Year-to-Date plan review fee revenue to \$46,688.
- Noted that development activity within the District remains strong, with several commercial projects, including proposed convenience store and fuel station developments, currently in the planning or review process.
- Reported that the Fire Prevention Division conducted two fire investigations during the reporting period and continues to manage several additional investigations.
- Fire Marshal Mink reported attending the Silver City Fireman's Ball and commended the event and those involved.
- Reported that she was reappointed to the Nevada Board of Fire Services for a full term and encouraged the Board to bring forward any state-level fire service concerns that may need to be addressed. She will also provide the District with relevant information from the Board.
- Reported that she participated in the interview process for the Nevada State Fire Marshal position and advised that Sunny Zahara of Montana was selected for the position.
- Fire Marshal Mink will attend the upcoming Board of Fire Services meeting at Fire Show West in September and will provide relevant updates to the Board.
- Discussed continued development and growth within the District and the importance of ensuring that developer agreements, plan reviews, fire and building code requirements, and fire protection resources adequately address the impacts of new development.
- Acknowledged concerns regarding the need for an additional bridge crossing in Dayton, and emphasized the importance of ensuring that the District maintains the resources and infrastructure necessary to provide appropriate emergency services as the community continues to grow. site.

Division Chief of Risk Reduction Report (e)

- N/A

Central Lyon County Fire Chiefs Association (f)

- Battalion Chief Larkin reported that the Fire Chiefs Association continues to work through negotiations and development of its first Collective Bargaining Agreement.

- He stated that the process is progressing well and recognized those involved for the significant work completed to date.
- Battalion Chief Larkin thanked the Board and District leadership for their continued support throughout the negotiation process.

Local 4728 (g)

- N/A

Volunteers (h)

- Volunteer Chounet reported that the Station 34 Fireman's Ball was a great success, with more than 300 attendees and some estimates approaching 500. Attendees traveled from throughout Lyon County as well as Carson City, Reno, and the Lake Tahoe area.
- Reported that approximately half of the event T-shirts were sold and noted that the event received positive coverage in the Comstock Chronicle.
- Reported that volunteers participated in several training activities during the month.
- Expressed appreciation to Inspector Traver for his assistance regarding the fire hydrants in Silver City and reported that the hydrants along Main Street are now operational.
- Reported that volunteers participated in the recent Green Waste Day, which served more than 13 residents and collected more than 25 loads of green waste.
- Noted that the Green Waste Days have received positive feedback from residents and have also provided an opportunity to educate the public about the District's wildfire risk-reduction efforts.
- Expressed appreciation to the Risk Reduction Crew for scheduling additional Green Waste Days in September and October.
- Volunteer Chounet thanked Fire Chief McHargue for providing information regarding Brush 34 and Engine 34 and acknowledged the importance of those resources to the Silver City community.

Legislative Bills (i)

- N/A

Interagency Interactions (j)

- N/A

13. Review of Financial Report:

A motion was made by Director Louis Lemaire to approve the financial report as presented, totaling \$1,521,462.41 and seconded by Director Tod McIntosh. The motion passed unanimously.

14. Review of the Ambulance Write Offs:

A motion was made by Director Tod McIntosh to approve the Ambulance Write Offs as presented, totaling \$158,638.70 and seconded by Director Ray Johnson. The motion passed unanimously.

15. Approval of the Travel Request of Inspector Derald Hood to attend the Youth Fire-setter Intervention Training.

A motion was made by Director Louis Lemaire to approve the Travel Request as presented, seconded by Director Ray Johnson. The motion passed unanimously.

16. Public Comment

- Mr. Charles Shirley commented regarding the District-owned properties discussed under Agenda Items 9 and 10 and asked whether the District planned to solicit proposals from multiple real estate brokers before selecting an agent to market the properties.
- Mr. Shirley noted that real estate commissions are negotiable and suggested that obtaining competing proposals could potentially reduce commission expenses and maximize proceeds from the sale of District property.
- District staff advised that the recently approved real property policy includes a broker selection process requiring the Fire Chief or designee to solicit broker qualifications and proposals, unless the Board authorizes another method with written findings.
- Staff further advised that broker proposals and the selection process would be brought back to the Board for consideration.
- Mr. Shirley expressed support for the District's efforts to dispose of surplus properties and thanked the Board and staff for considering his comments.

17. Adjournment

The meeting ended at 7:15 p.m.

Respectfully submitted,
Staci Loncar