CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
FIRE BOARD MEETING

AGENDA

246 Dayton Valley Road, Suite 105
Dayton, NV 89403
Thursday, November 12, 2026

OPEN MEETING – 6:00 p.m.

Teams Meeting
Meeting ID: 234 677 240 971 602 7
Passcode: 8e6NH3DC
Join: https://teams.microsoft.com/meet/2346772409716027?p=FfGTryC3UhFflBOUNv

The Central Lyon County Fire Protection District (CLCFPD) Board of Directors (Fire Board) may take action on items marked "For Possible Action." Items may be taken out of the order presented on the agenda at the discretion of the President of the Board. Items may be combined for consideration by the Fire Board at the discretion of the chairperson. Items may be pulled or removed from the agenda at any time.

Please note: Members of the public wishing to have their complete testimony/handouts included in the permanent record of this meeting should provide a written or electronic copy to the Fire Board. Minutes of the meeting are produced in a summary format and are not verbatim.

1. **Call to Order and Pledge of Allegiance**

2. **Introduction of Fire Board, Staff, CLCFPD Representatives, Guests and Public**

3. **Public Comment (discussion only):** No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken. Public comments are limited to three minutes unless the Fire Board elects to extend the time.

4. **Approval of Agenda (for possible action):** This item will approve the agenda. (Fire Board)

5. **Presentation of Awards and/or Recognition of Accomplishments**

    - Date of Incident: 7/26/2026 – Recommended by Battalion Chief Johnson
      Life Saving Medals be awarded to:
      Firefighter Michael Cook
      Single Role Paramedic Kristie Johnson-St. Michel
      Firefighter Chris Tomasco

Chiefs Medal of Commendation be awarded to:
LCSO Deputy Ben Beck
NV Dept of Corrections Lieutenant Kyle Day
Ben Wyatt

Presentation of gift and District Challenge Coin to:
3 yr. daughter, Eliana

- Date of Incident: 8/26/2026 – Recommended by Battalion Chief Johnson
  Life Saving Medals be awarded to:
  Firefighter Michael Cook (2nd award)
  FF/Paramedic Steve Earle (3rd award)
  Captain Mike Rosario (2nd award)
  Captain Clayton Van Duyn

6. **Consent Calendar (for possible action):** All matters listed under the Consent Calendar are considered by the Fire Board to be routine and will all be enacted by one motion. There will be no separate discussion of these items prior to the time the Fire Board votes on the motion, unless Board Members, staff or the public, request that specific items be discussed and/or removed for separate discussions or action. (Fire Board)
   a. **Approval of Minutes**: This item is to discuss and consider approval of the minutes of the October 8, 2026 CLCFPD Fire Board meeting.
   b. **Review CLCFPD Bills/Financial Reports**: This item contains discussion regarding the Bills and Financial Reports of the District
   c. **Review Ambulance Write-Off Report**: This item contains discussion regarding the Ambulance Fee Write-Off Report of the District

7. **Discussion to fill the vacant Deputy Fire Marshal position through an internal recruitment process (for possible action)**: This agenda item will authorize staff to proceed with the internal promotional process for the internal promotion of the Deputy Fire Marshal (Captain level) position and advance the implementation of the Prevention Division succession plan. (Fire Board/Chief McHargue)

8. **Discussion to Approve Payment of Remaining Debt Service and Listing Commission from Sutphen Ladder Truck Sale Proceeds (for possible action)**: This agenda item will authorize the District to approve payment of $151,685.31 to Community First National Bank for the remaining debt service and $21,250 to Brindlee Mountain Fire Apparatus, dba Fire Trucks Unlimited, for the listing commission, from the Sutphen ladder truck sale proceeds, to satisfy the District obligations associated with the sale. (Fire Board/Chief McIntosh)

9. **Discussion to Reclassify the Business Manager/Human Resources Director position to the Chief Financial Officer/Human Resources Director (for possible action)**: The Board will discuss and consider the proposed reclassification of the Business Manager/Human Resources Director position to Chief Financial Officer/Human Resources Director. The proposed

reclassification includes consideration of an updated job description, revised wage scale, and modification of the position's reporting structure and delegated authority so that the position reports solely to the Fire Chief rather than jointly to the Fire Chief and the Board of Directors. (Fire Board/Chief McHargue)

10. **Discussion to Fill the Upcoming Vacant District 3 Board of Directors Position (for possible action)**: The Board may direct the Business Manager to publish a notice in the newspaper inviting interested and eligible residents of District 3 to submit a letter of interest for consideration for appointment. Staff recommends establishing December 1, 2026, as the deadline for submissions. Letters received by the deadline will be presented to the Board for review and consideration at the December 10, 2026, Board meeting. During the open meeting, the Board may discuss the applicants, conduct individual interviews, and take action to select an appointee to fill the District 3 vacancy. If no eligible District 3 residents submit letters of interest, the matter may be returned to the Board for further discussion and consideration. (Fire Board/Amber Law)

11. **Discussion regarding Resolution Establishing and Maintaining Funds Pursuant to NRS354.612 (for possible action)**: This agenda item will adopt Resolution No. 2026-5 establishing and maintaining the District's General/Operating, Emergency, Capital/Acquisition, Debt Service, Grant(s), and Stabilization Funds pursuant to NRS 354.612 (Fire Board/Chief McIntosh)

12. **Discussion regarding the Ambulance Bid Award (for possible action)**: This agenda item will approve the sole bid from Braun Northwest, Inc. in the amount of $355,180, as presented and in compliance with the specifications contained in the Invitation for Bid. (Fire Board/Chief McIntosh)

13. **Discussion regarding Purchase Offer of 745 High Street Property (for possible action)**: This agenda item will approve the accepted counteroffer for the sale of the District-owned property at 745 High Street, Silver City, Nevada, for $48,000, subject to the terms of the Vacant Land Offer and Acceptance Agreement and Counter Offer #1, and authorize the Fire Chief or Board-designated officer to execute the documents necessary to complete the transaction. (Fire Board/Chief McHargue)

14. **Reports:**

    a. **CLCFPD Fire Chief**
    b. **Fire Board Members**
    c. **Assistant Fire Chief Operations Report**
    d. **Fire Marshal Report**
    e. **Central Lyon County Fire Chiefs Association**
    f. **Central Lyon County Firefighters; Local 4728**
    g. **CLCFPD Volunteer Fire Departments**

15. **Public Comment:** The public is invited at this time to comment on any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.

16. **Adjournment (for possible action)**

The Central Lyon County Fire Protection District is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special assistance is needed, please notify the District Office in writing at: 246 Dayton Valley Road, Ste.106, Dayton, NV 89403, or by calling (775) 246-6209, at least 24 hours in advance.

In accordance with NRS 241.020, this notice of agenda was posted at or before 9:00 a.m. on November 9, 2026, at the following locations:
CLCFPD District Office, 246 Dayton Valley Road, Ste.106, Dayton, NV
Dayton Post Office, 50 4th Ave., Dayton, NV
CLCFPD Silver Springs Fire Station, 1135 N. Spruce Ave., Silver Springs, NV
CLCFPD Website: www.centrallyonfire.org
State of Nevada Public Notice Website: www.notice.nv.gov

To request a copy of the supporting materials for this meeting, or to receive the Teams meeting link, please email admin@centralfirenv.org or call (775) 246-6209.

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD)."

BOARD OF DIRECTORS:

Chuck Ritter	(775) 771-3710 District 1
Louis Lemaire	(775) 224-5047 District 2
Tod McIntosh	(775) 690-7219 District 3
Ray Johnson	(775) 577-2069 District 4
Charles Shirley	(775) 720-2094 District 5

Date of Incident: July 26, 2026

Incident Narrative(Patient Name is Shane):

R35 was dispatched and responded immediately to a single-family home for the report of an adult male in cardiac arrest with CPR in progress. We arrived on scene to find LCSO deputies performing CPR. They utilized their AED and delivered 1 shock prior to our arrival, and pt would momentarily regain pulses, only to resume cardiac arrest shortly thereafter. Per family, the pt gasped and collapsed onto his bedroom floor, and CPR was immediately initiated while 911 was contacted.

Upon assessment we found him lying supine between his bed and wall and was moved into an open space to allow for easier access and treatment. He was confirmed to be pulseless and apneic, CPR continued with chest compressions and ventilations via BVM. LCSO's AED alerted that a shock was advised, and a shock was delivered. CPR continued and monitor/defib pads placed while IO was established. ROSC was briefly achieved once again, and pt was assisted with BVM ventilations.

As pt was being prepared for transport, V-Fib was noted on the monitor, no pulses present, and CPR was resumed while monitor was charged. Pt was defibrillated, with an unstable, however organized, rhythm with pulses present noted. Pt was paced at this time and was placed on a scoop stretcher. As he was placed on scoop stretcher, he became more alert and began removing cardiac monitoring equipment. 2mg of Versed was administered slow IO push, and he was carried to the gurney. He was loaded into the ambulance with bilateral IV's established and serial 12 leads performed during emergent transport to CTH. Pt began asking questions, was a/ox2, self and place only, and he was able to follow directions. Vitals were continually monitored for remainder of transport, with pt's mentation continually improving until arrival at CTH.

Staff being awarded Life Saver Medals: This is the District's 3rd highest award. To receive this medal, the person must be a member of the Department who is principally involved in saving the life of another person and whose personal actions were directly responsible for the lifesaving act.

- FF Mike Cook
- Single Role Paramedic Kristie Johnson St. Michel
- FF Chris Tomasco

Citizens being awarded Chief's Medals of Commendation: This is the District's 2nd highest award for a civilian and may be awarded to individuals who render initial, spontaneous, and valuable aid or assistance at an incident to which the Fire District responded. The aid or assistance should result in reduced injury or loss to the victim.

- LCSO Deputy Ben Beck
- NV Dept. of Corrections Lt. Kyle Day
- Ben Wyatt

Additional Recognition: 3 year old, Eliana

We received the following from Eliana's grandfather, Wes Francis –

"If it were not for Shane's daughter, Eliana, refusing to go to sleep or leave the room prior (totally out of character), Jamie reacting to Shane's abnormal breathing, Ben's quick reaction, and Kyle's training and fast action, Shane would not have survived to be here today. The doctors who have reviewed the reports and performed examinations are baffled by his near normality let alone being alive. They all say it was because of the quick action of those performing CPR that Shane survived."

Presentation of teddy bear and District Challenge Coin to Eliana

Date of Incident: August 26, 2026

Incident Narrative(Patient Name is Chris) :

Units paged to bystander report of a male neighbor calling for help, last seen kicking and flailing his legs. Unknown further due to language barrier and RP hang-up.

AOS to find a 26 YO M entrapped beneath a vehicle, presenting apneic and unresponsive. Nearest medical helicopter requested. The vehicle was lifted off the Pt and was stabilized for extrication. The Pt was found pulseless, w/ cyanotic skin and fixed, dilated pupils. Full ACLS resuscitation efforts were initiated, beginning w/ manual compressions. An EtCO2 NC was placed, O2 @ 25 LPM. Lucas CPR device was placed and set to continuous compressions. 4.0 iGel placed, respirations delivered by BVM @ 15LPM. Placement confirmed w/ EtCO2 capnometry and lung sounds auscultated in all fields. Blue 15mm EZ-IO placed R proximal tibia. NS fluid bolus-initiated w/ pressure bag. An organized, sinus bradycardic rhythm was noted on the monitor w/ a palpable carotid pulse. ROSC achieved and compressions discontinued. EtCO2 92 mm/Hg. Pt was placed on a mega mover, moved to the gurney, and loaded into R39 w/o incident. Ongoing assessment: Pts skin became pink. Pupils became constricted to 3mm and reactive to light. Pt presented w/ purposeful movement in extremities and spontaneous, irregular respirations. Ventilations were assisted by BVM. 5mg Versed IO X2 for post-intubation sedation. Left side anterior chest wall presented w/ deformity and instability w/ discoloration noted. LUQ ABD presented w/ contusion. HR maintained ~130 BPM, BP 169/102, SpO2 98%.

Staff being awarded Life Saver Medals: This is the District's 3rd highest award. To receive this medal, the person must be a member of the Department who is principally involved in saving the life of another person and whose personal actions were directly responsible for the lifesaving act.

- FF Mike Cook (2nd award)
- FF/Paramedic Steve Earle (3rd award)
- Captain Mike Rosario (2nd award)
- Captain Clayton Van Duyn

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS MEETING
October 8, 2026
DRAFT MINUTES

Call to order at 6:08 p.m. due to technical difficulty with Teams Meeting connection.

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, Director Charles Shirley, Fire Chief Tim McHargue, Assistant Fire Chief Ryan McIntosh, Business Manager/HR Director Amber Law, Fire Marshal Mink, Anji Winebarger, line staff, family and friends of Retiree, Shane Nollsch and Retired Board Member, Jennifer Williamson, volunteer Station Captain Chali Haugen, and resident Bob Walton. Multiple people were signed into the Teams Meeting for remote participation.

3. **Public Comment**
   None

4. **Approval of Agenda**
   A motion was made by Director Louis Lemaire to approve the October 8, 2026 agenda; seconded by Director Tod McIntosh. The motion passed unanimously.

5. **Approval of the September 10, 2026, Minutes**
   A motion was made by Director Louis Lemaire to approve the minutes of the September 10, 2026, Central Lyon County Fire Protection District Fire Board meeting; seconded by Director Louis Lemaire. The motion passed unanimously.

6. **Presentation of Awards and/or Recognition of Accomplishments**
   Chief McHargue presented Shane Nollsch with a framed proclamation touching on many highlights from his seventeen and a half years of service. Shane expressed his gratitude to the Board, the community and his coworkers for their willingness to give him a start in the fire service.

   Chief McHargue presented Jennifer Williamson with a framed proclamation to recognize her three and a half years of service on the CLCFPD Board of Directors. Jennifer expressed her gratitude to her fellow Board Members and staff for their support and feels like she will always be a part of the Central Lyon Fire Family.

   Meeting was adjourned briefly at 6:21 for refreshments and to excuse family and friends of award recipients and brought back to order at 6:31.

7. **Approval for an additional Signer on current Bank Accounts held by the District**
   A motion was made by Director Ray Johnson, to add Business Operations and Accounting Analyst, Stephani Barham, as a signer on the District's checking and money market accounts with Nevada State

Bank and the ambulance billing checking account with Bank of America; seconded by Director Louis Lemaire. The motion passed unanimously.

8. **Approval of the selection of a licensed Nevada real estate broker for the marketing and sale of District-owned surplus real properties.**
Business Manager, Amber Law, recommended using a licensed real estate broker to market and sell four surplus district properties after reviewing alternatives and guidance from Lyon Co Comptroller, Josh Foli. Five real estate brokers were contacted, but only two agencies presented proposals. Director Charles Shirley expressed a desire for the realtor of choice to have the capability of nationwide marketing of the District properties.

   A motion was made by Director Louis Lemaire to secure the services of Re/Max of Dayton to sell the following District-owned surplus properties:
   APN 008-035-02 (745 High Street)
   APN 017-431-03 (1955 E. 9th Street)
   APN 016-221-40 (158 Garnet Circle)
   APN 016-261-17 (vacant lot on Denio Drive)
   Seconded by Director Chuck Ritter. The motion passed with four votes in favor and one abstention. Director Tod McIntosh disclosed his interest in one of the properties and abstained from voting.

9. **Approval to Adopt New District Policies: Admin 1.9 – Master Fiscal Controls, Purchasing, Procurement, and Accounts Payable Manual.**
Fire Chief, Tim McHargue, first presented the revised and final versions of Admin 1.6 – Driver Qualification & Motor Vehicle Record Policy and OPS 2.4 – Maximum Acceptable Weight of Lift Policy, that were approved during the September Board Meeting and then proceeded to explain the urgency of Admin 1.9. Chief McHargue apologized for the late presentation of the 30-page fiscal policy manual developed with input from Lyon County Comptroller, Josh Foli and other governmental entities. Chief McHargue stated that adoption of this policy is critical to secure pending grant funding that will be decided upon at the Lyon County Commissioners meeting next week and will improve the District's standing when Comptroller Foli tests the controls of the District's Fiscal processes. Director Louis Lemaire made a motion to approve Admin 1.9 with the understanding that the document will be updated as current audit findings emerge; seconded by Director Tod McIntosh. The motion passed unanimously.

10. **Approval to Participate in the Lyon County Rural Health Transformation EMS Grant and authorize implementation of the District's grant-funded components.**
Fire Chief, Tim McHargue, explained the revisions to the Rural Health Transformation EMS Grant, noting the District was not prepared to immediately hire three single-role paramedics, but would receive funding for an ambulance, EMS equipment, and a quick response vehicle. The ambulance must be ordered before November 1 to meet delivery timelines. Director Charles Shirley inquired about patient quotas and Chief McHargue stated he was confident the District would be able to meet the minimum requirement of ten Paramedic contacts as stated in the grant requirements. A motion to approve the participation in the Lyon County Rural Health Transformation EMS Grant was made by Director Tod McIntosh and seconded by Director Louis Lemaire. The motion passed unanimously.

11. Adoption of the Fire Chiefs Priorities and Expectations.

Fire Chief, Tim McHargue, presented 12 organizational priorities, including strategic planning, financial sustainability, fleet and facility planning, EMS development, regional partnerships, and governance improvements. A motion was made by Director Louis Lemaire to adopt the fire chief's priorities and expectations for the upcoming year; seconded by Director Charles Shirley. The motion passed unanimously.

12. Approval of the Fire Chief Employment Agreement.

Business Manager, Amber Law, presented the final version of the fire chief's amended employment agreement that was previously approved. A motion was made by Director Tod McIntosh to adopt the fire chief's Employee Agreement as presented; seconded by Director Ray Johnson. The motion passed unanimously.

13. Reports:

Chief Report (a)

- Initial meetings with Microsoft representatives have been positive.
- Regional Fire Academy continues and he and Asst. Chief McIntosh have been able to participate in PT with the recruits.
- Three neighboring agencies participated in Low-Angle Rope Rescue Operational (LARRO) Training recently.
- Work continues to correct legacy financial and payroll issues. Significant audit findings are expected and staff will continue to make improvements. Advised that the modernization of the payroll, timekeeping, and accounting systems could take over a year.
- The recruitment for the fuels program captain position was closing and explained the role would serve as a proof-of-concept for a self-sustaining program.
- Currently collaborating with labor representatives to create a revised drug and alcohol policy
- Drafting a document that will reclass the Business Manager/HR Director position to be presented at the November Board Meeting
- Per request, a Consent Agenda process will be introduced at the November Board Meeting

Fire Board Members (b)

- Director Charles Shirley:
  - Gave thanks to Battalion Chief, Ryan Johnson, for attending the Community Advisory Board Meeting
  - Presented Chief McHargue with pens so that he can continue to draft memos and a package of Hershey Kisses so that he can show his staff some love.
- Director Ray Johnson: Nothing to report
- Director Chuck Ritter: Nothing to report
- Director Tod McIntosh:
  - Welcomed Stephani Barham to the Admin Team
- Director Louis Lemaire:
  - Welcomed Stephani Barham to the Admin Team

Assistant Fire Chief Report (c)

- Summarized significant incidents, including multiple motor-vehicle accidents, a rope rescue/recovery operation in Storey County, and a structure fire response. Current MVA statistics are beginning to show US HWY50/ Weeks to be a "hot spot" for the District. September activity included 406 total calls, 300 EMS incidents, 186 transports, 15 mutual-aid

responses to North Lyon, and extensive training activities involving academy recruits and operational personnel.

Fire Marshal Report (d)

- Reported completion of Dayton Boys and Girls Club facility. A second Boys and Girls Club facility in Silver Springs is making good progress. Other projects happening in District are school security fencing and commercial developments that include a gas station and casino. The Prevention Division has reviewed projects valued at approximately $12.8 million, processed 35 residential permits, and collected $112,068 in fees YTD.
- As a member of the NV Board of Fire Services, Fire Marshal Mink informed the Board that there is state-wide consideration of adopting additional wildfire-resilience building standards. Stronger code adoption could improve home hardening, insurance eligibility, and long-term wildfire resilience for residents.

Central Lyon County Fire Chiefs Association (e)

- Nothing to report.

Local 4728 (f)

- Nothing to report.

Volunteers (g)

- Nothing to report

Business Manger/HR Director (h)

- Extensive work to rebuild the District's accounting structure, implement new purchase-order controls, and improve expenditure transparency is ongoing. The new auditors have raised concerns about the number of District credit cards in use and the approval processes. Fiscal management is currently developing new procedures to address current and anticipated audit findings.

14. Approval of Financial Report:

Board members reviewed monthly expenditures and discussed reimbursement timelines for out-of-state fire deployments. Staff explained reimbursement could take up to 270 days and noted the district receives a 10% administrative fee on deployment-related expenditures. A motion was made by Director Louis Lemaire to approve the financial report as presented, totaling **$777,218.08**; seconded by Director Charles Shirley. The motion passed unanimously.

15. Approval of CLCFPD Travel Requests:

Board members reviewed the following travel requests:

- Fire Marshal Mink: Travel to Baltimore, MD for NFCA Courtroom Testimony Training (FEMA will reimburse all costs except for food) **District Cost: $648.19**
- Asst. Chief McIntosh: Travel to Salt Lake City, UT for Complex Incident Management Training **District Cost: $1,932.52**
- Fleet Manager Hardcastle, Captain Harrison, BC Johnson, Paramedic Johnson: Travel to Chehalis, WA for Final inspection of new ambulances **District Cost: $4,656.00**

A motion was made by Director Tod McIntosh to approve all travel requests, as presented; seconded by Director Ray Johnson. The motion passed unanimously.

16. Public Comment

None

17. Adjournment

The meeting ended at 7:33 p.m.

Respectfully submitted,
Anji Winebarger

Central Lyon County Fire Protection District
10Check Register Report from 10/01/2026 - 10/31/2026
NSB Checking XXXXX8036

Check Number	Effective Date	Vendor Name	Transaction Description	Check Amount
1002202601	10/2/2026	IRS - Federal Tax Deposit	Payroll Taxes 10.02.26 - SS amount	111.60
1002202601	10/2/2026	IRS - Federal Tax Deposit	Payroll Taxes 10.02.26 - FIT amount	51,185.24
1002202601	10/2/2026	IRS - Federal Tax Deposit	Payroll Taxes 10.02.26 - MC amount	10,249.52
1002202602	10/2/2026	NV Deferred Comp	VOYA Payment 10.02.26 Payroll	6,980.00
1002202602	10/2/2026	NV Deferred Comp	ROTH Payment 10.02.26 Payroll	4,001.10
1002202603	10/2/2026	HSA Bank	HSA 10.02.26 Payroll	4,612.61
	10/2/2026	10.02.2026 Payroll	10.02.2026 Payroll	274,967.46
100926-01	10/9/2026	IRS - Federal Tax Deposit	Payroll Taxes - 7.9.26 Loncar Final Paycheck - FIT amount	6,401.80
100926-01	10/9/2026	IRS - Federal Tax Deposit	Payroll Taxes - 7.9.26 Loncar Final Paycheck - MC amount	766.42
100926-01	10/9/2026	Staci L. Loncar	Employee: 1896; Pay Date: 10/9/2026	19,335.33
1016202601	10/16/2026	IRS - Federal Tax Deposit	Payroll Taxes 10.16.26 - MC amount	10,666.88
1016202601	10/16/2026	IRS - Federal Tax Deposit	Payroll Taxes 10.16.26 - FIT amount	54,190.30
1016202602	10/16/2026	NV Deferred Comp	ROTH 10.16.26 Payroll	3,951.10
1016202602	10/16/2026	NV Deferred Comp	VOYA 10.16.26 Payroll	6,955.00
1016202603	10/16/2026	HSA Bank	HSA Payroll 10.16.26	4,612.61
	10/16/2026	10.16.2026 Payroll	10.16.2026 Payroll	286,819.10
	10/29/2026	10.29.2026 Payroll	10.29.2026 Payroll	337,399.60
23323	10/5/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,875.80
23323	10/5/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	906.65
23323	10/5/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	750.33
23324	10/5/2026	Cintas Corp	Sold To#25038144 - Cust Ref#Station 35 - Towel Service - FY27-0092	95.24
23324	10/5/2026	Cintas Corp	Sold To#24979681 - Cust Ref#Central Lyon Fire District - Towel Service - FY27-	85.49
23324	10/5/2026	Cintas Corp	Sold To#25041909 - Towel Service - FY27-0092	104.40
23325	10/5/2026	Hobbs Company Limited LLC	PO# FY27-0037 - Service Order# S-6530 - Repairs	3,460.29
23326	10/5/2026	Dustin J Holland	Medical Director Services - FY27-0098	21,879.11
23327	10/5/2026	Life Assist, Inc	Cust#89403FD - Order# 10262784-1 - Ambulance Medical Supplies - FY27-0093	1,578.75
23328	10/5/2026	Linde Gas & Equipment	CUST#50970293 - Oxygen for Ambulances - FY27-0100	422.92
23329	10/5/2026	Blue Triton Brands, Inc.	Prevention Water Sep26 - FY27-0099	16.39
23330	10/5/2026	Pye-Barker Fire & Safety, LLC	CUST#8063411 - Central Lyon County Fire Station 37 - FY27-0095	390.00
23330	10/5/2026	Pye-Barker Fire & Safety, LLC	CUST#8063411 - Central Lyon County Fire Station 38 - FY27-0095	340.00
23330	10/5/2026	Pye-Barker Fire & Safety, LLC	CUST#8063411 - Central Lyon County Fire Station 35 - FY27-0095	340.00
23330	10/5/2026	Pye-Barker Fire & Safety, LLC	CUST#8063411 - Central Lyon County Fire Station 39 - FY27-0095	290.00
23330	10/5/2026	Pye-Barker Fire & Safety, LLC	CUST#8063411 - Central Lyon County Fire Station 34 - FY27-0095	304.95
23331	10/5/2026	redW LLC	Client#1000863.001 - Audit FY26	37,000.00
23332	10/5/2026	Oosharp, LLC - dba Sharp Ambulance	Aug 26 - Ambulance Billing Services	10,070.33
23333	10/5/2026	Siddons-Martin Emergency Group, LLC	ACC#1254077 - PO#FY27-0004 - WO# 322-WO0000072145 - Impeller and ball	25,633.07
23333	10/5/2026	Siddons-Martin Emergency Group, LLC	ACC#1254077 - PO#b-37 - WO# 322-WO0000078218 - Repairs - FY27-0094	2,394.32
23333	10/5/2026	Siddons-Martin Emergency Group, LLC	ACC#1254077 - PO#8301 - WO# 322-WO0000079092 - Repairs - FY27-0094	1,338.04
23333	10/5/2026	Siddons-Martin Emergency Group, LLC	ACC#1254077 - PO#S145893 - Order# 0181505 - Switch - FY27-0094	96.52
23334	10/5/2026	White Bear Support Solutions	NV Energy Billing - Sep 26	1,096.50
23334	10/5/2026	White Bear Support Solutions	NV Energy Billing - Sep 26	2,612.25
23335	10/5/2026	Blackline Safety Corp	PO# FY27-0045 - Sales Order# SO371856 - Purchase Model System	2,716.00
23336	10/7/2026	Capital City Auto Parts	ACCT#6101 - Statement#1 - Repair and Maintenance Supplies - FY27-0064	8.39
23337	10/7/2026	Capital Ford	ACC# 1120-91458 - parts - FY27-0111	4,415.40
23338	10/7/2026	Charter Communications	ACC#176089401 - District Internet - Sep 26 - FY27-0067	1,394.53
23339	10/7/2026	Erlach Computer Consulting	IT - Azure Info Protection - SEP & OCT 26 -FY27-0065	37.87
23339	10/7/2026	Erlach Computer Consulting	IT - NOV 26 -FY27-0065	4,528.61
23340	10/7/2026	Grainger	ACC#828598110 - flow meter - FY27-0108	749.64
23340	10/7/2026	Grainger	ACC#828598110 - topical antiseptic - FY27-0109	104.64
23340	10/7/2026	Grainger	ACC#828598110 - brake drum dolly - FY27-0110	824.18
23341	10/7/2026	Integrity Business Solutions and Consulting,	Accounting Services	1,700.00
23341	10/7/2026	Integrity Business Solutions and Consulting,	Accounting Services	156.25
23342	10/7/2026	L.N. Curtis & Sons	CUST#C4637 - Sales Order#1105564 - attach hanging patch	120.98
23342	10/7/2026	L.N. Curtis & Sons	CUST#C4637 - Sales Order#1128055 - Cleaning contaminated gear	330.60
23342	10/7/2026	L.N. Curtis & Sons	CUST#C4637 - Sales Order#1128063 - Cleaning and repairing gear	3,255.01
23343	10/7/2026	NV Energy	ACC#1000311472808736163 - District Power - Sep 26 - FY27-0068	1,598.45
23344	10/7/2026	O'Reilly Automotive	CUST#1068849 - Store#3647 - Trans#3647226443 - Lyon County Fire	38.98
23345	10/7/2026	Pacific Office Automation	CONT#900-0373691-000 - Konica Admin - Sep 26 - FY27-0107	317.01
23345	10/7/2026	Pacific Office Automation	CONT#24694-01 - ACC#710261 - Konica Prevention - Sep 26 - FY27-0107	32.06
23345	10/7/2026	Pacific Office Automation	CONT#24784-01 - ACCT#710261 - Konica Prevention - Jul-Sep 26 - FY27-0107	88.35
23346	10/7/2026	Pure Water Systems	Admin Water - Sep 26 - FY27-0102	39.95
23347	10/7/2026	River Vista Storage	Storage Unit - Unit# F01 - Tenant#342945 - SEP26	(159.00)
23347	10/7/2026	River Vista Storage	Storage Unit - Unit# F01 - Tenant#342945 - SEP26	159.00

23348	10/7/2026	Silver Springs G.I.D.	ACC#70 - OCT26 - Station 32	33.75
23349	10/7/2026	Silver Springs Mutual Water Co	ACC#02231000 - SEP26 - Station 32	314.47
23350	10/7/2026	Storey County Water System	ACC#153.01 - SEP26 - Station 34	73.37
23351	10/7/2026	Stryker Sales Corporation	Bill To: 20129863 - CONT# 40128871 - ProCare Service Contract - FY26-0061	38,484.60
23352	10/7/2026	The Parts House	ACCT#1850 - Statement#12 - Repair and Maintenance Supplies - FY27-0064	4,371.28
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Conv Unleaded 87 Reg - FY27-0056	1,037.28
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	2,526.34
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	3,931.00
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,887.92
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,560.31
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	338.72
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,465.28
23353	10/8/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,258.12
23354	10/8/2026	Lyon County Utilities	ACC#03509900 - SEP26 - 231 Corral Dr - ST35	245.81
23354	10/8/2026	Lyon County Utilities	ACC#03510100 - SEP26 - 231 Corral Dr - ST35	28.24
23354	10/8/2026	Lyon County Utilities	ACC#04242800 - SEP26 - 199 Six Mile Canyon - ST38	79.32
23354	10/8/2026	Lyon County Utilities	ACC#04242700 - SEP26 - 199 Six Mile Canyon - ST38	31.38
23354	10/8/2026	Lyon County Utilities	ACC#00928300 - SEP26 - 460 Dayton Valley Rd - ST39	144.13
23354	10/8/2026	Lyon County Utilities	ACC#00928400 - SEP26 - 460 Dayton Valley Rd - ST39	31.38
23355	10/8/2026	Nevada Division Of Forestry	CONT# 30845 - OCT-DEC 26 - FY27-0103	7,867.50
23360	10/8/2026	Peterbilt Truck Parts and Equipment	CUST#100692 - Element air filter - Station 37	114.61
23361	10/8/2026	Tahoe Supply Company LLC	CUST#0001358 - PO# Ryan 8/24/26 - cleaning supplies - FY27-0048	1,512.35
23362	10/8/2026	V&T Management, LLC	SEP-OCT 26 - Lease Payment - St 36	2,623.68
23362	10/8/2026	V&T Management, LLC	SEP-OCT 26 - Lease Payment - St 36	10,494.72
23363	10/8/2026	Waste Management	CUST#19-20883-33004 - SEP26 - ST37 - FY27-0123	105.25
23364	10/9/2026	Hydraulic Industrial Services	S.O. NO. 99548 - PO# T39 - FY27-0128	198.58
23365	10/9/2026	Kelly Brothers Painting Inc	Project: 231 Corral Dr - RE13658 - Full Exterior Re-Paint	10,920.00
23366	10/9/2026	Littler Mendelson PC	CLNT#130068.1000 - AUG26 - Legal Services - FY27-0130	212.00
23367	10/9/2026	Moundhouse True Value	INV#66071, INV#66149, INV#66150, INV#66217 - shop supplies - FY27-0132	323.16
23368	10/9/2026	National Business Factors	CONT ID#CENLC6135C - CLCF EMS Management Consultants - JUL26 - FY27-01	275.38
23368	10/9/2026	National Business Factors	CONT ID#CENLC6359C - CLCF - AUG26 - FY27-0129	1,281.75
23368	10/9/2026	National Business Factors	CONT ID#CENLC6135C - CLCF EMS Management Consultants - AUG26 - FY27-01	1,895.81
23369	10/9/2026	Safelite Fulfillment, Inc	ACC#586332 - WO#540016 - windshield repair	99.49
23369	10/9/2026	Safelite Fulfillment, Inc	ACC#586332 - WO#538434 -solar visor	283.26
23370	10/9/2026	Spectrum	ACC#8411 10 019 0226229 - ST36 Internet - SEP26 - FY27-0131	145.36
23371	10/14/2026	Life Assist, Inc	Cust#89403FD - Order#11260851-1 - Ambulance Medical Supplies - FY27-0093	397.50
23371	10/14/2026	Life Assist, Inc	Cust#89403FD - Order#60262101-1 - Ambulance Medical Supplies - FY27-0093	142.30
23372	10/14/2026	Ranger Industries	PO#FY27-0034 District Coins	962.50
23373	10/14/2026	Oosharp, LLC - dba Sharp Ambulance	Sep26 - Ambulance Billing Services - FY27-0097	6,672.97
23374	10/14/2026	Spectrum	ACC#8411 10 019 0226229 - ST36 Internet - OCT26 - FY27-0131	154.31
23375	10/15/2026	Allstar Fire Equipment	Central Lyon Fire - Code:50 - 189251 - mask - FY27-0022	3,825.00
23375	10/15/2026	Allstar Fire Equipment	Central Lyon Fire - Code:50 - 188800 - Fire Hose - FY27-0136	2,491.00
23375	10/15/2026	Allstar Fire Equipment	Central Lyon Fire - Code:50 - 189083 - Quantifit - FY27-0020	8,939.00
23376	10/15/2026	AT&T Mobility	ACC#287284497756 - FoundACC#08100163 - AUG26 - FY27-0135	2,117.20
23377	10/15/2026	Brett Pierce	Central Lyon County Fire - Vacant Land - FY27-0140	500.00
23377	10/15/2026	Brett Pierce	Central Lyon County Fire - Vacant Land - FY27-0140	500.00
23377	10/15/2026	Brett Pierce	Central Lyon County Fire - Vacant Land - FY27-0140	500.00
23377	10/15/2026	Brett Pierce	Central Lyon County Fire - Vacant Land - FY27-0140	500.00
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Station 35 - Towel Service - FY27-0092	95.24
23378	10/15/2026	Cintas Corp	Payer#24185144 - Towel Service - FY27-0092	105.64
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Station 37 - Towel Service - FY27-0092	90.11
23378	10/15/2026	Cintas Corp	Payer#24185144 - Towel Service - FY27-0092	105.64
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Station 32 - Towel Service - FY27-0092	90.11
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Station 37 - Towel Service - FY27-0092	90.11
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref#Central Lyon Fire District - Towel Service - FY27-00	85.49
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Station 32 - Towel Service - FY27-0092	90.11
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Central Lyon Fire District - Towel Service - FY27-0(	85.49
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Station 35 - Towel Service - FY27-0092	95.24
23378	10/15/2026	Cintas Corp	Payer#24185144 - Towel Service - FY27-0092	106.11
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Central Lyon County Fire - Towel Service - FY27-0(	85.49
23378	10/15/2026	Cintas Corp	Payer#24185144 - Cust Ref# Station 35 - Towel Service - FY27-0092	95.24
23379	10/15/2026	Flyers Energy LLC	ACC#200780 - Bulk Fuel - FY27-0138	20.85
23380	10/15/2026	Grainger	ACC#828598110 - PO#WEB2806300442 - spring check valve - FY27-0143	14.22
23380	10/15/2026	Grainger	ACC#828598110 - PO#ST36 - spring check valve - FY27-0143	27.36
23381	10/15/2026	Granite Propane, Inc	ACC#1-10981 - Propane Gas - SEP26 - FY27-0142	281.01
23382	10/15/2026	Hustler Hydraulics, LLC	PO# shop - Central Lyon County Fire - FY27-0134	21.21
23382	10/15/2026	Hustler Hydraulics, LLC	PO# Fuel Tanks - Central Lyon County Fire - FY27-0134	8.25
23382	10/15/2026	Hustler Hydraulics, LLC	PO# B37 - Central Lyon County Fire - FY27-0134	25.11
23382	10/15/2026	Hustler Hydraulics, LLC	PO# T39 - Central Lyon County Fire - FY27-0134	12.54
23382	10/15/2026	Hustler Hydraulics, LLC	PO# T39 - Central Lyon County Fire - FY27-0134	39.38
23383	10/15/2026	Life Assist, Inc	Cust#89403FD - Order#59265519-1 - Ambulance Medical Supplies - FY27-0119	6,000.01

23384	10/15/2026	Linde Gas & Equipment	CUST#50970293 - Oxygen for Ambulances - FY27-0100	444.10
23384	10/15/2026	Linde Gas & Equipment	CUST#50970293 - Oxygen for Ambulances - FY27-0100	401.74
23385	10/15/2026	Lost Art Graphics	Central Lyon Fire - Door Decal - FY27-0141	90.00
23386	10/15/2026	Southern Tire Mart	CUST#0552306 - Central Lyon County Fire - PO# R35 - FY27-0133	1,811.70
23387	10/15/2026	Blackline Safety Corp	PO# FY27-0045 - Sales Order# SO371876 - Gas cylinder	5,972.00
23388	10/15/2026	Justin Williams	Central Lyon Fire - Preventative Maintenance - Station 32,37,39,38,35,34	1,168.75
23389	10/15/2026	Burroff and Associates	Annual Physical - T Black	813.00
23389	10/15/2026	Burroff and Associates	Annual Physical - J Brown	813.00
23389	10/15/2026	Burroff and Associates	Physical Exam/Ambulance Attendance Cert - G Marshall	190.00
23390	10/15/2026	AT&T	ACC#160 331-2231 555 2 - OCT26 - District Phones	694.19
23391	10/15/2026	AT&T OneNet Service	ACC#1001-1-175-0063 - OCT26 - District Phones	1.14
23392	10/15/2026	Cano's Landscaping	ST39 Landscaping	1,270.00
23393	10/15/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,006.69
23393	10/15/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,050.45
23393	10/15/2026	Carson Valley Oil	ACC ID# 466590 - Blue sky - FY27-0056	177.11
23393	10/15/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,907.07
23393	10/15/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	600.27
23394	10/15/2026	Employer Lynx	Background screening SEP26 - LIC#793	2,288.00
23395	10/15/2026	Integrity Business Solutions and Consulting,	Accounting Services - FY27-0061	400.00
23395	10/15/2026	Integrity Business Solutions and Consulting,	Accounting Services - FY27-0061	1,175.00
23395	10/15/2026	Integrity Business Solutions and Consulting,	Accounting Services - FY27-0061	36.48
23395	10/15/2026	Integrity Business Solutions and Consulting,	Accounting Services - FY27-0061	218.75
23396	10/15/2026	Life Assist, Inc	C#89403FD - PO#27-0031 $4622.21 - CR MEMO#2207073 -$575.32 APPLIED	4,046.89
23396	10/15/2026	Life Assist, Inc	Cust#89403FD - Order#59261169-1 - Ambulance Medical Supplies - FY27-0093	233.18
23396	10/15/2026	Life Assist, Inc	Cust#89403FD - PO#FY27-0040 - Ambulance Medical Supplies	3,291.72
23396	10/15/2026	Life Assist, Inc	Cust#89403FD - Order#11260525-1 - Ambulance Medical Supplies - FY27-0093	142.30
23396	10/15/2026	Life Assist, Inc	Cust#89403FD - PO#27-0015 - Ambulance Medical Supplies	3,054.43
23396	10/15/2026	Life Assist, Inc	Cust#89403FD - PO#27-0015 - Ambulance Medical Supplies	103.20
23397	10/15/2026	Pacific Office Automation	CONT#71-0001452M-01 - ACC#710261 - Konica Admin - Sep 26 - FY27-0107	0.52
23398	10/15/2026	Public Employee's Benefits Program	Group#700 - Driscoll, Franklyn - OCT26	40.12
23399	10/15/2026	Reno Drain Oil Service	Oil Disposal Services - AUTO-002617 - Central Lyon Fire	250.00
23400	10/15/2026	Stagecoach GID	SEP26 - ST 37	286.80
23401	10/15/2026	Teleflex Llc	ACC#1197299 - PO#FY27-053 - Medical Supplies	1,650.00
23402	10/16/2026	Cano's Landscaping	Landscaping Services - SEP26	1,850.00
23403	10/16/2026	McCandless Truck Center LLC	Central Lyon Co. Fire - 142454 - O-ring - FY27-0155	20.22
23404	10/16/2026	O'Reilly Automotive	CUST#1068849 - PO#r137 - FY27-0154	290.00
23405	10/16/2026	Waste Management	CUST#29-09296-53002 - OCT26 - ST36 - FY27-0123	257.18
23405	10/16/2026	Waste Management	CUST#9-50545-03008 - OCT26 - ST37 - FY27-0123	247.29
23405	10/16/2026	Waste Management	CUST#7-73578-15002 - OCT26 - ST38 - FY27-0123	55.01
23405	10/16/2026	Waste Management	CUST#5-99394-75000 - OCT26 - ST39 - FY27-0123	247.29
23405	10/16/2026	Waste Management	CUST#5-99393-05006 - OCT26 - ST34 - FY27-0123	55.01
23405	10/16/2026	Waste Management	CUST#5-99389-65009 - OCT26 - ST35 - FY27-0123	247.29
23405	10/16/2026	Waste Management	CUST#9-20701-35005 - OCT26 - ST32 - FY27-0123	247.29
23406	10/19/2026	McIntosh, Ryan T	Education Reimbursement	1,152.86
23407	10/19/2026	Mink, Elizabeth H	Education Reimbursement	869.00
23408	10/19/2026	Carson Valley Oil	ACC ID# 466590 - PO#FY27-0160 - Duramax	2,994.80
23409	10/19/2026	Integrity Business Solutions and Consulting,	Accounting Services - OCT26 - FY27-0061	300.00
23410	10/19/2026	Life Assist, Inc	Cust#89403FD - PO#27-0119 - Ambulance Medical Supplies	260.00
23411	10/19/2026	Linde Gas & Equipment	CUST#50970293 - Oxygen for Ambulances - FY27-0100	503.86
23412	10/19/2026	Adam Machin	Education Reimbursement	1,972.18
23413	10/2/2026	Charles Shirley	Employee: 2009; Pay Date: 10/2/2026	277.05
23414	10/20/2026	Fireplace Distributors of Nevada - D&D Overhead Door	CUST#D-CENL01 - 1135 W Spruce Ave - FY27-0178	904.40
23415	10/20/2026	Hustler Hydraulics, LLC	PO# B39 - parts	26.42
23415	10/20/2026	Hustler Hydraulics, LLC	PO#32/39 - Bushing	7.06
23415	10/20/2026	Hustler Hydraulics, LLC	Hydraulic hose	55.96
23416	10/20/2026	Hydraulic Industrial Services	PO#B39 - S.O.No. 99691 - hydraulic hose	43.89
23417	10/20/2026	Interstate Batteries of the Sierras	PO#1937/b39 - LOC-T23 - FY27-0179	1,439.55
23418	10/20/2026	MFCP - Motion & Flow	CUST#193494 - Order#7037414 - PO#B39 - parts	365.87
23419	10/20/2026	Siddons-Martin Emergency Group, LLC	ACC#1254077 - PO#P136 - SKEETER PARTS - FY27-0094	546.95
23419	10/20/2026	Siddons-Martin Emergency Group, LLC	ACC#1254077 - PO#E35 - SUPPLIES - FY27-0094	371.56
23420	10/20/2026	Southern Tire Mart	ACC#910000353431 - ST38 - Sep26 - FY27-0177	30.24
23420	10/20/2026	Southern Tire Mart	ACC#910000353431 - ST38 - Sep26 - FY27-0177	(30.24)
23421	10/20/2026	Southwest Gas	ACC#910001083255 - ST32 - Sep26 - FY27-0177	213.75
23421	10/20/2026	Southwest Gas	ACC#910000608934 - ST35 - Sep26 - FY27-0177	59.17
23421	10/20/2026	Southwest Gas	ACC#910003881572 - ST36 - Sep26 - FY27-0177	41.55
23421	10/20/2026	Southwest Gas	ACC#910000354546 - ST37 - Sep26 - FY27-0177	216.61
23421	10/20/2026	Southwest Gas	ACC#910001085394 - ST39 - Sep26 - FY27-0177	30.24
23422	10/21/2026	Charter Communications	ACC#176089401 - District Internet - Oct 26 - FY27-0067	1,394.53
23423	10/21/2026	Pacific Office Automation	CONT#71-0001452M-01 - ACC#710261 - Konica Admin - Oct 26 - FY27-0107	71.85
23424	10/21/2026	Southwest Gas	ACC#910000353431 - ST38 - Sep26 - FY27-0177	30.24

23425	10/21/2026	Trophy Tek	Lyon County Name Plates - FY27-0181	350.00
23426	10/22/2026	Justin Williams	Central Lyon Fire Service and Repair - FY27-0183	2,325.00
23427	10/22/2026	Capital Ford	CUST#91458 - PO#Stock - parts	35.78
23428	10/22/2026	Concentra	ACC#N17-0560198713 - Barham, S - Drug Screen	74.00
23429	10/22/2026	Flag Store of Nevada Inc.	Central Lyon Fire Flags - FY27-0033	1,324.50
23430	10/22/2026	ITLS of Nevada	Class/Student Fee - A043-26 & A043-26	90.00
23431	10/22/2026	Les Schwab	STR#959 - ACC#100328082 - PO#FN2024 - Mobile Truck Fee	149.99
23432	10/22/2026	National Business Factors	CONT ID#CENLC6135C - CLCF EMS Management Consultants - SEP26 - FY27-01	489.00
23432	10/22/2026	National Business Factors	CONT ID#CENLC6359C - CLCF - SEP26 - FY27-0129	30.00
23433	10/22/2026	Wharton Concrete Forming Supply Of	CUST#7700122778 - CONTR#007288 - FY27-0182	395.00
23433	10/22/2026	Wharton Concrete Forming Supply Of	CUST#7700122778 - CONTR#007311 - FY27-0182	120.00
23433	10/22/2026	Wharton Concrete Forming Supply Of	CUST#7700122778 - CONTR#036113 - FY27-0182	176.18
23434	10/26/2026	Allstar Fire Equipment	Central Lyon Fire - Code:50 - 189643 - Fire Hose - FY27-0036	1,933.00
23435	10/26/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	2,038.39
23435	10/26/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	2,438.56
23435	10/26/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	706.55
23435	10/26/2026	Carson Valley Oil	ACC ID# 466590 - Red Dyed EPA ULS Diesel - FY27-0056	1,807.03
23436	10/26/2026	Integrity Business Solutions and Consulting,	Accounting Services - OCT26 - FY27-0061	562.50
23437	10/26/2026	V&T Management, LLC	NOV 26 - Lease Payment - St 36	5,247.36
23437	10/26/2026	V&T Management, LLC	NOV 26 - Lease Payment - St 36	1,311.84
23438	10/26/2026	Wharton Concrete Forming Supply Of	CUST#7700122778 - TKT#037462 - FY27-0188	195.34
23439	10/28/2026	Capital Ford	CUST#91458 - DEAL#61610 - FY27-0018 - SRL#1FT8W3BM6VEC57807	83,028.25
23440	10/28/2026	Dale E Collins	ACC#25CL01940-CL:1 - REFUND	5.00
23441	10/28/2026	Deborah A Povey	ACC#26CL00909-CL:1 - REFUND	0.09
23442	10/28/2026	Donald R Booth	ACC#26CL01457-CL:1 - REFUND	386.69
23443	10/28/2026	Elaine P Houston	ACC#26CL00747-CL:1 - REFUND	40.33
23444	10/28/2026	Karl Storz Endoscopy America, Inc	INV#96804940 & INV#97045655 - Bill to#148289	244.25
23445	10/28/2026	Mountaintop Cleaning Services, LLC	Cleaning Service - Admin - OCT26	480.00
23446	10/28/2026	Raymond Herbert	ACC#25CL04262-CL:1 - REFUND	187.83
23447	10/28/2026	River Vista Storage	Storage Unit - Unit# F01 - Tenant#342945 - NOV26	159.00
23448	10/28/2026	Sierra Front Wildfire Cooperators	PMS 412 Guide to Wildland Fire Origin and Cause - E Mink	186.00
CD20260210	10/2/2026	ExpertPay	Payroll Garnishment	564.00
CD202602101	10/16/2026	Central Lyon County Firefighters Assoc.	Biweekly CLCFA Dues	2,212.76
CD20260510-4	10/5/2026	NSB	Stop payment & reissue of Check# 124483065G	108.44
CD20260510	10/5/2026	Standard Insurance Company	CLCFA Dues – Payroll Deduction	317.16
CD20260510-1	10/5/2026	Standard Insurance Company	Oct 26 – Standard	317.16
CD20260510-2	10/5/2026	Nevada State Bank	Merchant CC Fees – Sep 26	49.75
CD20260510-3	10/5/2026	Nevada State Bank	Merchant CC Fees – Sep 26	1,681.00
CD20260610	10/6/2026	VOYA	Voya 10.2.26 Payroll	10,981.10
CD20261007	10/7/2026	IRS - Federal Tax Deposit	IRS Q3 Quarterly Payroll Taxes Due	3,867.90
CD20261310	10/13/2026	Nevada State Bank	Monthly Clover Merchant Fees - Oct	29.95
CD20261410	10/14/2026	SSgA Upromise 529	SSGA – Payroll Deduction	200.00
CD20261410-1	10/14/2026	HSA Bank	HSA 10.14.26 Payroll	4,612.61
CD20261410-2	10/14/2026	PERS	Monthly PERS – September	208,505.86
CD20261510	10/15/2026	AmGuard Insurance Company	Workers Comp Insurance - NOV	37,510.56
CD20261510-1	10/15/2026	IAFF Health & Wellness Trust	Employee Health Insurance – Oct 26	90,266.15
Report Total				1,871,347.65



Central Lyon County Fire Protection District

AMBULANCE WRITE OFF REPORT (Sharp Billing)
September 2026 – Total Amount $182,179.53

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Board Approval

_____
Date

Sep 2026 Write-off Report

Ticket #	Date Srvc	Balance
25CL00002-CL:1	01/01/25	$2,475.00
25CL01846-CL:1	06/04/25	$559.00
25CL02243-CL:1	07/07/25	$3,386.80
25CL02270-CL:1	07/10/25	$4,044.61
25CL02372-CL:1	07/19/25	$220.36
25CL02376-CL:1	07/19/25	$3,692.58
25CL02431-CL:2	07/24/25	$3,319.29
25CL02480-CL:1	07/28/25	$300.00
25CL02522-CL:1	08/01/25	$3,402.21
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25CL04323-CL:1	12/31/25	$2,475.00
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Sep 2026 Write-off Report

26CL00082-CL:1	01/07/26	$2,421.69
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26CL00706-CL:1	03/02/26	$4,080.17
26CL00716-CL:1	03/03/26	$3,034.56
26CL00727-CL:1	03/03/26	$3,692.59
26CL00752-CL:1	03/05/26	$300.00
26CL00775-CL:1	03/08/26	$290.00
26CL00792-CL:1	03/09/26	$300.00
26CL00810-CL:1	03/10/26	$175.07
26CL00832-CL:1	03/11/26	$300.00
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26CL00866-CL:1	03/14/26	$648.38

Sep 2026 Write-off Report

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26CL00921-CL:1	03/18/26	$3,264.03
26CL00924-CL:1	03/19/26	$300.00
26CL00939-CL:1	03/20/26	$185.62
26CL00962-CL:1	03/21/26	$300.00
26CL00963-CL:1	03/21/26	$300.00
26CL00975-CL:1	03/22/26	$230.65
26CL00987-CL:1	03/23/26	$2,855.66
26CL01011-CL:1	03/25/26	$151.53
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26CL01097-CL:1	04/02/26	$3,353.76
26CL01133-CL:1	04/05/26	$2,976.82
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26CL01282-CL:1	04/17/26	$3,326.77
26CL01324-CL:1	04/20/26	$335.00
26CL01330-CL:1	04/20/26	$4,074.69
26CL01370-CL:1	04/24/26	$400.49

Total $182,179.53

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
AGENDA REPORT

Board Meeting Date: November 12, 2026

Agenda Item: #7 Process for Deputy Fire Marshal Internal Promotion

Prepared By: Elizabeth Mink, Fire Marshal

Requested Action:
Staff requests the Fire Board review, discuss, and approve the process for internal promotion to the Deputy Fire Marshal (captain-level) position.

EXECUTIVE SUMMARY

As part of the Prevention Division succession plan, staff is requesting approval to fill the Deputy Fire Marshal position through an internal promotional process. This action supports leadership continuity, preserves institutional knowledge, and provides a structured pathway for professional development within the Division. The position was identified and funded as part of the District's approved budget and will be filled by promoting a qualified internal candidate, with the vacated Fire Inspector II position remaining available for future staffing considerations. Approval will allow staff to proceed with the promotional process in accordance with the applicable Collective Bargaining Agreement requirements.

BACKGROUND

The Deputy Fire Marshal position is an existing position within the Prevention Division and is currently vacant. Funding for the position was included in the District's approved Fiscal Year 2026-2027 budget as part of the District's succession planning initiative. The position is intended to support leadership continuity within the Prevention Division and ensure the long-term stability of critical fire prevention, code enforcement, fire investigation, and community risk reduction programs.

The District anticipates the future retirement of the current Fire Marshal and recognizes the importance of developing a qualified successor prior to that transition. Filling the Deputy Fire Marshal position provides an opportunity for a qualified internal candidate to receive mentoring, leadership development, administrative experience, and operational training necessary to assume future Fire Marshal responsibilities. This planned overlap is intended to preserve institutional knowledge, support organizational continuity, and reduce the risk associated with a leadership transition.

Consistent with Article 44 of the Collective Bargaining Agreement (CBA), staff intends to fill the position through an internal promotional process. The promotional announcement, job description, and supplemental promotional information have been developed to comply with the requirements of the CBA, including the prescribed posting, application, and selection process.

Approval of this item will authorize staff to proceed with the internal promotional process and continue implementation of the Prevention Division succession plan.

FISCAL IMPACT

The fiscal impact associated with filling the Deputy Fire Marshal position is minimal because funding was included and approved in the District's Fiscal Year 2026-2027 budget through the succession planning initiative. The anticipated promotional candidate currently serves as a Fire Inspector II at the top step of the salary schedule, resulting in only the salary and benefit differential between the Fire Inspector II and Deputy Fire Marshal classifications. The vacated Fire Inspector II position will not be filled during the current budget cycle, further minimizing additional personnel costs. The fiscal impact remains within the budget authority previously approved by the Board and does not require an additional budget appropriation.

RECOMMENDED ACTION

Move to approve filling the vacant Deputy Fire Marshal position through the internal promotional process established under Article 44 of the Collective Bargaining Agreement, supporting the District's succession planning efforts, internal leadership development, and continuity within the Prevention Division.

ATTACHMENTS

1. Deputy Fire Marshal Job Description
2. Promotional Process
3. Announcement
4. Prevention Division Succession Plan
5. L 4728 Collective Bargaining Agreement Article 44

Central Lyon County Fire Protection District

Job Description

Deputy Fire Marshal (Captain)

Definition

Under the direction of the Fire Marshal, the Deputy Fire Marshal manages and participates in the activities of the Fire Prevention Division. This position provides leadership in fire and life safety inspections, plans review, code enforcement, fire investigations, community risk reduction, public education, and wildland fire prevention. The Deputy Fire Marshal supervises assigned personnel and serves as a technical resource to District staff, government agencies, developers, businesses, and the public.

Essential Duties and Responsibilities

Leadership & Administration

- Supervise, train, evaluate, and mentor Fire Prevention Division personnel.
- Assist with strategic planning, budgeting, program development, and policy implementation.
- Develop, review, and maintain departmental procedures, records, and performance standards.
- Monitor program effectiveness and recommend operational improvements.
- Coordinate fire prevention activities with local, state, and federal agencies.

Code Enforcement & Plan Review

- Review construction plans, permits, and development projects for compliance with adopted fire and life safety codes.
- Conduct inspections of commercial, industrial, institutional, residential, and public assembly occupancies.
- Interpret and enforce applicable fire codes, standards, ordinances, and regulations.

- Provide technical guidance to contractors, engineers, architects, businesses, and District personnel.
- Assist with code adoption, amendments, and regulatory updates, provide recommendations to the Fire Marshal, Fire Chief and Fire Board.

Fire Investigation & Risk Reduction

- Conduct or manage investigations involving fires, explosions, hazardous materials incidents, and related events.
- Prepare reports, documentation, corrective actions, and enforcement notices.
- Support legal proceedings and testimony related to code enforcement and fire investigations.
- Develop and implement Community Risk Reduction (CRR), public education, and wildfire mitigation programs.
- Promote defensible space, home hardening, and community wildfire preparedness initiatives.

Training & Public Education

- Develop and deliver training for District personnel, community groups, businesses, and partner agencies.
- Participate in public education, fire prevention outreach, and life safety programs.
- Serve as a subject matter expert in fire prevention, inspections, investigations, and code compliance.

Operational Support

- Respond to emergency incidents as assigned.
- Support fire suppression, EMS, hazardous materials, and incident management operations within the scope of certification and District needs.
- Perform other duties as assigned by the Fire Chief or Fire Marshal.

Knowledge, Skills, and Abilities

- Thorough knowledge of fire prevention principles, fire investigation practices, building construction, fire protection systems, and Community Risk Reduction concepts.
- Working knowledge of adopted fire, building, and life safety codes, NFPA standards, and applicable state and local regulations.

- Ability to interpret and enforce codes fairly, consistently, and professionally.
- Strong leadership, organizational, interpersonal, and customer service skills.
- Ability to prepare reports, conduct inspections, deliver presentations, and communicate effectively both verbally and in writing.
- Ability to establish and maintain effective working relationships with employees, officials, contractors, developers, business owners, and the public.
- Ability to work independently and exercise sound judgment in complex situations.

Desired Attributes

- Positive and professional leadership style.
- Strong work ethic and initiative.
- Effective decision-making and problem-solving abilities.
- Team-oriented with the ability to perform in dynamic and high-pressure environments.
- Commitment to customer service, continuous improvement, and professional development.
- Attention to detail, accountability, and integrity.
- Ability to maintain through training required certifications (continuing education).
- Initiative to expand knowledge base and seek out opportunities to evolve expertise through education.

Minimum Qualifications

- High school diploma or GED.
- Associate's degree in Fire Science or related field within four (4) years of appointment.
- Five (5) years of fire prevention, code enforcement, inspections, plans review, investigations, or closely related experience. (ie: construction, engineering, or similar field)
- Current CPR certification.
- Nevada Driver's License with appropriate endorsements.
- ICC Fire Inspector II

- ICC Fire Plans Examiner certification.
- NFPA Firefighter II.
- Hazardous Materials Operations certification.
- Fire Officer I within one (1) year of appointment.
- National Fire Academy Fire/Arson Investigation Essentials course (or equivalent).
- NWCG FI-210 Wildland fire investigator certification.
- Youth Firesetter Intervention Specialist.

Preferred Qualifications

- Five (5) years of career fire service experience or seven (7) years of progressively responsible fire service experience.
- Fire Investigator Technician (IAAI) certification.
- Fire Instructor I.
- Fire Officer II.
- Hazardous Materials Technician.
- Nevada AEMT or higher.
- Bachelor's degree in fire science or related field.
- Youth Firesetter Program Manager.
- NFPA 1035 Fire and Life Safety Educator I & II

Physical Requirements & Working Conditions

The physical requirements described here are representative of those that should be met by an employee to successfully perform the essential functions of the job as a Deputy Fire Marshal.

While performing the duties of this job, the employee is frequently required to communicate, talk and hear; sit, stand, bend and walk; use hands and fingers, handle, or operate objects, tools, or controls; and reach with hands and arms, and regularly lift and move up to 50 pounds. Must have sufficient mobility to work in an office setting using standard office equipment including a personal computer, copy machines, and audio-visual equipment and speak and communicate in person, over the telephone, and on a two-way radio. This job's specific vision abilities include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

The position requires the physical ability to climb or balance, stoop, kneel, crouch, crawl, and smell. Strength, stamina, and agility to climb stairs, walk construction sites and fire scenes, and bend, stoop, sit, and stand for long periods. This position can be physically demanding, requiring good health and physical condition to perform job duties adequately. The employee uses appropriate Personal Protection Equipment (PPE), including a self-contained breathing apparatus (SCBA) if/as qualified, while performing tasks in environments that may be immediately dangerous to life (IDLH atmospheres) and must successfully pass an annual fit for duty exam based on NFPA 1582 and Nevada Revised Statues 617.

The duties of this position for persons qualified, may also require sufficient mobility, flexibility, and body strength to participate in emergency incidents and fire ground activities for intermittent periods. Fire ground activities may include but are not limited to raising and climbing ground ladders, pulling 2 ½" filled with water under pressure, applying water from nozzles under high pressure, and lifting heavy equipment such as smoke ejectors and generators. May rarely be required lifting of up to 100 pounds. Working outdoors in hot and freezing weather may be necessary for some investigation work, emergencies, and training situations. Must have the ability to stay physically capable in mentally and emotionally stressful environments.

Ability to participate in General Order #1 fitness testing, based on qualifications or interest.

Special Conditions

- Subject to pre-employment, random, and post-incident drug and alcohol testing in accordance with District policy.
- Subject to background investigation, criminal history review, and fingerprinting.
- Must successfully complete annual medical and fitness-for-duty evaluations.
- Position is designated as safety-sensitive and may require emergency response outside normal business hours.

FLSA STATUS:

Non-Exempt

Special Conditions:

This position has been identified as affecting public safety. People offered employment must submit to a pre-employment and annual screening test for controlled substances. Candidates will be required to submit to an extensive background investigation, pre-employment criminal

history check, and fingerprinting. Required to complete the annual State of Nevada Revised Statutes 617 medical examination.

In compliance with applicable disabilities laws, reasonable accommodation may be provided for qualified individuals with a disability who require and request such accommodation. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodation with the employer.

I, _____(print name)

have received a copy of my job description.

_____

Signature

_____

Date

CENTRAL LYON FIRE

Promotional Announcement

Supplemental Job Information for:

Deputy Fire Marshal

Promotional information per the CBA Article 44 - Promotional Vacancies and Notice

- The selection process components will have the following weighted values:

  Topic (Weighted) Score Values

- Letter of interest (10%)
- Application, resume & CV Review (25%)
- Essay (30%)
- Oral Interview (25%)
- Administrative Evaluation (10%)

- A Chief's Interview may be included as an additional scored component outside the assessment center weighted values.

  Essay Requirement: (minimum 3 pages)

  - Develop an essay describing your ability to successfully manage complex, large-scale projects and initiatives. Please explain how you will manage, supervise, and lead the Central Lyon Fire Protection District Fire Prevention Division into the future, with particular emphasis on continued regional growth, development challenges, and emerging technologies.
  - Considerations for the supervision, management, review, inspection, and regulation of emerging occupancies and technologies, including data centers and other technology-driven facilities.
  - Vision for the future of the Fire Prevention Division and its role in supporting the District's long-term strategic goals.

If references are used, including codes, standards, laws, regulations, policies, or other source materials, they shall be properly cited and listed in a reference section. Examples include, but are not limited to, the International Fire Code (IFC), International Building Code (IBC), NFPA standards, Nevada Revised Statutes (NRS), Nevada Administrative Code (NAC), and District policies and procedures.

AI may be used for research and essay format and structure but may not produce substantial material components of content.

CENTRAL
LYON FIRE

Job Announcement

Deputy Fire Marshal

Internal Promotional

Application Closing Date: January 16,2027

Under the direction of the Fire Marshal, the Deputy Fire Marshal manages and participates in the activities of the Fire Prevention Division. This position provides leadership in fire and life safety inspections, plans review, code enforcement, fire investigations, community risk reduction, public education, and wildland fire prevention.

The Deputy Fire Marshal supervises, trains, evaluates, and mentors assigned personnel; reviews plans and permits; conducts inspections and investigations; interprets and enforces adopted codes and standards; develops risk-reduction and wildfire-mitigation programs; delivers training and public education; coordinates with partner agencies; and serves as a technical resource to District staff, government agencies, developers, businesses, and the public. The position may also respond to emergency incidents and support fire suppression, EMS, hazardous materials, and incident management operations within the scope of certification and District needs.

Salary and Benefit Information

- The salary range is $97,691.00-$137,746
- Potential to earn a Fitness Incentive
- Employer-paid health, dental and vision insurance premiums

Minimum Qualifications/Conditions of Employment:

- High school diploma or GED.
- Associate's degree in Fire Science or a related field within four (4) years of appointment.

- Five (5) years of fire prevention, code enforcement, inspections, plans review, investigations, or closely related experience. (Ie: construction, engineering or similar field).
- Current CPR certification.
- Nevada Driver's License with appropriate endorsements.
- ICC Fire Inspector II.
- ICC Fire Plans Examiner certification.
- NFPA Firefighter II.
- Hazardous Materials Operations certification.
- Fire Officer I within one (1) year of appointment.
- National Fire Academy Fire/Arson Investigation Essentials course, or equivalent.
- NWCG FI-210 Wildland Fire Investigator certification.
- Youth Firesetter Intervention Specialist.

Preferred Qualifications:

- Five (5) years of career fire service experience or seven (7) years of progressively responsible fire service experience.
- Fire Investigator Technician (IAAI) certification.
- Fire Instructor I.
- Fire Officer II.
- Hazardous Materials Technician.
- Nevada AEMT or higher.
- Bachelor's degree in fire science or related field.
- Youth Firesetter Program Manager.
- NFPA 1035 Fire and Life Safety Educator I & II

Special Conditions:

- Subject to pre-employment, random, and post-incident drug and alcohol testing in accordance with District policy.
- Subject to background investigation, criminal history review, and fingerprinting.
- Must successfully complete annual medical and fitness-for-duty evaluations.
- Position is safety-sensitive and may require emergency response outside normal business hours.

To apply:

Please submit a letter of interest, cover letter, resume, CV and essay (see Supplemental Job Information for details) by January 16,2027 - no later than 1700 hours to the District Office or admin@centralfirenv.org.

Or by mail: Central Lyon County Fire Protection
District 246 Dayton Valley Road, Suite
106
Dayton, NV 89403

Fire Prevention Division Succession and Strategic Staffing Proposal

Central Lyon County Fire Protection District

September 16, 2026

Submitted by: Elizabeth Mink, Fire Marshal / Division Chief

Executive Summary

The Fire Prevention Division is experiencing increasing demand resulting from continued residential and commercial growth, development review, inspections, plan review, fire investigations, wildfire mitigation, code enforcement, public education, and community risk reduction activities.

To ensure continuity of leadership, maintain service levels, and support future growth, this proposal recommends:

1. Promotion of a Senior Fire Inspector to Deputy Fire Marshal (Captain).
2. Creation and addition of a Community Risk Reduction Coordinator position.
3. Addition of a Fire Inspector position during FY 2028-2029.

These enhancements will strengthen operational capacity, preserve institutional knowledge, improve succession readiness, enhance firefighter and public safety, and support long-term organizational sustainability.

Investment in Fire Prevention staffing is an investment in firefighter safety. Increased capacity for inspections, plan review, investigations, hazard mitigation, and code compliance helps identify risks before emergencies occur, improves pre-incident planning, and provides responding personnel with safer operating environments and better information during emergency incidents.

Background

The Fire Prevention Division is responsible for:

- Fire and life safety inspections
- New construction inspections
- Plan review and development review
- Fire investigations
- Code compliance

- Occupancy permits
- Special event permits
- Public education and outreach
- Wildfire mitigation initiatives
- Emergency preparedness
- Grant administration
- Interagency coordination

As the district continues to grow, workload demands have increased significantly. Current staffing levels limit the division's ability to reduce inspection backlogs, improve plan review turnaround times, expand risk reduction programs, and prepare future leaders for organizational succession.

Without proactive planning, future retirements or vacancies could impact regulatory compliance, development review timelines, community risk reduction efforts, and continuity of service.

Proposal

Strategic Objective 1

Promote the Deputy Fire Marshal Position

The Deputy Fire Marshal position will provide leadership continuity and operational support while developing the next generation of Fire Prevention leadership.

Key Responsibilities

- Supervision and personnel development
- Program oversight and project management
- Plan review and investigation oversight
- Code compliance coordination
- Development review participation
- Budget and grant administration support
- Acting Fire Marshal responsibilities when assigned

Organizational Benefits

- Strengthens succession planning
- Improves operational oversight
- Expands management capacity
- Maintains continuity during absences or transitions
- Reduces organizational risk

Strategic Objective 2

Create a Community Risk Reduction Coordinator Position

The Community Risk Reduction Coordinator will provide dedicated support for prevention programming, outreach, preparedness, and public education.

Key Responsibilities

- Public education programs
- Community outreach and engagement
- Wildfire preparedness campaigns
- Youth firesetter intervention support
- Public information and social media coordination
- Grant tracking and documentation
- Community partnership development

Organizational Benefits

- Expands community risk reduction efforts
- Improves public engagement
- Enhances preparedness initiatives
- Supports grant management
- Allows prevention personnel to focus on regulatory functions

Strategic Objective 3

Add a Fire Inspector Position

An additional Fire Inspector position is recommended to address current and anticipated growth throughout the district.

Key Responsibilities

- Annual inspections
- New construction inspections
- Plan review support
- Fire investigations
- Code enforcement
- Public education support

Organizational Benefits

- Improves inspection completion rates
- Reduces plan review turnaround times
- Decreases inspection backlog
- Supports development review activities
- Enhances firefighter and public safety through proactive hazard identification

Succession Planning Framework

Leadership Pathway

The Fire Prevention Division will utilize the following career progression model:

Fire Inspector → Senior Fire Inspector → Deputy Fire Marshal → Fire Marshal

Covered Positions

Primary Position

- Fire Marshal / Division Chief

Immediate Successor

- Deputy Fire Marshal

Developmental Positions

- Senior Fire Inspector (Fire Inspector II)
- Fire Inspector I
- Community Risk Reduction Coordinator

Leadership Development

Employees identified for advancement will receive structured development opportunities through:

- Fire Prevention leadership training
- Fire Officer coursework
- Budget and administrative exposure
- Acting assignments
- Program oversight responsibilities
- Cross-training in inspections, investigations, and plan review
- Ongoing mentorship from the Fire Marshal

Promotion readiness will be evaluated quarterly based on demonstrated leadership, certifications, performance, and operational competency.

Knowledge Transfer and Continuity

To preserve institutional knowledge, the division will maintain a centralized repository containing:

- Standard operating guidelines
- Policies and procedures
- Inspection standards
- Annual reports
- Enforcement history
- Grant records
- Key contacts
- Historical project documentation

This information will support continuity of operations during planned or unexpected leadership transitions.

Expected Outcomes

Implementation of this proposal is expected to:

- Improve leadership succession readiness
- Increase operational capacity
- Strengthen community risk reduction programming
- Expand public education efforts
- Improve inspection compliance rates
- Reduce plan review turnaround times
- Increase grant opportunities
- Preserve institutional knowledge
- Enhance firefighter and public safety
- Improve organizational resilience

Alignment with District Goals

This proposal supports the District's commitment to:

- Community Risk Reduction
- Firefighter and Public Safety
- Regulatory Compliance
- Workforce Development
- Leadership Accountability
- Organizational Resilience

Implementation Timeline

Target Date	Milestone
October 2026	Approve succession and staffing proposal, initiate promotional process for Deputy Fire Marshal
November 2026	Promote Deputy Fire Marshal position

January 2027	Finalize Community Risk Reduction Coordinator budget and job description
July 2027	Complete recruitment and hiring of Community Risk Reduction Coordinator
November 2027	Conduct Deputy Fire Marshal readiness review; identify areas that need improvement, recommend training , mentor as needed
FY 2028-2029	Approve and hire Fire Inspector
July 2028	Promote Deputy Fire Marshal to Fire Marshal and complete leadership transition **(Mink retires August 1, 2028)**

Fiscal Considerations

The Fire Prevention Division will continue pursuing cost recovery and revenue opportunities through plan review, permitting, inspections, development-related services, and grant funding.

Strategic staffing investments will improve service delivery, support future growth, and enhance long-term organizational sustainability.

Recommendation

The approval of this succession and strategic staffing plan will ensure leadership continuity, maintain service levels, and prepare the Fire Prevention Division for future growth.

The addition of a Deputy Fire Marshal, Community Risk Reduction Coordinator, and future Fire Inspector will improve operational efficiency, strengthen community risk reduction efforts, preserve institutional knowledge, and enhance firefighter and public safety.

These staffing enhancements will increase the division's ability to identify and reduce hazards before emergencies occur through inspections, plan review, investigations, code enforcement, and public education. A stronger Fire Prevention Division directly contributes to safer communities, safer buildings, and safer emergency response operations.

Approval of this proposal represents a strategic investment in leadership development, firefighter safety, community risk reduction, and the long-term resilience of the Central Lyon County Fire Protection District.

current position. Such assignments shall be consistent with the Member's medical restrictions and current medical status and shall be structured in a manner that supports the Member's recovery without placing them at risk of further injury. Alternative duty may be provided where there is a reasonable medical probability that the Member will be able to resume full duty upon reaching maximum medical improvement (MMI). Upon medical release to full duty, the Member shall be returned to their regular assignment.

ARTICLE 43 – DRUG TESTING

43.1 The Association recognizes the District's Drug and Alcohol-Free Workplace Standard Operating Procedure (Admin SOP 12). Any changes to this policy that affect wages, hours, or working conditions shall be subject to negotiation in accordance with this Agreement.

ARTICLE 44 – PROMOTIONAL VACANCIES AND NOTICE

44.1 The District shall have the right to decide if any vacancy shall be filled or promotion made in accordance with Article 5.

44.2 All promotional vacancies for the position of Captain shall be filled from within the bargaining unit, provided qualified candidates exist and meet the minimum requirements of the position established by the District, prior to the position being offered through an open competitive testing process.

44.3 If a vacancy opens in the rank of Captain and there is a current acting list, the top ranked individual shall be offered the position.

44.4 In the event there is an opening in the rank of Captain and there is not a current acting list, the District reserves the right to a temporary promotion to fill the position for up to six (6) months in order to establish a testing process to fill the position. The District shall make reasonable efforts to complete the testing process within this time period.

44.5 Notice of all promotional vacancies within the District shall be given to the Association President for Distribution to Members. The opening will be posted for a period of not less than Sixty (60) calendar days prior to the last date for application.

44.6 The District Fire Chief shall adopt selection techniques, subject to Board of Directors approval, which are impartial, culturally fair and related to the essential functions of the job classification. Selection techniques shall be job-related and applied in a fair and consistent manner.

The examination may include, but is not limited to, one or more of the following:

A. A written test measuring the candidate's aptitude and/or job knowledge.

B. An application evaluation of each candidate's applicable training and experience directly related to the job.

C. A performance test in which candidates demonstrate the degree of job knowledge and ability they possess.

D. A physical fitness test whereby candidates demonstrate their physical capacity to perform the essential functions of the job.

E. A personal interview designed to evaluate the candidate's job-related personal characteristics, background and job knowledge.

44.7 Applications, recruitment and selection documents shall be retained in accordance with applicable State and Federal regulations.

44.8 Notice of job openings shall contain the following information:

A. Title and job description of the position;

B. All eligibility requirements including: education, employment, training or experience criteria, and whether equivalent factors will be recognized, and the weight to be given each requirement in evaluating a candidate;

C. Whether District or other seniority or length of service will be considered a factor, and if so, what weight will be given to such consideration in measuring or rating applicants;

D. Whether there will be competitive testing, and if so, the date, time and place of the test; the nature and scope of the test subject matter, and any reference material or sources upon which the test is based;

E. What components of the test will be used from Paragraph 2 items A-E and the relative weight to be given to each in scoring the test results;

F. Whether the tests will be used to establish an eligibility list based upon ranking or rating of test applications with the highest overall score being placed first, next highest second, and so on down the list of candidates, and if so;

G. How long the list will be retained and/or effective;

H. What the wage schedule will be and any requirements to move up in step.

44.9 The District will not be obligated to provide copies of the study/preparation materials.

44.10 Return of classification or rank.

A. Should a Member not pass the promotional probation, based on their performance evaluation and any applicable remedial extension, they shall return to their previous rank classification. A discussion shall occur between the Member and the District, and the Member may request Association representation, to determine the Member's status and potential eligibility to remain on the promotional list.

B. Any Member who transitions from an Advanced EMT to Paramedic certification, who does not successfully complete TAP (probationary period) shall return to their previous classification as an Advanced EMT. A discussion shall occur between the Member and the District, and the Member may request Association representation, to determine the Member's status and potential eligibility to remain on the promotional list.

ARTICLE 45 – WORKING OUT OF CLASSIFICATION

45.1 Responsibility Compensation – An hourly employee of Central Lyon County Fire Protection District who is required to work in an acting position of a higher rank shall be paid an incentive of five percent (5%) of their base wage for all hours of fractions thereof worked in the higher classification. At no time shall the acting pay exceed the pay of the top step of the higher classification.

A. Incentive shall be paid whenever the Member works in the higher classification shall be paid in ¼ hour increments.

ARTICLE 46 – MINIMUM STAFFING

46.1 Minimum Staffing. The District shall maintain a minimum staffing level of eleven (11) suppression certified Members on duty and in a suppression role at all times on A, B, and C shifts. This staffing shall include:

A. A minimum of two (2) Company Officers; three (3) Firefighter/Paramedics (exclusive of any Company Officer EMS certification); The remaining six (6) positions shall be filled by Firefighter/AEMT's or higher

B. When a Captain vacancy exists above the two (2) Captain minimum, the vacancy will be flown and filled in the following order:

1. Captains, on a voluntary basis;
2. Acting Captains, as designated and qualified in accordance with Article 45 (Working Out of Classification) and applicable District policy. If an Acting Captain is bumped, an effort will be made to voluntarily backfill their position with a Firefighter.
    a. If the Captain vacancy is not filled through voluntary means in the above order, no further lower position classifications will be offered overtime, and the position will remain vacant and mandatory overtime will not be imposed.

C. Minimum staffing levels established in this Article are intended to ensure the District's ability to safely respond to emergency incidents and protect both personnel and the public with a focus on the public benefit.

46.2 Operational Readiness.

CENTRAL LYON FIRE

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
AGENDA REPORT

Board Meeting Date: November 12, 2026

Agenda Item: #8 - Discussion to Approve Payment of Remaining Debt Service and Listing Commission from Sutphen Ladder Truck Sale Proceeds (for possible action)

Prepared By: Assistant Chief Ryan McIntosh

Requested Action: Approve payment of $151,685.31 to Community First National Bank for the remaining debt service and $21,250 to Brindlee Mountain Fire Apparatus, dba Fire Trucks Unlimited, for the listing commission, from the Sutphen ladder truck sale proceeds, to satisfy the District obligations associated with the sale.

EXECUTIVE SUMMARY

The District received $435,625 in proceeds from the sale of its 2008 Sutphen SPH 100 platform aerial to Richland Township Volunteer Fire Department. To complete the transaction and provide transferable title free of the existing lien, the District must pay the remaining debt service to Community First National Bank and the listing commission to Brindlee Mountain Fire Apparatus, dba Fire Trucks Unlimited. Staff recommends approval of both payments from the sale proceeds.

BACKGROUND

The purchase and sale agreement requires the District to satisfy the existing lease and security interest on the apparatus and allocates responsibility for the broker commission. On October 29, 2026, the District received a $435,625 wire from Somerset Trust Company on behalf of Richland Township Volunteer Fire Department. Community First National Bank issued a payoff statement for Lease No. 64840 in the amount of $151,685.31, valid through November 13, 2026. The listing commission due to Brindlee Mountain Fire Apparatus, dba Fire Trucks Unlimited, is $21,250.

FISCAL IMPACT

Payments totaling $172,935.31 will be made from the $435,625 sale proceeds: $151,685.31 to Community First National Bank for the remaining debt payoff and $21,250 to Brindlee Mountain Fire Apparatus, dba Fire Trucks Unlimited, for the listing commission. After these payments, $262,689.69 in net sale proceeds.

RECOMMENDED ACTION

Move to approve payment of $151,685.31 to Community First National Bank and $21,250 to Brindlee Mountain Fire Apparatus, dba Fire Trucks Unlimited, from the Sutphen ladder truck sale proceeds, to satisfy the District obligations associated with the sale to Richland Township Volunteer Fire Department

ATTACHMENTS

1. Fire Apparatus Purchase and Sale Agreement between Richland Township Volunteer Fire Department and Central Lyon County Fire Protection District
2. Community First National Bank payoff statement, valid through November 13, 2026
3. Brindlee Mountain Fire Apparatus listing and commission agreement
4. October 29, 2026 Somerset Trust Company wire deposit confirmation

FIRE APPARATUS PURCHASE AND SALE AGREEMENT

2008 Sutphen SPH 100 Platform Aerial

THIS FIRE APPARATUS PURCHASE AND SALE AGREEMENT (the "Agreement") is made and entered into effective as of November 12, 2026 (the "Effective Date"), by and between CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT, a political subdivision of the State of Nevada organized pursuant to Chapter 474 of the Nevada Revised Statutes, with an address of 246 Dayton Valley Road, Suite 106, Dayton, Nevada 89403 ("Seller"), and RICHLAND TOWNSHIP VOLUNTEER FIRE DEPARTMENT, with an address of 1321 Scalp Avenue, Johnstown, Pennsylvania 15904 ("Buyer"). Seller and Buyer may each be referred to as a "Party" and collectively as the "Parties."

RECITALS

A. Seller owns, subject to the lease and security interest disclosed below, a 2008 Sutphen SPH 100 platform aerial fire apparatus more particularly described in this Agreement.

B. Buyer desires to purchase the Apparatus from Seller, and Seller desires to sell the Apparatus to Buyer, upon the terms and conditions stated herein.

C. The Parties desire to document the purchase price, allocation of the sales broker commission, satisfaction of the existing lease obligation, transfer of title, and allocation of responsibility for the condition, transportation, registration, and future use of the Apparatus.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. SALE AND DESCRIPTION OF APPARATUS. Subject to the terms of this Agreement, Seller agrees to sell, assign, transfer, and convey to Buyer, and Buyer agrees to purchase from Seller, one 2008 Sutphen SPH 100 platform aerial fire apparatus (the "Apparatus"). The vehicle identification number, mileage, engine hours, aerial hours, District unit number, included equipment, and any specifically excluded equipment shall be identified in Exhibit A, which is incorporated into this Agreement. Unless expressly identified in Exhibit A as included, loose equipment, radios, mobile data equipment, tools, hose, appliances, medical equipment, personal protective equipment, and other removable District property are excluded from the sale.

2. PURCHASE PRICE AND BROKER COMMISSION. The purchase price for the Apparatus is Four Hundred Twenty-Five Thousand Dollars ($425,000.00). In addition to the purchase price, Buyer shall pay Ten Thousand Six Hundred Twenty-Five Dollars ($10,625.00), representing one-half of the five percent (5%) sales broker commission. The total amount due from Buyer at closing is therefore Four Hundred Thirty-Five Thousand Six Hundred Twenty-Five Dollars ($435,625.00). Seller shall be responsible for the remaining $10,625.00 of the broker commission. Payment shall be made by wire transfer. No title or possessory interest shall transfer until all funds have been received and finally credited.

3. DISCLOSURE AND SATISFACTION OF EXISTING LEASE AND SECURITY INTEREST. Seller discloses that it presently owes One Hundred Fifty-One Thousand Five Hundred Seventy-Six Dollars and Seventy-Eight Cents ($151,576.78) under Lease No. 64840 with Community First National Bank of Manhattan, Kansas (the "Lender"), and that the Lender may hold a lien, security interest, title interest, or other encumbrance affecting the Apparatus. At closing, and from the proceeds received under this Agreement, Seller shall pay the lease obligation in full or cause it to be paid in full. Seller shall obtain and deliver to Buyer evidence reasonably satisfactory to Buyer that all liens, security interests, title interests, financing statements, and other encumbrances held by the Lender against the Apparatus have been released. The Parties acknowledge that lender processing may cause the written lien release or clean certificate of title to be issued after funds are transferred. Seller shall remain obligated to promptly obtain

and provide the required releases and shall not deliver transferable title to Buyer until the lien release requirements are satisfied.

4. CLOSING. Closing shall occur on a mutually agreed date after the Agreement has been fully executed and all required governmental approvals have been obtained. At closing, Buyer shall deliver the total amount due under Section 2. Seller shall apply the required portion of the proceeds to the payoff described in Section 3 and shall execute the certificate of title, bill of sale, odometer disclosure if required, and any other documents reasonably necessary to transfer ownership. If the Parties utilize an escrow agent, closing agent, or direct lender payoff, the Parties shall cooperate in written payment instructions that ensure the Lender is paid and the lien is released.

5. INSPECTION; ACCEPTANCE; AS-IS SALE. Buyer acknowledges that it has been afforded a full and fair opportunity to inspect, test, evaluate, and obtain an independent professional inspection of the Apparatus, including its chassis, engine, drivetrain, aerial device, hydraulic systems, electrical systems, pump, structural components, maintenance records, and safety systems. Buyer may either complete such inspection before closing or voluntarily waive further inspection. Except for Seller's express representations concerning authority and title, the Apparatus is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, without any warranty, guarantee, or representation, express or implied, including any warranty of merchantability, fitness for a particular purpose, design, condition, serviceability, future performance, or compliance with current standards. Buyer accepts the risks associated with the Apparatus's age, prior emergency-service use, ordinary wear, known and unknown defects, and future repair or maintenance needs.

6. NO RELIANCE; SAFETY AND REGULATORY COMPLIANCE. Buyer represents that it is relying upon its own inspection, investigation, judgment, and professional advisers, and not upon any statement concerning future performance or suitability that is not expressly included in this Agreement. After transfer, Buyer shall be solely responsible for determining whether the Apparatus complies with all laws, regulations, registration requirements, inspection requirements, insurance requirements, manufacturer recommendations, and fire-service or safety standards applicable to Buyer's ownership, location, modification, and use of the Apparatus in Pennsylvania or any other jurisdiction.

7. DELIVERY; TRANSPORTATION; RISK OF LOSS. Unless the Parties agree otherwise in a signed writing, delivery shall occur by Buyer's pickup of the Apparatus at 199 Six-Mile Canyon Road, Dayton, Nevada 89403. Buyer shall arrange and pay for transportation, permits, fuel, insurance, drivers, escorts, temporary registration, and all other delivery expenses. Risk of loss and responsibility for the Apparatus shall pass to Buyer upon the later of Seller's receipt of full payment and Buyer's physical acceptance of possession. Buyer shall maintain insurance sufficient to cover the Apparatus before taking possession.

8. TITLE. Seller represents that it has authority to sell the Apparatus, subject to completion of all required public-entity approvals and satisfaction of the lease and security interest identified in Section 3. Upon satisfaction and release of the disclosed encumbrance, Seller shall convey good and transferable title to Buyer, free and clear of liens, security interests, claims, and encumbrances created by or through Seller. Seller makes no representation concerning any registration, inspection, licensing, or titling requirement imposed upon Buyer by the Commonwealth of Pennsylvania or another jurisdiction.

9. TAXES, FEES, AND GOVERNMENTAL CHARGES. Buyer shall be responsible for all sales, use, transfer, registration, title, inspection, licensing, transportation, and similar taxes, fees, and governmental charges arising from or imposed after the sale, except for taxes or obligations legally imposed upon Seller. Each Party shall provide any governmental exemption certificate or documentation upon which it

relies. Nothing in this Agreement constitutes tax advice or a representation that the transaction is exempt from any Nevada, Pennsylvania, or federal requirement.

10. AUTHORITY AND REQUIRED APPROVALS. Each person signing this Agreement represents that he or she is authorized to execute it on behalf of the identified Party. Seller's obligations are conditioned upon approval of the sale and disposition of the Apparatus in the manner required by applicable Nevada law, Seller's governing board actions, and Seller's adopted policies. Buyer's obligations are conditioned upon any approval required by its charter, bylaws, governing body, municipality, financing source, or applicable Pennsylvania law. Each Party shall provide reasonable evidence of authorization upon request.

11. INDEMNIFICATION AND POST-TRANSFER CLAIMS. To the fullest extent permitted by applicable law, Buyer shall be responsible for claims, liabilities, damages, losses, costs, and expenses arising from transportation, possession, ownership, modification, maintenance, or operation of the Apparatus after risk of loss passes to Buyer. Nothing in this Agreement requires either Party to indemnify another Party for conduct for which indemnification is prohibited by applicable law. Nothing herein waives any immunity, defense, liability limitation, notice requirement, or statutory protection available to Seller, its governing board, officers, employees, agents, or representatives under Nevada law.

12. DEFAULT AND REMEDIES. If Buyer fails to timely deliver the required funds or otherwise materially breaches this Agreement before title transfers, Seller may terminate the Agreement by written notice and exercise any remedy available at law or in equity. If Seller receives payment but cannot provide transferable title free of the disclosed lien within a commercially reasonable period, Buyer may terminate the Agreement and receive a refund of amounts paid, less any amount expressly agreed in writing for services or expenses incurred at Buyer's request. The remedies stated in this section are cumulative except where applicable law requires otherwise.

13. GOVERNING LAW; VENUE. This Agreement and the sale transaction shall be governed by and construed under the laws of the State of Nevada, without regard to conflict-of-law rules, except that mandatory Pennsylvania laws concerning Buyer's registration, titling, taxation, inspection, and operation of the Apparatus shall apply to those matters. To the extent permitted by law, any action arising from this Agreement shall be brought in a court of competent jurisdiction in Lyon County, Nevada. Each Party consents to such venue, subject to any nonwaivable jurisdictional requirement.

14. NOTICES. Any notice required under this Agreement shall be in writing and delivered personally, by nationally recognized overnight carrier, by certified United States mail with return receipt requested, or by electronic mail with confirmation of receipt, to the addresses stated above or to another address designated by written notice. Notice is effective upon actual receipt, except that a properly addressed certified-mail notice is effective upon delivery or documented refusal.

15. ASSIGNMENT. Buyer may not assign this Agreement or its right to acquire the Apparatus without Seller's prior written consent. An attempted assignment made without the required consent is void. This Agreement binds and benefits the Parties and their permitted successors and assigns.

16. ENTIRE AGREEMENT; AMENDMENT; WAIVER. This Agreement, including Exhibit A and any closing document expressly incorporated by reference, constitutes the entire agreement between the Parties concerning the Apparatus and supersedes prior oral or written negotiations, advertisements, communications, and understandings. An amendment or waiver is effective only if in writing and signed by authorized representatives of both Parties. A waiver on one occasion does not constitute a continuing waiver.

17. SEVERABILITY; CONSTRUCTION. If a court of competent jurisdiction determines that any provision is invalid or unenforceable, the remaining provisions shall remain effective, and the invalid provision shall be enforced to the maximum extent permitted by law. The Parties acknowledge that they

had the opportunity to consult counsel. No presumption shall arise against a Party based upon authorship of this Agreement. Headings are for convenience and do not limit the substantive provisions.

18. COUNTERPARTS AND ELECTRONIC SIGNATURES. This Agreement may be executed in counterparts, each of which is deemed an original and all of which constitute one instrument. Signatures transmitted electronically or in a scanned format shall have the same effect as original signatures to the extent permitted by applicable law.

IN WITNESS WHEREOF, the Parties, acting through their duly authorized representatives, have executed this Agreement as of the dates written below.

SELLER: CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT

By: _____

Name: Tim McHargue

Title: Fire Chief - Authorized Representative

Date: 10 October 2026

BUYER: RICHLAND TOWNSHIP VOLUNTEER FIRE DEPARTMENT

By: _____

Name: Wesley Meyers

Title: Fire Chief

Date: October 21, 2026

EXHIBIT A

APPARATUS DESCRIPTION AND INCLUDED EQUIPMENT

Year / Manufacturer / Model	2008 Sutphen SPH 100 Platform Aerial
Vehicle Identification Number	1S9A3JLE81003080
District Unit Number	FN-8301
Mileage at Transfer	16,022- last recorded at Siddons-Martin McCarren, NV shop when the apparatus was receiving pre-delivery inspection and aerial service
Engine Hours at Transfer	2,009
Pump Hours at Transfer	602.9
Aerial Hours at Transfer	536

Buyer Inspection Election: ☒ Buyer completed an inspection. ☒ Buyer waived further inspection.

Seller Initials: _____ Buyer Initials: _____

1175 Center Point Dr. Henderson, NV 89074
www.FiretrucksUnlimited.com

Listing and Marketing Commission Agreement

The undersigned Seller and Firetrucks Unlimited , LLC ("FTU") being duly authorized, hereby enter into the following contractual agreement (the "Agreement") effective as of March 9, 2026:

Apparatus: 2008 Sutphen Aerial Fire Truck VIN 1S9A3JLE781003080 (the "Apparatus")

Apparatus owned or exclusively offered for sale by: Central Lyon County Fire Protection District

("Seller").

List Price: The price at which the Apparatus will be listed shall be $475,000, or such other price agreed upon by Seller and FTU (the "List Price")

Seller grants FTU the non-exclusive right to offer the Apparatus for sale for the List Price. FTU shall have the right, but not the obligation, to market and adverse the Apparatus in any media of FTU's choosing, including the internet. Seller represents and warrants that the information provided to FTU by Seller, Owner and their agents and representatives regarding the Apparatus is true and correct and Seller holds FTU harmless and indemnifies FTU from any liability resulting from inaccuracies in such information. Seller agrees to pay FTU the commission set forth below (the "Commission") if Seller or Owner sells the Apparatus or any other fire apparatus to a buyer referred by FTU (a "Referral"), or anyone acting on behalf of a Referral, whether or not the Apparatus is sold at the List Price. The Commission shall be calculated as follows:

- The greater of 10% of the sales price or $500 if the subject Apparatus is sold for less than $150,000.00; - 7% of the sales price if the subject Apparatus is sold for a price from $150,000.00 to $300,000.00; and - 5% of the sales price if the subject Apparatus is sold for a price above $300,000.00.

Payment of the Commission will be made to FTU within 10 days after the sale of the subject Apparatus. Seller shall pay interest in the amount of 1.5% per month on Commission not paid within such 10 day period. Seller further agrees that any additional costs incurred by FTU as part of collection efforts for past due Commission will be reimbursed to FTU by Seller. The Commission rights of FTU and the Commission obligations of Seller set forth in this Agreement shall survive expiration or termination of this Agreement.

Seller agrees to notify FTU at the sale of the Apparatus as to the sales price and the name and address

of the buyer, regardless of whether such buyer is a Referral which was referred by FTU. Seller agrees that if Seller fails to provide such information then Seller will pay a Commission to FTU as if the buyer of the Apparatus was a Referral referred by FTU and the Apparatus was sold at the List Price.

Either party may terminate this Agreement at any time by notifying the other party in writing. If any sale of the Apparatus takes place to a Referral previously referred by FTU within one year subsequent to termination of this Agreement, Seller shall pay the same Commission to FTU as would have been paid if this Agreement had not been terminated.

Seller agrees that FTU may list, market and sell other fire apparatus to prospective buyers who are interested in the Apparatus, including but not limited to fire apparatus owned by FTU.

This Agreement shall create an independent contractor relationship between FTU and Seller. FTU shall at no time be considered an employee of Seller. Seller represents that Seller has full authority to enter into this Agreement. This Agreement constitutes the entire agreement between the parties. This Agreement and the terms and conditions herein may not be amended, modified or waived except by the written agreement of the pares hereto. The failure of the pares to adhere strictly to the terms and conditions of this Agreement shall not constitute a waiver of the right of the pares later to insist on such strict adherence. This Agreement may be executed in any number of separate counterparts and all such executed counterparts shall constitute one agreement, which shall be binding on the pares notwithstanding that all pares are not signatories to the same counterpart or counterparts. Each party may transmit its signature by facsimile or e-mail (.pdf or similar) to the other party or pares, and any faxed or e-mail signature and/or faxed or e-mail counterpart of this Agreement shall have the same force and effect as an original. This Agreement shall be governed by, construed, and enforced in accordance with the laws of Nevada. The undersigns by execution and delivery of this Agreement do hereby submit to the exclusive jurisdiction and venue of the state and federal courts located in Clark County, Nevada.

Agreed to by:

Central Lyon County Fire Protection District	Firetrucks Unlimited, LLC
By:	By:
Name: Ryan Mulatosh	Name: Brian Reyburn
Title: Assistant Fire Chief	Title: Sales Executive
Date: 5-26-2026	Date: 03/09/2026

FIRE APPARATUS PURCHASE AND SALE AGREEMENT

2008 Sutphen SPH 100 Platform Aerial

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RECITALS

A. Seller owns, subject to the lease and security interest disclosed below, a 2008 Sutphen SPH 100 platform aerial fire apparatus more particularly described in this Agreement.

B. Buyer desires to purchase the Apparatus from Seller, and Seller desires to sell the Apparatus to Buyer, upon the terms and conditions stated herein.

C. The Parties desire to document the purchase price, allocation of the sales broker commission, satisfaction of the existing lease obligation, transfer of title, and allocation of responsibility for the condition, transportation, registration, and future use of the Apparatus.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. SALE AND DESCRIPTION OF APPARATUS. Subject to the terms of this Agreement, Seller agrees to sell, assign, transfer, and convey to Buyer, and Buyer agrees to purchase from Seller, one 2008 Sutphen SPH 100 platform aerial fire apparatus (the "Apparatus"). The vehicle identification number, mileage, engine hours, aerial hours, District unit number, included equipment, and any specifically excluded equipment shall be identified in Exhibit A, which is incorporated into this Agreement. Unless expressly identified in Exhibit A as included, loose equipment, radios, mobile data equipment, tools, hose, appliances, medical equipment, personal protective equipment, and other removable District property are excluded from the sale.

2. PURCHASE PRICE AND BROKER COMMISSION. The purchase price for the Apparatus is Four Hundred Twenty-Five Thousand Dollars ($425,000.00). In addition to the purchase price, Buyer shall pay Ten Thousand Six Hundred Twenty-Five Dollars ($10,625.00), representing one-half of the five percent (5%) sales broker commission. The total amount due from Buyer at closing is therefore Four Hundred Thirty-Five Thousand Six Hundred Twenty-Five Dollars ($435,625.00). Seller shall be responsible for the remaining $10,625.00 of the broker commission. Payment shall be made by wire transfer. No title or possessory interest shall transfer until all funds have been received and finally credited.

3. DISCLOSURE AND SATISFACTION OF EXISTING LEASE AND SECURITY INTEREST. Seller discloses that it presently owes One Hundred Fifty-One Thousand Five Hundred Seventy-Six Dollars and Seventy-Eight Cents ($151,576.78) under Lease No. 64840 with Community First National Bank of Manhattan, Kansas (the "Lender"), and that the Lender may hold a lien, security interest, title interest, or other encumbrance affecting the Apparatus. At closing, and from the proceeds received under this Agreement, Seller shall pay the lease obligation in full or cause it to be paid in full. Seller shall obtain and deliver to Buyer evidence reasonably satisfactory to Buyer that all liens, security interests, title interests, financing statements, and other encumbrances held by the Lender against the Apparatus have been released. The Parties acknowledge that lender processing may cause the written lien release or clean certificate of title to be issued after funds are transferred. Seller shall remain obligated to promptly obtain

and provide the required releases and shall not deliver transferable title to Buyer until the lien release requirements are satisfied.

4. CLOSING. Closing shall occur on a mutually agreed date after the Agreement has been fully executed and all required governmental approvals have been obtained. At closing, Buyer shall deliver the total amount due under Section 2. Seller shall apply the required portion of the proceeds to the payoff described in Section 3 and shall execute the certificate of title, bill of sale, odometer disclosure if required, and any other documents reasonably necessary to transfer ownership. If the Parties utilize an escrow agent, closing agent, or direct lender payoff, the Parties shall cooperate in written payment instructions that ensure the Lender is paid and the lien is released.

5. INSPECTION; ACCEPTANCE; AS-IS SALE. Buyer acknowledges that it has been afforded a full and fair opportunity to inspect, test, evaluate, and obtain an independent professional inspection of the Apparatus, including its chassis, engine, drivetrain, aerial device, hydraulic systems, electrical systems, pump, structural components, maintenance records, and safety systems. Buyer may either complete such inspection before closing or voluntarily waive further inspection. Except for Seller's express representations concerning authority and title, the Apparatus is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, without any warranty, guarantee, or representation, express or implied, including any warranty of merchantability, fitness for a particular purpose, design, condition, serviceability, future performance, or compliance with current standards. Buyer accepts the risks associated with the Apparatus's age, prior emergency-service use, ordinary wear, known and unknown defects, and future repair or maintenance needs.

6. NO RELIANCE; SAFETY AND REGULATORY COMPLIANCE. Buyer represents that it is relying upon its own inspection, investigation, judgment, and professional advisers, and not upon any statement concerning future performance or suitability that is not expressly included in this Agreement. After transfer, Buyer shall be solely responsible for determining whether the Apparatus complies with all laws, regulations, registration requirements, inspection requirements, insurance requirements, manufacturer recommendations, and fire-service or safety standards applicable to Buyer's ownership, location, modification, and use of the Apparatus in Pennsylvania or any other jurisdiction.

7. DELIVERY; TRANSPORTATION; RISK OF LOSS. Unless the Parties agree otherwise in a signed writing, delivery shall occur by Buyer's pickup of the Apparatus at 199 Six-Mile Canyon Road, Dayton, Nevada 89403. Buyer shall arrange and pay for transportation, permits, fuel, insurance, drivers, escorts, temporary registration, and all other delivery expenses. Risk of loss and responsibility for the Apparatus shall pass to Buyer upon the later of Seller's receipt of full payment and Buyer's physical acceptance of possession. Buyer shall maintain insurance sufficient to cover the Apparatus before taking possession.

8. TITLE. Seller represents that it has authority to sell the Apparatus, subject to completion of all required public-entity approvals and satisfaction of the lease and security interest identified in Section 3. Upon satisfaction and release of the disclosed encumbrance, Seller shall convey good and transferable title to Buyer, free and clear of liens, security interests, claims, and encumbrances created by or through Seller. Seller makes no representation concerning any registration, inspection, licensing, or titling requirement imposed upon Buyer by the Commonwealth of Pennsylvania or another jurisdiction.

9. TAXES, FEES, AND GOVERNMENTAL CHARGES. Buyer shall be responsible for all sales, use, transfer, registration, title, inspection, licensing, transportation, and similar taxes, fees, and governmental charges arising from or imposed after the sale, except for taxes or obligations legally imposed upon Seller. Each Party shall provide any governmental exemption certificate or documentation upon which it

relies. Nothing in this Agreement constitutes tax advice or a representation that the transaction is exempt from any Nevada, Pennsylvania, or federal requirement.

10. AUTHORITY AND REQUIRED APPROVALS. Each person signing this Agreement represents that he or she is authorized to execute it on behalf of the identified Party. Seller's obligations are conditioned upon approval of the sale and disposition of the Apparatus in the manner required by applicable Nevada law, Seller's governing board actions, and Seller's adopted policies. Buyer's obligations are conditioned upon any approval required by its charter, bylaws, governing body, municipality, financing source, or applicable Pennsylvania law. Each Party shall provide reasonable evidence of authorization upon request.

11. INDEMNIFICATION AND POST-TRANSFER CLAIMS. To the fullest extent permitted by applicable law, Buyer shall be responsible for claims, liabilities, damages, losses, costs, and expenses arising from transportation, possession, ownership, modification, maintenance, or operation of the Apparatus after risk of loss passes to Buyer. Nothing in this Agreement requires either Party to indemnify another Party for conduct for which indemnification is prohibited by applicable law. Nothing herein waives any immunity, defense, liability limitation, notice requirement, or statutory protection available to Seller, its governing board, officers, employees, agents, or representatives under Nevada law.

12. DEFAULT AND REMEDIES. If Buyer fails to timely deliver the required funds or otherwise materially breaches this Agreement before title transfers, Seller may terminate the Agreement by written notice and exercise any remedy available at law or in equity. If Seller receives payment but cannot provide transferable title free of the disclosed lien within a commercially reasonable period, Buyer may terminate the Agreement and receive a refund of amounts paid, less any amount expressly agreed in writing for services or expenses incurred at Buyer's request. The remedies stated in this section are cumulative except where applicable law requires otherwise.

13. GOVERNING LAW; VENUE. This Agreement and the sale transaction shall be governed by and construed under the laws of the State of Nevada, without regard to conflict-of-law rules, except that mandatory Pennsylvania laws concerning Buyer's registration, titling, taxation, inspection, and operation of the Apparatus shall apply to those matters. To the extent permitted by law, any action arising from this Agreement shall be brought in a court of competent jurisdiction in Lyon County, Nevada. Each Party consents to such venue, subject to any nonwaivable jurisdictional requirement.

14. NOTICES. Any notice required under this Agreement shall be in writing and delivered personally, by nationally recognized overnight carrier, by certified United States mail with return receipt requested, or by electronic mail with confirmation of receipt, to the addresses stated above or to another address designated by written notice. Notice is effective upon actual receipt, except that a properly addressed certified-mail notice is effective upon delivery or documented refusal.

15. ASSIGNMENT. Buyer may not assign this Agreement or its right to acquire the Apparatus without Seller's prior written consent. An attempted assignment made without the required consent is void. This Agreement binds and benefits the Parties and their permitted successors and assigns.

16. ENTIRE AGREEMENT; AMENDMENT; WAIVER. This Agreement, including Exhibit A and any closing document expressly incorporated by reference, constitutes the entire agreement between the Parties concerning the Apparatus and supersedes prior oral or written negotiations, advertisements, communications, and understandings. An amendment or waiver is effective only if in writing and signed by authorized representatives of both Parties. A waiver on one occasion does not constitute a continuing waiver.

17. SEVERABILITY; CONSTRUCTION. If a court of competent jurisdiction determines that any provision is invalid or unenforceable, the remaining provisions shall remain effective, and the invalid provision shall be enforced to the maximum extent permitted by law. The Parties acknowledge that they

had the opportunity to consult counsel. No presumption shall arise against a Party based upon authorship of this Agreement. Headings are for convenience and do not limit the substantive provisions.

18. COUNTERPARTS AND ELECTRONIC SIGNATURES. This Agreement may be executed in counterparts, each of which is deemed an original and all of which constitute one instrument. Signatures transmitted electronically or in a scanned format shall have the same effect as original signatures to the extent permitted by applicable law.

IN WITNESS WHEREOF, the Parties, acting through their duly authorized representatives, have executed this Agreement as of the dates written below.

SELLER: CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT

By: _____

Name: Tim McHargue

Title: Fire Chief - Authorized Representative

Date: 10 October 2026

BUYER: RICHLAND TOWNSHIP VOLUNTEER FIRE DEPARTMENT

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

APPARATUS DESCRIPTION AND INCLUDED EQUIPMENT

Year / Manufacturer / Model	2008 Sutphen SPH 100 Platform Aerial
Vehicle Identification Number	1S9A3JLE81003080
District Unit Number	FN-8301
Mileage at Transfer	16,022- last recorded at Siddons-Martin McCarren, NV shop when the apparatus was receiving pre-delivery inspection and aerial service
Engine Hours at Transfer	2,009
Pump Hours at Transfer	602.9
Aerial Hours at Transfer	536

Buyer Inspection Election: ☐ Buyer completed an inspection. ☐ Buyer waived further inspection.

Seller Initials: TR Buyer Initials: _____

Community 1st NATIONAL BANK
MEMBER FDIC

Main Bank
215 S. Seth Child Road
Manhattan, KS 66502-3089
785-323-1111
Fax 785-323-1112
www.cfnbmanhattan.com

East Bank
210 Tuttle Creek Blvd.
Manhattan, KS 66502-6064
785-323-4200
Fax 785-323-4201

November 3, 2026

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
246 DAYTON VALLEY RD STE 106
Dayton, NV 89403-8922

RE: Request for Loan/Lease Payoff - CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT

Dear CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT,

Per your recent request I have provided a payoff on the lease #64840 / for the financing of 2008 SUTPHEN 100' AERIAL PLATFORM (VIN#1S9A3JLE781003080).

Total Payoff Amount: $151,685.31
Date payoff is valid through: November 13, 2026

The payoff amount listed needs to be received in our office by the date listed for the lease to be considered paid in full.

Payment via check:
Community First National Bank
215 S. Seth Child Road
Manhattan, KS 66502

Payment via wire transfer:
Community First National Bank
ABA: 101.114.918
Acct #1341001
Re: CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT, #64840

Upon receipt of funds as listed above, all security interests in the equipment will be released to the benefit of CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT at the address on file.

If you have any questions, please feel free to contact me directly at 888.777.7850.

Sincerely,
Shelby Wohler
Shelby Wohler
Loan Operations

NEVADA STATE BANK
THE DOOR TO YOUR FUTURE

Transaction Details

WIRE IN ORG Somerset Trust Company

OCT 29 *To:* *Category:*

2026 *Public Funds Analyzed Checking (*8036)* Income **435,625.00**

WIRE/IN-202610290000752 3;ORG Somerset Trust Company 001349515 on 10/29/2026

MEMO

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
AGENDA REPORT

Staff instructions: Prepare concise, factual reports sufficient for informed Board decisions. Remove all italicized guidance before submission.

Board Meeting Date: November 12, 2026

Agenda Item: #9 Reclassification of Business Manager / Human Resources Director to Chief Financial Officer / Human Resources Director

Prepared By: Fire Chief

Requested Action:

Staff requests that the Fire Board review, discuss, and approve the reclassification of the Business Manager / Human Resources Director position to Chief Financial Officer / Human Resources Director; approve the revised job description and proposed wage scale; and expressly rescind the delegation of Human Resources authority approved under Item 13 of the June 12, 2025, Board meeting, restoring ultimate executive responsibility and authority for Human Resources to the Fire Chief.

EXECUTIVE SUMMARY

The District's financial, human resources, and administrative functions have expanded in complexity and scope. The existing Business Manager / Human Resources Director position is proposed for reclassification to Chief Financial Officer / Human Resources Director to reflect increased executive responsibility for strategic financial planning, fiscal stewardship, internal controls, governmental accounting compliance, and organizational administration.

The position will continue to administer and manage the District's day-to-day Human Resources functions and directly supervise the Executive Assistant, Business Operations and Accounting Analyst, and new Payroll Technician position. Ultimate executive responsibility, authority, and accountability for Human Resources will rest with the Fire Chief. Staff recommends a 7.5% adjustment to the existing five-step Business Manager salary schedule in recognition of the expanded CFO responsibilities.

BACKGROUND

The existing Business Manager / Human Resources Director job description includes accounting, budget preparation, payroll and retirement administration, human resources, benefits, risk management, audits, systems administration, and Board support. The proposed classification retains those functions while expressly assigning executive financial leadership, long-range forecasting, capital planning, grant financial oversight, stronger internal controls, and management of assigned administrative staff.

At its June 12, 2025 meeting, under Agenda Item 13, the Board voted unanimously to retitle the Business Manager position to Business Manager / Human Resources Director and to delegate authority to that position

to administer and implement all aspects of Human Resources responsibilities. As part of the proposed reclassification, staff recommends expressly rescinding that delegation of authority and returning ultimate Human Resources authority and accountability to the Fire Chief. The CFO / Human Resources Director would continue to oversee and perform delegated day-to-day Human Resources administration under the Fire Chief's direction, subject to applicable law, District policies, and Board-reserved authority.

The proposed Chief Financial Officer / Human Resources Director will report directly to the Fire Chief and serve as the District's senior financial executive and day-to-day Human Resources administrator. The revised job description emphasizes strategic financial planning, governmental accounting and internal controls, financial reporting, and supervision of administrative personnel.

FISCAL IMPACT

The proposed salary schedule increases each step of the existing Business Manager / Human Resources Director schedule by 7.5%. At Step 5, the annual base salary would increase from $145,913 to $161,563, an annual increase of $15,650 (approximately $601.92 per biweekly pay period, based on 26 pay periods). The actual budget impact will also include applicable employer retirement contributions and payroll-related costs and will depend on the effective date. Any required budget adjustment will be addressed through the District's established budget process.

Proposed CFO / Human Resources Director Wage Scale (40-hour workweek):

Step	Annual Base Salary	Hourly Equivalent
1	$131,594	$63.27
2	$138,520	$66.60
3	$145,811	$70.10
4	$153,485	$73.79
5	$161,563	$77.67

The proposed figures are base salary amounts. Before implementation, the District will confirm the appropriate PERS EE/ER wage treatment and any applicable personnel-rule or budget requirements.

RECOMMENDED ACTION

Move to approve reclassification of the Business Manager / Human Resources Director position to Chief Financial Officer / Human Resources Director; approve the revised job description and proposed five-step salary schedule; rescind the delegation of Human Resources authority approved under Agenda Item 13 on June 12, 2025; restore ultimate executive responsibility and authority for Human Resources to the Fire Chief, with day-to-day HR administration managed by the CFO / Human Resources Director under the Fire Chief's direction; and authorize implementation effective in the first pay period in December 2026, subject to applicable payroll, retirement, personnel, and budget requirements.

ATTACHMENTS

1. Proposed Chief Financial Officer / Human Resources Director Job Description and
2. Proposed Chief Financial Officer / Human Resources Director Wage Scale
3. Approved Board Minutes, June 12, 2025 (Agenda Item 13)

DRAFT

Central Lyon County Fire Protection District
Chief Financial Officer & Human Resources Director

Position Summary

Under the general direction of the Fire Chief, the Chief Financial Officer / Human Resources Director (CFO/HR Director) serves as a member of the District's executive leadership team and is responsible for the strategic direction, oversight, and accountability of financial, accounting, budgeting, human resources, payroll, and assigned administrative operations. The position serves as the principal financial advisor to the Fire Chief and provides financial analyses and recommendations to the Board of Directors through established District processes. The CFO/HR Director safeguards public resources through effective internal controls, accurate financial reporting, compliance with applicable Nevada law and governmental accounting standards, and long-range financial planning. As Human Resources Director, the position directs personnel administration, employee benefits, employment compliance, and employee relations. The position directly supervises the Executive Assistant, Business Operations and Accounting Analyst, and Budget Technician.

CORE RESPONSIBILITIES & DELIVERABLES

I. Executive Financial Management & Accounting

Purpose: *Ensure sound stewardship of public funds, reliable accounting, and effective financial controls.*

Key Duties

- *Direct District financial operations, including cash management, accounts payable, deposits, fund transfers, bank reconciliations, and general ledger integrity.*
- *Oversee MIP financial records, chart of accounts, transaction coding, journal entries, capital assets, and depreciation schedules.*
- *Establish and monitor segregation of duties, authorization controls, reconciliations, documentation standards, and independent supervisory reviews.*
- *Oversee restricted funds, including opioid settlement funds, agreements, reconciliation, and reporting.*
- *Oversee financial aspects of vehicle insurance, registrations, and related asset records.*

Deliverables

DRAFT

- *Timely, independently reviewed bank and MIP reconciliations; accurate general ledger and capital asset records.*
- *Documented internal controls and properly authorized financial transactions.*
- *Accurate restricted-fund tracking and reporting.*

II. Strategic Budgeting, Forecasting & Capital Planning

Purpose: *Lead annual and long-term financial planning to support sustainable emergency services.*

Key Duties

- *Direct preparation of annual and amended budgets, mid-year reviews, budget augmentations, and financial system budget entry.*
- *Develop multi-year revenue, expenditure, personnel-cost, and reserve forecasts; evaluate alternative funding and financing strategies.*
- *Advise the Fire Chief on capital improvement planning, apparatus replacement, station improvements, leases, debt obligations, and long-term operating impacts.*
- *Monitor tax revenue, expenditures, and financial trends; prepare fiscal impact statements for proposed service changes, development, and labor proposals.*
- *Oversee required taxation, indebtedness, medium-term obligation, and capital improvement reporting; present financial analyses as assigned.*

Deliverables

- *Accurate and timely proposed budgets for Board consideration and adoption.*
- *Regular budget-to-actual reports with variance explanations and recommended corrective actions.*
- *Multi-year forecasts, capital funding analyses, and timely statutory submissions.*

III. Payroll, Retirement & Tax Oversight

Purpose: *Ensure timely, accurate, and compliant payroll and retirement administration.*

Key Duties

- *Direct and supervise payroll processing performed by the Payroll Technician, including timekeeping controls, pay coding, leave balances, deductions, and exception review.*
- *Establish independent payroll verification, approval workflows, error correction, and documentation standards.*
- *Oversee Nevada PERS reporting, retiree reporting, VOYA contributions, payroll ACH transactions, tax filings, DETR reports, and required surveys.*
- *Coordinate with command staff and HR to implement approved compensation changes, step increases, longevity, and labor agreement provisions.*

Deliverables

- *Timely payroll with documented review and correction procedures.*
- *Accurate retirement, tax, and payroll compliance reporting.*

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- *Reconciled payroll records and reliable leave and compensation data.*

IV. Executive Human Resources Leadership

Purpose: *Direct compliant and consistent personnel administration and employee relations.*

Key Duties

- *Serve as Human Resources Director and advise the Fire Chief on HR policies, personnel administration, employee relations, and workforce matters.*
- *Oversee recruitment, hiring, onboarding, promotions, evaluations, personnel actions, separations, and record retention.*
- *Direct administration of FMLA and other applicable leave requirements; maintain confidential personnel and investigation records.*
- *Coordinate HR complaints and investigations with the Fire Chief and legal counsel, consistent with delegated authority and due process.*
- *Support labor relations and negotiations, including compensation analyses, contract implementation, and fiscal impact statements.*
- *Develop and maintain HR policies, administrative procedures, and personnel reporting systems.*

Deliverables

- *Accurate and secure personnel records and timely personnel actions.*
- *Consistent, legally compliant recruitment, leave, and employee relations processes.*
- *Updated HR policies, workforce metrics, and documented labor-related analyses.*

V. Employee Benefits & Compensation Administration

Purpose: *Maintain compliant, financially sustainable employee benefits and compensation programs.*

Key Duties

- *Oversee health insurance, HSA administration where applicable, retirement-related benefits, and annual benefit renewals.*
- *Direct benefits enrollment, eligibility verification, insurance rate updates, annual HSA front-loads, and leave buyouts consistent with plan rules and approved agreements.*
- *Prepare or oversee EMRB, Transparent Nevada, wage, benefit, and other required disclosures and reports.*
- *Evaluate financial impacts of compensation and benefit changes and advise on long-term affordability.*

Deliverables

- *Accurate enrollment, renewals, benefit records, and required reports.*
- *Documented cost analyses supporting benefit and compensation decisions.*

VI. Risk Management, Workers' Compensation & Insurance

Purpose: *Reduce financial and administrative exposure through coordinated risk oversight.*

Key Duties

- *Oversee workers' compensation claims administration, modified duty documentation, reimbursements, payments, and annual reconciliations.*

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- *Coordinate required OSHA and risk management reporting with operational leadership.*
- *Oversee property, liability, and vehicle insurance renewals, claims coordination, and related financial documentation.*
- *Identify financial and administrative risks and recommend mitigation measures to the Fire Chief.*

Deliverables

- *Timely claims handling, insurance renewals, and compliance reporting.*
- *Documented risk assessments and corrective actions as appropriate.*

VII. Audits, Governmental Accounting & Grants

Purpose: *Maintain audit readiness and compliance with governmental accounting and funding requirements.*

Key Duties

- *Coordinate annual independent financial audits, year-end close, audit schedules, adjusting entries, and management responses.*
- *Oversee implementation of applicable GASB standards and governmental GAAP, coordinating with external auditors and professional advisors as needed.*
- *Direct financial administration of grants and restricted programs, including expenditure tracking, reimbursement support, financial reporting, and funding restrictions.*
- *Coordinate OPEB, GEMT, GADCS, and other specialized audits and reporting as applicable.*
- *Develop and track corrective action plans addressing audit findings or control deficiencies.*

Deliverables

- *Timely audit completion and documented resolution of findings.*
- *Accurate grant financial records and required reporting.*
- *Consistent application of applicable governmental accounting requirements.*

VIII. Financial Systems & Process Improvement

Purpose: *Maintain reliable systems and efficient, secure administrative workflows.*

Key Duties

- *Provide executive oversight of MIP financial and payroll system administration, account structures, reporting, access controls, and budget modules.*
- *Direct periodic review of financial data integrity, user permissions, and backup procedures in coordination with IT support.*
- *Establish desk procedures, cross-training, workflow improvements, and business continuity practices.*
- *Oversee administrative IT coordination and resolution of issues affecting essential business functions.*

Deliverables

- *Reliable financial systems and documented access controls.*
- *Current written procedures, trained backup personnel, and improved processing accuracy.*

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IX. Policy, Governance & Board Financial Support

Purpose: *Support transparent governance and informed decision-making.*

Key Duties

- *Advise the Fire Chief on fiscal policies, purchasing controls, financial governance, and administrative procedures.*
- *Prepare and present, as assigned, financial reports, budget recommendations, fiscal analyses, and other materials for Board consideration.*
- *Maintain and update assigned administrative and HR policies, coordinating review and approval through established processes.*
- *Support labor and association meetings, negotiations, and required records; ensure accurate financial documentation.*
- *Exercise delegated authority within Board-approved appropriations, District policies, and applicable law; do not assume independent Board approval powers.*

Deliverables

Clear and timely financial recommendations and Board materials.

Current policies and documented fiscal impact analyses.

X. Executive Supervision & Organizational Leadership

Purpose: *Provide direct leadership of assigned personnel and ensure continuity of administrative operations.*

Key Duties

- *Directly supervise the Executive Assistant, Business Operations and Accounting Analyst, and Payroll Technician.*
- *Assign work, establish performance standards, evaluate performance, coach employees, and recommend personnel actions consistent with District policy.*
- *Oversee work quality, deadlines, cross-training, workload allocation, and continuity of finance, payroll, HR, and administrative functions.*
- *Participate in executive management planning and special projects at the direction of the Fire Chief.*
- *Coordinate with command staff to ensure financial and administrative support aligns with operational needs.*

Deliverables

- *Documented employee performance expectations and evaluations.*
- *Reliable administrative coverage, appropriate delegation, and timely completion of assigned work.*
- *Improved accountability and organizational effectiveness.*

POSITION AUTHORITY & REPORTING

Reports To: *Fire Chief*

Classification: *Executive management; this position is FLSA non-exempt*

Direct Reports: *Executive Assistant; Business Operations and Accounting Analyst; Payroll Technician*

Decision Authority: *Exercises financial, administrative, supervisory, and human resources*

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authority delegated by the Fire Chief, including primary responsibility for coordinating and administering employee-related HR matters. The Fire Chief retains final executive decision-making authority regarding employee discipline and other personnel actions, subject to applicable collective bargaining agreements, District policies, approved budgets, and authority reserved to the Fire Board.

MINIMUM QUALIFICATIONS

A combination of education, training, and progressively responsible experience demonstrating competence in governmental financial management, accounting, budgeting, human resources administration, and personnel supervision. A bachelor's degree in accounting, finance, business administration, public administration, or a related field and substantial management experience are preferred; equivalent relevant experience may be considered. Knowledge of governmental accounting, financial controls, public budgeting, payroll, and employment compliance is required. CPA, CGFM, CPFO, MBA, MPA, Nevada Certified Public Manager or similar credentials are desirable but not mandatory.

POSITION IMPACT

- *Financial integrity, audit readiness, and prudent stewardship of public funds*
- *Long-term fiscal sustainability, capital planning, and operational readiness*
- *Legal compliance, risk mitigation, and effective workforce administration*
- *Reliable payroll, benefits, and administrative systems*
- *Board transparency, public trust, and effective executive leadership*

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS MEETING
June 12, 2025
APPROVED MINUTES

Called to order at 6:09 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: Board President Chuck Ritter, Director Louis Lemaire, Director Tod McIntosh, Director Jenny Williamson, Director Ray Johnson, Chief Rich Harvey, Business Manager Amber Law, Contracts and Grants Specialist Kris Pradere, Budget Technician Anji Winebarger, Battalion Chief Brett Larkin, Captain Michael Harrison, Firefighter AEMT Sean Gittleman, Firefighter AEMT Brad Patocka, Firefighter Medic Adrian Lopez, Firefighter Medic Steven Earle, Firefighter AEMT Jaden Earle and Earle family members, Captain Johnathan Wielkie, volunteers Glen Marshall and Noel Chounet, HR Legal Counsel Jordan Walsh, and various Central Lyon Fire staff members attending via Teams.

3. **Public Comment**
   There were no public comments presented.

4. **Approval of Agenda**
   Motion made by Director Jenny Williamson to approve the June 12, 2025 agenda as presented, seconded by Director Ray Johnson; motion passed unanimously.

5. **Presentation of Awards and/or Recognition of Accomplishments**
   - Firefighter Medic Steven Earle: Life Savings Medal (2 lives saved)
   - Firefighter AEMT Sean Gittleman: Life Savings Medal
   - Captain Dan Cummings: recognized by the Nevada Donor Network
   - Paramedic Kristie Johnson: recognized with a thank you letter from a member of the public

6. **Approval of the May 22, 2025 Minutes**
   Director Tod McIntosh made a motion to approve the minutes of the May 22, 2025 Central Lyon County Fire Protection District Fire Board meeting, seconded by Director Louis Lemaire; motion passed unanimously.

7. **Approval of the CLCFPD General Fund Budget Augmentation for Fiscal Year 2024-2025**
   Chief Harvey presented an augmentation request in the amount of $3,010,064 for General Fund. Revenue exceeded budgeted projections in 2025 in Mutual Aid, NV Energy Contract, FEMA Fresh Start Grant, FEMA WUI Grant, Lyon County Grant, and miscellaneous revenue. Director Jenny Williamson made a motion to approve the fiscal year 2024-2025 General Fund budget augmentation, seconded by Director Ray Johnson; motion passed unanimously.

8. **Approval of the CLCFPD Ambulance Fund Budget Augmentation for Fiscal Year 2024-2025**
   Chief Harvey presented an augmentation request in the amount of $500,000 for the Ambulance Fund. Revenue exceeded budgeted projections in 2025 in Mutual Aid. Director Louis Lemaire made a

motion to approve the fiscal year 2024-2025 Ambulance Fund budget augmentation, seconded by Director Tod McIntosh; motion passed unanimously.

9. **Discussion Regarding the Growth and Direction of the Risk Reduction Program**
Chief Harvey presented an overview of the Risk Reduction Program and its growth. He noted that a formal job description is needed for the position responsible for overseeing the program. Director Jenny Williamson made a motion directing Chief Harvey to present a formal outline of the program, including the funding source and job descriptions for both the crew members and the supervisory position at the July 10, 2025, Board of Directors Meeting, seconded by Director Tod McIntosh; motion passed unanimously.

10. **Discussion and Approval of an Acquisition Plan to Purchase Two New Ambulances**
Chief Harvey reported that it currently takes approximately 24 to 32 months, on average, to receive new ambulances after placing an order. He recommended that the District adopt a long-term acquisition plan to purchase two new ambulances every four years. A motion was made by Director Tod McIntosh approving an acquisition plan to move forward with the purchase of 2 new ambulances, seconded by Director Louis Lemaire; motion passed unanimously.

11. **Discussion and Approval to Replace and Upgrade Heart Monitors**
Chief Harvey provided an overview of the technology, usage, and expected lifespan of the District's heart monitors, emphasizing the need for their upgrade and replacement. He noted that, industry-wide, the cost of heart monitors has doubled over the past three years. However, the District has the opportunity to trade in its existing monitors at their original purchase value toward upgraded equipment. This trade-in offer is time-sensitive and set to expire in July. A motion was made by Director Louis Lemaire to move forward with the purchase of new, upgraded heart monitors by trading in the existing monitors, seconded by Director Jenny Williamson; motion passed unanimously.

12. **Discussion and Approval of Ongoing HR Related Legal Counsel Fees**
Director Tod McIntosh disclosed to the Board his relationship with Ryan McIntosh, that he would like to abstain from participating in this agenda item and asked to be removed. As of June 2025, the District has incurred over $60,000 in legal fees related to two internal HR investigations. While these investigations are expected to conclude soon, there remains a continued need for Legal Counsel services. A motion was made by Director Jenny Williamson to approve payment for ongoing HR related legal counsel fees, seconded by Director Louis Lemaire; motion passed unanimously.

13. **Discussion and Approval to Restructure and Title the Business Manager Position to Business Manager/Human Resources Director**
In accordance with the Board of Directors' authority pursuant to NRS 474.163, the Board discussed delegating all remaining human resources responsibilities currently held by the Fire Chief to the existing Business Manager position and retitling the role. A motion was made by Director Louis Lemaire to retitle the Business Manager position to Business Manager/HR Director and delegate authority to the position to administer and implement all aspects of Human Resource related responsibilities at the District by the Board, seconded by Director Jenny Williamson; motion passed unanimously.

14. Discussion of Proposed Draft HR Policies for First Reading

The Board discussed the following draft human resource policies: Respectful Workplace, Anti-Harassment, Retaliation and Discrimination, and Anti-Bullying. This item was presented for discussion only; no action was taken.

15. Discussion to Approve the 2026 Collective Bargaining Agreement (CBA) Between Central Lyon County Fire Protection District and Central Lyon County Firefighters Association IAFF Local #4728

No discussion or action was taken on this item.

16. Reports:

Chief Report (a)

- Warren Merritt from Prothman conducted onsite meetings with District staff this month as part of ongoing consulting efforts.
- First Due is scheduled to onboard three modules: Scheduling, Assets and Inventory, and Training.
- Administrative staff are working with PERS to complete outstanding items identified in the recent PERS audit.
- The District's liability insurance premium with FAIRA increased by approximately $50,000 this year. The District may wish to explore alternative insurance providers, such as Pool, in the upcoming year.
- The District is expected to receive the GMET payment for the fiscal year ending June 30, 2023, shortly. The audit for the fiscal year ending June 30, 2024, is nearing completion.

Fire Board Members (b)

- Director Louis Lemaire shared that he had the opportunity to meet with Warren Merritt from Prothman and was very impressed.
- President Chuck Ritter also expressed that he was impressed with his meeting with Warren Merritt. He further noted that the Board remains supportive of and stands behind District staff.

Volunteers (c)

- Noel Chounet expressed appreciation for the opportunity to meet with Warren Merritt from Prothman.
- The volunteers will be supporting Virginia City with their Fourth of July fireworks event.
- Volunteers participated in Command and Control training this week, led by Battalion Chief Hernandez.
- Volunteers will assist with Silver Palooza, scheduled for June 21, 2025, celebrating music and art in the Silver City hills.
- Noel Chounet asked Chief Harvey for an update on whether the deed for the old fire station will be transferred to Central Lyon Fire. Chief Harvey will follow up on this request.
- Noel Chounet also inquired about volunteer eligibility for PERS. Amber Law stated she would contact PERS to obtain more information.

Local 4728 (d)

- Association President Brad Bolton will provide a red-lined copy of the Collective Bargaining Agreement (CBA) to be included on the July Board Meeting agenda.

- President Bolton shared that he participated in discussions with Chief Harvey regarding the growth of the Risk Reduction Program and expressed support for creating a job description for the position that will oversee the program.
- The Association reported having a productive meeting with Warren Merritt from Prothman and expressed satisfaction with the progress to date.
- The Association will collaborate with Chief Harvey to help develop the ideal Fire Chief candidate profile, contribute to strategic planning, and assist in the creation of three separate hiring panels.

Legislative Bills (e)

- Assembly Bill 102 (Revisions to Emergency Medical Services) passed with a focus on updating regulations and procedures for emergency medical services within the state, particularly in specific health districts.

Interagency Interactions (e)

- The Naval Air Station Fallon's Explosive Ordnance Disposal (EOD) team was called to Silver Springs after the Lyon County Sheriff's Department received a report of explosives found in a shed of a recently purchased property in Silver Springs. First responders confirmed multiple sticks of dynamite. The EOD team safely conducted a controlled detonation of the explosives.

17. Review of CLCFPD Travel Requests

There were no travel requests presented.

18. Review of Financial Report

A motion was made by Director Louis Lemaire to approve the financial report as presented, totaling $903,953.13, seconded by Director Ray Johnson; motion passed unanimously.

19. Ambulance Write-off Report

There was not an ambulance write-off report presented.

20. Public Comment

There were no public comments presented.

21. Adjournment

The meeting ended at 8:24 p.m.

Respectfully submitted,
Amber Law

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
AGENDA REPORT

Board Meeting Date: November 12, 2026

Agenda Item: #10 Discussion and Possible Action Regarding the Process to Fill the Upcoming District 3 Board of Directors Position (for possible action)

Prepared By: Amber Law, Business Manager / HR Director

Requested Action:

Discuss and provide direction on the process and timeline for filling the upcoming District 3 Board of Directors vacancy, including authorizing the Business Manager to publish a public notice inviting eligible District 3 residents to submit letters of interest by December 1, 2026.

EXECUTIVE SUMMARY

The upcoming vacancy in the District 3 Board of Directors position will require the Board to establish a process to solicit and consider eligible applicants for appointment. Staff recommends directing the Business Manager to publish a newspaper notice inviting interested and eligible District 3 residents to submit a letter of interest for Board consideration. Staff further recommends establishing December 1, 2026, as the submission deadline. Staff would present letters received by the deadline to the Board for review and consideration at the December 10, 2026, Board meeting.

BACKGROUND

The Board may establish an open and transparent process to identify eligible District 3 residents interested in appointment to the upcoming Board vacancy. Under the proposed process, the Business Manager would publish a notice in the newspaper describing the vacancy, eligibility requirements, submission instructions, and the December 1, 2026, deadline. At the December 10, 2026, open meeting, the Board may review and discuss the submitted letters of interest, conduct individual interviews, and take action to select an appointee to fill the District 3 vacancy. If no eligible District 3 residents submit letters of interest by the deadline, the Board may return the matter for further discussion, direction, and consideration of available options.

FISCAL IMPACT

The anticipated fiscal impact is limited to the cost of publishing the public notice in the newspaper and related administrative staff time. Publication costs will be paid from the applicable adopted budget account.

RECOMMENDED ACTION

Move to direct the Business Manager to publish a notice in the newspaper inviting interested and eligible District 3 residents to submit a letter of interest for appointment to the upcoming District 3 Board of Directors vacancy; establish December 1, 2026, as the submission deadline; and schedule Board review, applicant interviews, and possible appointment at the December 10, 2026, Board meeting. If no eligible letters of interest are received, return the matter to the Board for further discussion and direction.

ATTACHMENTS

1. Letter of interest Template
2. Sample Language for the Legal Posting

Letter of Interest Template

District 3 Board of Directors Vacancy

[Date]

Central Lyon County Fire Protection District
Board of Directors
Attn: Amber Law
246 Dayton Valley Road, Suite 106
Dayton, NV 89403

RE: Letter of Interest – District 3 Vacant

Dear Members of the Board:

I am writing to express my interest in being considered for appointment to the vacant District 3 seat on the Central Lyon County Fire Protection District Board of Directors.

I am a resident of District 3 and have lived in the community for approximately **[number of years]**. I am interested in serving on the Board because **[briefly describe your interest in serving the District and community]**.

My background and experience include **[describe relevant professional experience, community involvement, volunteer service, leadership experience, financial or governmental experience, or other qualifications]**. I believe these experiences would allow me to contribute positively to the Board and support its responsibility to the residents, employees, and communities served by the District.

If appointed, **[I am committed to serving the residents of District 3 with integrity, transparency, professionalism, and an open mind. I understand the importance of responsible stewardship of public resources and thoughtful decision-making in support of the District's mission and long-term needs]**.

Thank you for considering my letter of interest. I would be honored to have the opportunity to serve the residents of District 3 and the Central Lyon County Fire Protection District as a member of the Board of Directors.

Respectfully,

[Applicant Name]
[Physical Address]
[City, State, ZIP]
[Phone Number]
[Email Address]

NOTICE OF BOARD VACANCY
CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
DISTRICT 3 DIRECTOR

The Central Lyon County Fire Protection District is accepting **Letters of Interest** from qualified individuals interested in appointment to the upcoming vacancy for the **District 3 seat on the Board of Directors**.

Interested applicants must be qualified electors, registered to vote within the Central Lyon County Fire Protection District, and meet all applicable eligibility requirements for appointment to the District 3 position. Letters of Interest should include the applicant's name, contact information, statement of interest, and any qualifications, experience, or community involvement the applicant would like the Board to consider. Letters must be received **no later than 5:00 p.m. on December 1, 2026**.

Submit Letters of Interest to:
Central Lyon County Fire Protection District
Attn: Business Manager
246 Dayton Valley Road, Suite 106
Dayton, Nevada 89403
Or, Email: admin@centralfirenv.org

Eligible applicants will be presented to the Board of Directors for consideration at its **December 10, 2026**, public meeting. The Board may review the submitted materials, interview applicants, and take action to appoint a qualified individual to fill the District 3 vacancy. The appointment will be made in accordance with applicable Nevada law.

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
AGENDA REPORT

Board Meeting Date: November 12, 2026

Agenda Item: #11 - Discussion Regarding Resolution Establishing and Maintaining Funds Pursuant to NRS 354.612 (for possible action)

Prepared By: Assistant Chief Ryan McIntosh

Requested Action: Adopt Resolution No. 2026-5 establishing and maintaining the District's General / Operating, Emergency, Capital / Acquisition, Debt Service, Grant(s), and Stabilization Funds pursuant to NRS 354.612 and related Nevada law.

EXECUTIVE SUMMARY

Resolution No. 2026-5 formally establishes and directs the continued maintenance of six District funds: General / Operating, Emergency, Capital / Acquisition, Debt Service, Grant(s), and Stabilization. For each fund, the resolution identifies its purpose, initial resources, replenishment sources, revenue and expenditure controls, and the method for determining a reasonable and necessary balance, as required by NRS 354.612. The resolution also addresses contingency accounts, subsidiary accounting units, restricted resources, administrative implementation, and submission of the adopted resolution to the Nevada Department of Taxation.

BACKGROUND

NRS 354.612 requires a local government establishing a fund to do so by resolution and identify the fund's purpose, resources used to establish it, sources of replenishment, controls on revenues and expenditures, and a method for determining a reasonable and necessary balance. NRS 474.200(3) requires the District to maintain an operating fund and an emergency fund. Outside of these two mandated funds, the District has created other funds in violation of NRS 354 requirements. This Resolution No. 2026-5 brings the District into compliance by establishing six funds: General / Operating, Emergency, Capital / Acquisition, Debt Service, Grant(s), and Stabilization. The resolution incorporates requirements applicable to stabilization and contingency accounts, permits compatible subsidiary accounting units within parent funds, protects restricted resources, and directs implementation through the District's budget, chart of accounts, and financial controls. Upon adoption, an executed copy will be provided to the Nevada Department of Taxation and retained with the District's permanent records.

FISCAL IMPACT

Adoption of the resolution does not appropriate money or independently authorize expenditures. Implementation will organize existing and future resources within the District's chart of accounts and budget. Fund balances, transfers, revenues, and expenditures remain subject to adopted appropriations, applicable restrictions, Board authorization, and District financial controls.

RECOMMENDED ACTION

Move to adopt Resolution No. 2026-5, a resolution establishing and maintaining District funds pursuant to NRS 354.612, and authorize the appropriate District officers and staff to implement the resolution and submit the executed resolution to the Nevada Department of Taxation.

ATTACHMENTS

1. Resolution No. 2026-5, Establishing and Maintaining District Funds Pursuant to NRS 354.612

CENTRAL

LYON FIRE

RESOLUTION NO: 2026-5

A RESOLUTION ESTABLISHING AND MAINTAINING DISTRICT FUNDS PURSUANT TO NRS 354.612

WHEREAS, the Central Lyon County Fire Protection District is a political subdivision of the State of Nevada; and

WHEREAS, the Board of Directors of the Central Lyon County Fire Protection District has the authority and responsibility to provide for the sound financial administration of the District, and is responsible for the fiscal governance, stewardship, and protection of public funds and assets entrusted to the District; and

WHEREAS, NRS 474.200(3) requires the District to maintain an operating fund and an emergency fund, and restricts the emergency fund to unforeseen emergencies rather than regular operating expenses; and

WHEREAS, NRS 354.612 requires local-government funds to be established by resolution identifying each fund's purpose, establishing resources, replenishment sources, revenue and expenditure controls, and method for determining a reasonable and necessary balance; and

WHEREAS, the Board finds that additional fund accounting is necessary for appropriate managerial accounting, legal and grant compliance, capital planning, budgetary control, transparency, and reliable financial reporting; and

WHEREAS, the Board finds that it is necessary to account for grant awards, cost-reimbursement programs, restricted contributions, and related matching resources whose use is limited to specified programs, projects, or activities; and

WHEREAS, NRS 354.6115 authorizes the Board to establish a stabilization fund to stabilize District operations and mitigate emergencies or natural disasters, subject to statutory use, balance, declaration, reporting, and audit requirements; and

WHEREAS, NRS 354.608 authorizes a contingency account within a governmental fund, limits the appropriation to 3 percent of the money otherwise appropriated to that fund excluding transfers, and prohibits direct expenditure except through a transfer made in accordance with NRS 354; and

WHEREAS, the Board intends to reduce unnecessary fund proliferation while preserving legal restrictions, generally accepted accounting principles, budgetary control, transparency, and a complete audit trail;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT AS FOLLOWS:

SECTION 1. Establishment and Maintenance of Funds.

The Board establishes and directs the continued maintenance of the following six funds, established with the details required by NRS 354.612, at a governmental fund, department, program, grant, or project account classification in compliance with Generally Accepted Accounting Principles.

A. General / Operating Fund.

1. Object or purpose. To serve as the district fire protection operating fund required by NRS 474.200(3) and account for recurring fire protection, emergency medical, prevention, administrative, personnel, contractual, maintenance, and other lawful operating activities.

2. Resources used to establish the fund. Opening cash, receivables, investments, and other balances attributable to general operations, together with revenues and financing sources appropriated in the adopted or amended budget.

3. Sources of replenishment. Ad valorem property and personal property taxes; consolidated and other shared revenues; service charges, permits, fees, reimbursements, rents, unrestricted grants, investment earnings, and other legally available general revenues; and lawful transfers or financing sources approved by the Board.

4. Expense and revenue controls. Revenues must be estimated and recorded by source. Expenditures are limited to lawful appropriations and available resources and must comply with the budget, procurement requirements, delegated authority, payroll controls, contracts, and this Resolution. Budget-to-actual balances must be reviewed throughout the year.

5. Reasonable and necessary balance. At least annually, the Board shall evaluate projected cash flow, revenue volatility, known obligations, operating risks, emergency liquidity, audit results, and the multiyear forecast and determine through the budget or other public action the balance necessary for continuity of operations.

B. Emergency Fund.

1. Object or purpose. To serve as the district emergency fund required by NRS 474.200(3) for unforeseen emergencies. Money must not be used for regular operating expenses.

2. Resources used to establish the fund. The opening balance lawfully accumulated or transferred for emergency purposes and amounts subsequently appropriated or transferred in compliance with law.

3. Sources of replenishment. Lawful transfers from the General / Operating Fund or other available resources, investment earnings subject to NRS 474.200(3), emergency

reimbursements, and other sources authorized by law and approved in the budget or by the Board.

4. Expense and revenue controls. Revenues and transfers must be separately recorded. Expenditures require documented qualification as an unforeseen emergency, required Board approval, and adequate supporting records.

5. Reasonable and necessary balance. The Board shall review the fund annually.

C. Capital / Acquisition Fund.

1. Object or purpose. To account for resources restricted, committed, or assigned for acquisition, construction, replacement, or major improvement of apparatus, vehicles, facilities, land, communications, technology, and other capital assets.

2. Resources used to establish the fund. Existing reserved capital, assigned balances, lawful transfers, capital grants and contributions, sale proceeds, financing proceeds, and other resources designated for capital purposes.

3. Sources of replenishment. Budgeted transfers, legally available tax and other revenues, grants, contributions, financing proceeds, insurance or disaster recoveries, sale proceeds, investment earnings, and other lawful capital resources.

4. Expense and revenue controls. Each expenditure must be tied to an approved project, appropriation, funding source, procurement method, and capital record. The Board must review project activity, commitments, contracts, change orders, restrictions, and available resources annually.

5. Reasonable and necessary balance. The Board shall review the balance annually against the capital improvement plan, replacement schedules, cost estimates, escalation, delivery timelines, debt service, grant match, and committed contracts.

D. Debt Service Fund.

1. Object or purpose. To account for resources designated to pay principal, interest, financing charges, and related costs of the District's bonds, installment purchases, lease-purchase agreements, medium-term obligations, and other lawful debt.

2. Resources used to establish the fund. The fund shall consist of amounts transferred or designated for debt service, pledged revenues, financing-related resources, investment earnings, and other legally available funds approved by the Board.

3. Sources of replenishment. The fund may be replenished through transfers from the General / Operating Fund or other legally available funds, pledged revenues, investment earnings, and other resources authorized by the applicable financing agreement, adopted budget, or Board action.

4. Expense and revenue controls. Resources shall be separately accounted for by debt obligation as necessary and used only for authorized principal, interest, financing charges, and related costs. The District shall maintain sufficient resources to meet scheduled payments and comply with applicable debt agreements and restrictions.

5. Reasonable and necessary balance. The Board shall annually evaluate the balance based on scheduled debt payments, required reserves, financing agreements, pledged revenues, and anticipated transfers. Upon satisfaction of an obligation, remaining resources shall be reconciled and transferred or otherwise accounted for as permitted by law and the applicable financing agreement.

E. Grant(s) Fund.

1. Object or purpose. To account for grants, cost-reimbursement programs, restricted contributions, and matching resources limited to specified programs, projects, or activities, using separate grant-level accounts or project codes as needed.

2. Resources used to establish the fund. Grant advances, reimbursements, receivables, restricted contributions, and District matching resources appropriated or transferred for an accepted award.

3. Sources of replenishment. Grant advances and reimbursements; restricted contributions; authorized program income; permitted investment earnings; refunds or recoveries; and approved matching or cost-share transfers.

4. Expense and revenue controls. Each award is controlled by its agreement, budget, period of performance, eligibility and cost rules, procurement requirements, reporting terms, match, and closeout conditions. Costs must be authorized, allowable, reasonable, allocable, consistently treated, classified, and supported.

5. Reasonable and necessary balance. The Chief Financial Officer, or designee, shall review each grant at least quarterly and at closeout using award authority, eligible costs, receivables, obligations, match, program income, questioned costs, and the award end date. Residual or unearned amounts must be handled as authorized by the grantor and law.

F. Stabilization Fund.

1. Object or purpose. To stabilize District operations pursuant to NRS 354.6115. Money may be used only when total actual District revenue falls short of total anticipated General / Operating Fund revenue for the fiscal year.

2. Resources used to establish the fund. Amounts lawfully transferred or deposited for stabilization, including the opening balance.

3. Sources of replenishment. Board-approved transfers from legally available governmental resources, revenues deposited under NRS 354.6116, investment earnings, authorized reimbursements, and other lawful sources, subject to NRS 354.6117.

4. Expense and revenue controls. The fund must be separately identified in the annual budget and audit. Uses are limited to statutory purposes. Each use requires appropriation, documented eligibility, required Board action, and District procurement controls.

5. Reasonable and necessary balance. The Board shall review the fund annually using revenue shortfall exposure, revenue volatility, emergency and natural disaster risks, historical response and recovery costs, insurance, reimbursement timing, and grant-match exposure. The balance must not exceed 10 percent of prior-year General / Operating Fund expenditure, excluding

federal funds expended by the District. It may not revert or be treated as surplus except for an authorized statutory purpose, and a natural disaster transfer must be completed within the statutory period.

SECTION 2. Contingency Accounts Within Governmental Funds.

The District may establish contingency accounts within any governmental fund pursuant to NRS 354.608. The amount appropriated may not exceed 3 percent of the money otherwise appropriated to that fund, exclusive of amounts transferred to other funds.

No expenditure may be made directly from a contingency account. Before use, the Board must authorize a transfer to the appropriate expenditure account in accordance with NRS 354.598005 and other applicable budget procedures. The action must identify the receiving account, amount, purpose, available resources, and facts supporting the unanticipated need. A contingency account is an appropriation account within its parent fund, not a separate fund.

SECTION 3. Parent Funds, Sub-funds, Program Accounts, and Inactive Accounting Units.

To reduce unnecessary fund proliferation and accounting complexity, the District may pool unrestricted or legally compatible resources in the General / Operating Fund and use sub-funds, departments, programs, projects, cost centers, or other subsidiary accounts. These accounting units are components of the parent fund and retain the legal, budgetary, and generally accepted accounting principles classification of that parent. The Chief Financial Officer may choose to present, budget, or administer the six identified funds established by this resolution under NRS 354.612 as separate governmental or sub-funds in compliance with Generally Accepted Accounting Principles and Nevada Revised Statutes.

Resources restricted by law, grant terms, debt covenants, donor restrictions, or formal Board action must remain separately identifiable and may be pooled only when pooling does not impair the restriction, audit trail, or required reporting.

When a fund or subsidiary accounting unit is no longer needed, reconcile all balances, receivables, liabilities, encumbrances, and activity. Any balance legally available to the parent fund must be transferred or reclassified to the appropriate parent account. Restricted balances must be returned, transferred, or retained as required. The unit may then be placed in inactive status for historical reporting and future reactivation. Reactivation does not create a new fund and retains the parent classification unless the Board acts under NRS 354.612.

SECTION 4. Fund Integrity and Use Restrictions.

Money shall be deposited, recorded, transferred, obligated, and disbursed only from the legally designated fund. Restricted, committed, or assigned resources shall not be used inconsistently. Interfund transfers and reimbursements require budget or Board authority and documentation of public purpose and accounting basis.

SECTION 5. Additional funds.

The Board may establish additional funds by separate resolution or amendment satisfying NRS 354.612. Creation of a fund does not appropriate money or authorize expenditure. None of these funds is proprietary or enterprise unless expressly established as such with all additional statutory requirements.

SECTION 6. Administrative Authority.

The Fire Chief and Chief Financial Officer are authorized and directed to implement this Resolution through the District's chart of accounts, budget documents, accounting procedures, procurement and disbursement controls, grant-management procedures, bank account structure, and other administrative measures consistent with law and Board policy.

The creation of any additional fund does not authorize expenditure without a lawful appropriation or other required Board approval.

Upon adoption, the Board Secretary or Business Manager shall provide an executed copy of this Resolution to the Nevada Department of Taxation as required by NRS 354.612(3) and shall retain evidence of submission with the District's permanent records.

SECTION 7. Severability.

If any provision is held invalid or unenforceable, the remaining provisions remain effective to the greatest extent permitted by law.

SECTION 8. Effective Date.

This Resolution shall become effective immediately upon its adoption.

Passed/Approved: _____

Signature VOTE ON PASSAGE: ___ Yea ___ Nay ___ Abstain

I, Charlie Shirley, Secretary to the Board, do hereby certify that the foregoing Resolution No. ***2026-5*** *was voted upon and approved by a majority vote of the Board on the 12th day of November 2026; and I further certify compliance with law and Board policy.*

Secretary: _____

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
AGENDA REPORT

Board Meeting Date: November 12, 2026

Agenda Item: #12 - Discussion Regarding the Ambulance Bid Award (for possible action)

Prepared By: Assistant Chief Ryan McIntosh

Requested Action: Approve the sole bid from Braun Northwest, Inc. in the amount of $355,180, as presented and in compliance with the specifications contained in the Invitation for Bid.

EXECUTIVE SUMMARY

The District issued an Invitation for Bid for the acquisition of a new ambulance. Braun Northwest, Inc. submitted the sole responsive bid in the amount of $355,180 for one 2027 North Star 171-1 ambulance on a 2027 Ford F-550 4x4 diesel chassis. Staff recommends approval of the bid as presented and as compliant with the Invitation for Bid specifications.

BACKGROUND

On October 8, 2026, the Board approved a Lyon County Rural Health Transformation Grant subaward that will reimburse the District for $330,000 of the ambulance acquisition cost. Braun Northwest, Inc. submitted the sole bid for the ambulance. The proposal identifies delivery no later than August 30, 2027, subject to the terms and conditions stated in the bid.

FISCAL IMPACT

The total acquisition cost is $355,180. The District will be reimbursed $330,000 through the Lyon County Rural Health Transformation Grant subaward approved by the Board on October 8, 2026. The remaining $25,180 will be budgeted in the FY 2028 capital acquisition budget

RECOMMENDED ACTION

Move to approve the sole bid from Braun Northwest, Inc. in the amount of $355,180, as presented and in compliance with the specifications contained in the Invitation for Bid.

ATTACHMENTS

1. Braun Northwest, Inc. bid face sheet and pricing

BRAUN NW inc.

150 North Star Drive / PO Box 1204 / Chehalis, WA 98532 / 360.748.0195 / 800.245.6303 / fax 360.748.0256

October 21, 2026

Central Lyon County Fire Protection District
Attn: Administrative Office
246 Dayton Valley Rd, Suite 106
Dayton, NV 89403

RE: Invitation to Bid: Central Lyon County Fire Protection District Request for Ambulance

To Whom It May Concern:

Thank you for the opportunity to make an offer on your next Ambulance. Enclosed is our complete offer in response to the above-referenced bid.

Braun Northwest, Inc. is located in Chehalis, Washington, and has been manufacturing Custom Emergency Vehicles for over 40 years. All vehicles are made right here in our Chehalis plant. Not only can you buy direct from Braun Northwest with no need for dealers, but you can also count on us for repairs, painting, electrical work, remounting, and other maintenance. Braun Northwest, Inc. offers a full service facility here as well. We also work directly with agencies to identify how we can best fit their needs when it comes to service. As a standard for additional service that is required, we will work with your agency on setting up a dealer of your choice. We also have mobile technicians that we will dispatch for service if needed.

Thanks again and we look forward to the opportunity of working with Central Lyon County Fire Protection District.

Regards,

Tami McCallum,
Vice President of Sales

TM
Cc: BC

BRAUN NW inc.

150 North Star Drive / PO Box 1204 / Chehalis, WA 98532 / 360.748.0195 / 800.245.6303 / fax 360.748.0256

BID PROPOSAL

October 26, 2026

Central Lyon County Fire Protection District
246 Dayton Valley Road, Suite 106
Dayton, NV 89403

Re: Invitation for Bids

Braun Northwest is pleased to offer the following proposal:

One (1) 2027 North Star 171-1 Ambulance on a 2027 Ford F-550 4x4 ambulance prep diesel chassis per enclosed specifications dated 10/26/26 and drawings dated 8/5/26.

Total amount $355,180.00***
Sales tax not included

Bid due:	**November 2, 2026, at 10:00 am**
F.O.B.:	**Chehalis, Washington**
Delivery:	**NLT August 30, 2027**
Terms:	**Ninety percent (90%) payment due upon receipt of the vehicle. Balance due in thirty (30) days.**

The above pricing is based upon the availability of the current model year chassis. Should the model year no longer be available at the time the order is placed, a newer model year will be offered with an adjustment in price.
****In the event of chassis price increases due to the potentially implemented tariffs, which are out of Braun NW's control, customer will be notified of the cost change associated with the chassis, and adjustments will be made via a change order.***
*****The above pricing is based upon the availability of the current model year chassis. Should the model year no longer be available at the time the order is placed, a newer model year will be offered with an adjustment in price.***

This bid shall remain open to additional purchases by this or other agencies for a period of three (3) years, with periodic cost adjustments based on actual manufacturer's price increases.
Braun Northwest, Inc. possesses Nevada Sales Tax Permit #001-715461292

Respectfully Submitted by:
Braun Northwest, Inc.

Colton Schoelkopf

Colton Schoelkopf, General Sales Manager

Date: 10-26-2026

We agree to accept the above proposal:
Central Lyon County Fire Protection District

_____
Signature **Date**

_____
Printed Name **Title**

CS
cc: BC/LM
Enclosures: Clarifications/exceptions, specifications, drawings, bid packet, and supporting documents

NORTH STAR
EMERGENCY VEHICLES

CENTRAL LYON FIRE

CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT
AGENDA REPORT

Board Meeting Date: November 12, 2026

Agenda Item: #13 - Discussion Regarding Purchase Offer for 745 High Street Property (for possible action)

Prepared By: Assistant Chief Ryan McIntosh

Requested Action: *Approve the accepted counteroffer for the sale of the District-owned property at 745 High Street, Silver City, Nevada, for $48,000, subject to the terms of the Vacant Land Offer and Acceptance Agreement and Counter Offer #1, and authorize the Fire Chief or Board-designated officer to execute the documents necessary to complete the transaction.*

EXECUTIVE SUMMARY

The District received an offer to purchase the District-owned vacant property located at 745 High Street, Silver City, Nevada. After rejecting an earlier $45,000 offer, the District issued Counter Offer #1 in connection with a subsequent $48,000 offer. The buyers accepted the counteroffer on October 28, 2026. The transaction remains expressly subject to Fire Board approval on or before November 12, 2026. Staff recommends approval of the accepted counteroffer and authorization to complete the sale.

BACKGROUND

The property is identified as 745 High Street, Silver City, Nevada 89428, APN 008-035-02. An earlier offer dated October 27, 2026 proposed a purchase price of $45,000 and was rejected by the District on October 28, 2026. A subsequent Vacant Land Offer and Acceptance Agreement proposed a cash purchase price of $48,000, including a $1,000 earnest money deposit and a scheduled closing date of November 6, 2026, or such other date agreed to in writing. The District issued Counter Offer #1 requiring buyer-broker compensation of 2.5 percent and making the transaction subject to Fire Board approval on or before November 12, 2026. The buyers accepted Counter Offer #1 on October 28, 2026. Approval by the Board will allow the District to proceed with escrow and complete the conveyance under the agreed terms.

FISCAL IMPACT

The proposed sale price is $48,000. Buyer-broker compensation of 2.5 percent equals $1,200, resulting in estimated proceeds of $46,800 before customary escrow, title, transfer, and other closing costs or prorations. Final net proceeds will depend on the closing statement.

RECOMMENDED ACTION

Move to approve the accepted counteroffer for the sale of the District-owned property located at 745 High Street, Silver City, Nevada, APN 008-035-02, for $48,000, subject to the Vacant Land Offer and Acceptance

Agreement and Counter Offer #1, and authorize the Fire Chief or Board-designated officer to execute all documents necessary to complete the transaction.

ATTACHMENTS

1. *Accepted Counter Offer dated October 28, 2026, including the Vacant Land Offer and Acceptance Agreement and Counter Offer #1*
2. *Rejected Offer dated October 28, 2026*

Authentisign ID: F0CD4B39-27D3-F111-BF5B-000D3A4FF82A

COUNTER OFFER #1

SELLER submits this Counter Offer #1 to the Offer and Acceptance Agreement dated 10/27/26, regarding the property Located at 745 High Street Silver City, NV 89428 between _____ (SELLER) and _____ (BUYER), which is being attached this date _____ by SELLER and becomes effective when signed by all parties.

Buyers Compensation will be 2.5 per cent.

Close of Escrow to be extended with Board Approval. We will have approval on or before Nov 12, 2026.

OTHER TERMS: All other terms to remain the same.

RIGHT TO ACCEPT OTHER OFFERS: SELLER reserves the right to accept any other offer prior to BUYER's written acceptance of Counter Offer #1. Acceptance shall not be effective until a copy of this Counter Offer #1, dated and signed by BUYER, is received by SELLER and/or Christine Newell.

EXPIRATION: This offer shall expire unless a copy with BUYERS's written acceptance is delivered to SELLER or SELLER's Broker or Licensee on or before 6 o'clock ☐ AM ☒ PM, on Oct 30, 26.

SELLER: _____ Dated: 10/28/2026 Time: 1212

SELLER: _____ Dated: _____ Time: _____

SELLER: _____ Dated: _____ Time: _____

SELLER: _____ Dated: _____ Time: _____

BUYER'S ACCEPTANCE, COUNTER, OR REJECTION

☒ **Acceptance of Counter Offer #1:** BUYER accepts this Counter Offer #1.

☐ **Counter Offer #2:** BUYER signs this Counter Offer #1 subject to Counter Offer #2 dated _____.

☐ **Rejection:** BUYER rejects Counter Offer #1.

BUYER: Patricia E Allander Dated: 10/28/26 Time: _____

BUYER: Kip K Allander Dated: 10/28/26 Time: _____

BUYER: _____ Dated: _____ Time: _____

BUYER: _____ Dated: _____ Time: _____

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TRANSACTIONS Transact onDesk Edition

Authentisign ID: F04D4B39-A7D3-F111-BF5B-000D3A4FF82A

VACANT LAND OFFER AND ACCEPTANCE AGREEMENT

Patricia E Allander Kip K Allander (BUYER), agrees to purchase the real property commonly described as 745 High Street Silver City NV 89428, situated in the ☐ City OR ☒ Unincorporated Area of Silver City, County of Lyon, State of Nevada, APN 008-035-02 (PROPERTY) (legal description will be supplied in escrow), on the following terms:

EARNEST MONEY DEPOSIT (EMD) Evidenced by ☐ Check or ☐ Wire Transfer or ☐ other _____ payable to Title Co., and then deposited **within** ☒ **two (2)** OR ☐ _____ **business days** of Acceptance, with Sellers Choice. Authorized escrow holder to be selected by ☐ BUYER ☒ SELLER. $ 1,000.00

BALANCE OF CASH DOWN PAYMENT (not including closing costs) $ 47,000.00
Source of down payment Available Funds.

CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to complete this purchase within 2 days of Acceptance.

NEW FIRST LOAN: TYPE ☐ Conventional ☐ FHA ☐ VA ☐ Rural ☐ Private ☐ Other _____ $ 0.00

NEW SECOND LOAN: TYPE ☐ Conventional ☐ Private ☐ Other - $ -

SUBORDINATION CLAUSE
SELLER ☐ will ☐ will not subordinate to a ☐ construction loan.
Said loan ☐ will ☐ will not be on voucher control.

OTHER (Specify in Additional Terms and Conditions or Financing Addendum): $ 0.00
All remaining loan fees will be paid as required by law, ordinance and/or regulation.

TOTAL PURCHASE PRICE in the sum of (not including closing costs): $ 48,000.00

SELLER will compensate Buyer's Broker, 3 % of the PURCHASE PRICE, or $ _____, at COE, paid to REMAX PROFESSIONALS (Brokerage).

SELLER to credit ☐ ____ % of the PURCHASE PRICE, or ☐ $ 0.00, at CLOSE OF ESCROW (COE) towards BUYER's recurring and/or non-recurring closing costs.

CLOSING Close of Escrow (COE) will occur on 11/6/2026 or such earlier date as agreed in writing by Buyer and Seller. The parties will deposit, with the authorized escrow holder, all funds and instruments necessary to complete the transaction in accordance with the terms in this Agreement.

TIME IS OF THE ESSENCE Time is of the essence of this Agreement.

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SATISFACTION OF CONTINGENCIES (BUYER Initial Required)
[PEA / KKA / _____ / _____] All contingencies will be satisfied according to their terms within the time limits specified, expire according to the time limits specified, or be waived in writing. If BUYER exercises their right to terminate this Agreement under any contingency, BUYER is not in default and is entitled to a refund of the EMD, less BUYER incurred expenses. If a contingency expires, it is waived. BUYER and SELLER will cooperate in providing written waivers of those contingencies.

LOAN APPLICATION REQUIREMENT (BUYER initial required if applying for a Loan)
[_____ / _____ / _____ / _____] **Within five (5) business days** from Acceptance, BUYER agrees to (1) submit a completed loan application, including all documentation, to a lender of BUYER's choice and (2) furnish a pre-approval letter to SELLER based upon a standard factual credit report, acceptable debt to income ratios and sufficient funds to complete the transaction and (3) agrees to authorize ordering of the appraisal. If BUYER fails to complete any of the above requirements, SELLER may terminate this Agreement **within two (2) business days** and EMD will be returned to BUYER less BUYER incurred expenses.

INSURANCE CONTINGENCY (BUYER Initial Required)
Included [_____ / _____ / _____ / _____] **Waived** [PEA / KKA / _____ / _____]
BUYER to have _____ days from Acceptance to verify the ability to secure satisfactory Property insurance.

APPRAISAL
❑ BUYER ❑ SELLER ❑ split equally ❑ other _____ will pay the appraisal fee.
❑ BUYER ❑ SELLER ❑ split equally ❑ other _____ will pay the re-inspection fee.
BUYER's Lender may require an appraisal. BUYER may elect to obtain an appraisal even if an appraisal waiver is available.

APPRAISAL CONTINGENCY (BUYER Initial Required)
Included [_____ / _____ / _____ / _____] **Waived** [PEA / KKA / _____ / _____]
BUYER's Appraisal contingency will expire after _____ days from Acceptance.

If the appraisal does not meet or exceed the purchase price or there are appraisal conditions, BUYER has the right to exercise one of the following options within the contingency period:
(A) proceed with the transaction without regard to the amount of the appraised valuation or appraisal conditions; or
(B) renegotiate with SELLER, provided that if such renegotiation is not successful within 3 business days, then either party may terminate this Agreement upon written notice and EMD will be returned to BUYER less BUYER incurred expenses; or
(C) terminate this Agreement.
Parties acknowledge that FHA and VA guidelines may supersede this provision.

LOAN CONTINGENCY (BUYER Initial Required)
Included [_____ / _____ / _____ / _____] **Waived** [PEA / KKA / _____ / _____]
BUYER's loan contingency will expire after _____ days from Acceptance.
BUYER consents to the lender's release of loan status and conditions of approval to SELLER and Brokers. SELLER has no obligation to cooperate with BUYER's efforts to obtain any financing other than as specified in this Agreement.

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CONTINGENT ON SALE AND CONVEYANCE OF OTHER PROPERTY

☒ This Agreement **IS NOT** contingent upon the sale and conveyance of BUYER's property;
OR
☐ This Agreement **IS** contingent upon the sale and conveyance of BUYER's property described as _____. **BUYER to select option A or B.**

A. ☐ BUYER's property is in escrow scheduled to close on or before _____. The sale of BUYER's property **is not** contingent on the sale and conveyance of a third party's property.
OR
☐ BUYER's property is in escrow scheduled to close on or before _____. The sale of BUYER's property **is** contingent on the sale and conveyance of a third party's property.

B. ☐ BUYER's property is currently listed in the MLS System by a REALTOR®.
OR
☐ BUYER's property will be listed within _____ days in the MLS System by a REALTOR®.
If BUYER's property does not obtain an accepted offer within _____ days of this Acceptance with a scheduled closing on or before _____, then this Agreement will terminate unless BUYER and SELLER otherwise agree in writing. BUYER will not accept an offer contingent on the sale of a third party's property without SELLER's written approval. If BUYER accepts an offer contingent on the sale of a third party's property without SELLER's written approval, SELLER may terminate this Agreement.

SELLER will have the right to continue to offer this Property for sale and accept written backup offers only, subject to BUYER's rights under this Agreement.

If escrow on BUYER's property does not close on or before _____, this Agreement will terminate, unless BUYER and SELLER otherwise agree in writing, and the parties agree to cancel the escrow and return the EMD to BUYER less BUYER incurred expenses.

BUYER will provide information regarding the listing, the escrow, and related escrows for the contingent property, including but not limited to, the closing date, loan status, inspections, and all additional contingencies on BUYER's property within _____ days of each event. BUYER authorizes SELLER and Brokers to obtain updates on BUYER's listing or escrow.

If any of the contingencies in the Contingent on Sale and Conveyance of Other Property section are not satisfied, SELLER reserves the right to terminate this Agreement. If SELLER terminates this Agreement, the parties agree to cancel the escrow and return the EMD to BUYER less BUYER incurred expenses.

COMMON-INTEREST COMMUNITY DISCLOSURE

Property ☐ is or ☒ is not located in a Common-Interest Community (CIC).
If so, complete the following:
SELLER will provide, at SELLER's expense, the CIC documents ("Resale Package(s)" including the statement of demand) as required by NRS 116. SELLER will order the Resale Package(s) **within five (5) days from Acceptance** and deliver to BUYER upon receipt. BUYER is aware there may be additional CIC documents that may be ordered. BUYER is aware there may be an inspection of the property by CIC management company. The amount of any delinquent assessments, including penalties, attorney's fees, and other charges provided for in the management documents will be paid current by SELLER at COE.

BUYER will have **five (5) days** from receipt of the Resale Package to review it. If BUYER does not approve the Resale Package, then written notice to cancel must be given **within that same five (5) day period**.

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COMMON-INTEREST COMMUNITY FEES
SELLER is responsible for payment of recurring CIC dues until COE.
BUYER is responsible for payment of recurring CIC dues after COE.
☐ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for CIC Transfer Fees.
☐ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for CIC Set Up Fees.
☐ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for Other CIC Fees.
☐ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for CIC Capital Contribution fees.
☐ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for Existing special CIC assessments levied.
☐ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for Existing special CIC assessments levied, but not yet due.

AREA RECREATION PRIVILEGES AND RULES SELLER will comply with CIC (including area recreation privileges) rules regarding the return or transfer of any passes, identification cards, or keys for access to the CIC facilities and general improvements. BUYER will become familiar with the current CIC facilities and general improvement policies regarding recreation privileges and associated costs prior to COE.

VESTED TITLE Title will vest as designated in escrow instructions.

EXAMINATION OF TITLE In addition to any encumbrances referred to in this Agreement, BUYER will take title to the Property subject to: (1) real estate taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, and easements of record, if any, that do not materially affect the value or intended use of the Property. **Within two (2) business days** of Acceptance, SELLER will order a preliminary title report, and CC&Rs, if applicable. **Within five (5) days** of BUYER's receipt of the preliminary title report and CC&Rs, BUYER's objections will be delivered to SELLER's Broker **within this five (5) day** period. Should BUYER object to any of the preliminary title report or CC&R's, SELLER will use due diligence to remove those objections prior to COE. If those objections cannot be removed, BUYER may elect to purchase the Property, subject to the existing objections, or BUYER may elect to terminate all rights and obligations under this Agreement. The EMD will be returned to BUYER, less BUYER incurred expenses. If SELLER is unwilling or unable to remove BUYER's objections, SELLER will deliver written notification to BUYER's Broker **within ten (10) days** of receipt.

TITLE AND CLOSING COSTS
☐ BUYER ☒ SELLER ☐ split equally ☐ other _____ will pay for a (Standard) owner's policy of title insurance.
☒ BUYER ☐ SELLER ☐ split equally ☐ other _____ will pay for a (Standard) lender's policy of title insurance.
BUYER is aware additional coverage policies are available.
☒ BUYER ☐ SELLER ☐ split equally ☐ other _____.will pay all costs associated with additional coverage policies
☐ BUYER ☐ SELLER ☒ split equally ☐ other _____ will pay Escrow Fee.
☐ BUYER ☐ SELLER ☒ split equally ☐ other _____ will pay Transfer Tax(es).
All remaining closing costs will be paid in the customary manner as required by law, ordinance and/or regulation.

ACCESS SELLER agrees to provide reasonable access to the Property to BUYER and inspectors, for both inspections and re-inspections and appraiser. If this transaction fails to close, the parties remain obligated to pay for inspections performed as agreed.

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INSPECTION AND DUE DILIGENCE CONTINGENCY BUYER has the right to inspect the Property, perform due diligence, order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified building inspectors, and any other qualified professionals to inspect the Property.
BUYER will indicate inspections and due diligence to be included or waived in the list below. The following is not a comprehensive list of possible inspections; therefore, BUYER should add any additional inspections necessary to satisfy BUYER under "OTHER."
All inspections will be completed and copies of all inspections will be provided to BUYER and SELLER at no additional expense

☒ within 5 days of Acceptance; OR
☐ within _____ days of other contingency _____

Within the time specified above, BUYER will deliver to SELLER, in writing, one of the following:

A. approval of the inspections and completion of due diligence without requiring any repairs; OR
B. approval of the inspections and completion of due diligence with a Notice of Required Repairs or an Addendum listing all required repairs. SELLER will respond in writing to BUYER's repair request **within five (5) business days** of delivery.
   i) In the event SELLER fails to respond to BUYER'S written request within those five (5) business days, BUYER may terminate this Agreement and EMD will be returned to BUYER less BUYER incurred expenses.
   ii) Upon SELLER's written response, BUYER must respond in writing within two (2) business days or SELLER may terminate this Agreement and EMD will be returned to BUYER less BUYER incurred expenses; OR
C. termination of this Agreement. If BUYER terminates, BUYER is released from any and all obligations to SELLER, and BUYER is entitled to a refund of the EMD, less BUYER incurred expenses.

If any inspection and/or due diligence is not completed by the deadline, it is waived unless otherwise agreed to in writing. SELLER is released from liability for the cost of repairs that inspection and/or due diligence would have reasonably identified had it been conducted, except as otherwise provided by law. BUYER will be responsible for repairs/restoration of any damage to the property that may be caused by inspections and/or due diligence.

INSPECTIONS	**Included**	**Waived**	**N/A**	**Paid by**	
ENVIRONMENTAL	☐	☒	☐	☐ BUYER	☐ SELLER
GEOTECHNICAL REPORT	☐	☒	☐	☐ BUYER	☐ SELLER
PERCOLATION TEST	☐	☒	☐	☐ BUYER	☐ SELLER
SURVEY Type _____	☐	☒	☐	☐ BUYER	☐ SELLER
WELL QUALITY	☐	☒	☐	☐ BUYER	☐ SELLER
WELL QUANTITY	☐	☒	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☒	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☒	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☒	☐	☐ BUYER	☐ SELLER
DUE DILIGENCE	**Included**	**Waived**	**N/A**	**Paid by**	
ACCESS EASEMENTS	☐	☒	☐	☐ BUYER	☐ SELLER
AVAILABILITY OF UTILITIES	☐	☒	☐	☐ BUYER	☐ SELLER
DEED RESTRICTIONS	☐	☒	☐	☐ BUYER	☐ SELLER
DETERMINATION IF SITE IS BUILDABLE	☐	☒	☐	☐ BUYER	☐ SELLER
EASEMENTS	☐	☒	☐	☐ BUYER	☐ SELLER
FUTURE LAND USE DESIGNATION(S)	☐	☒	☐	☐ BUYER	☐ SELLER
GOVERNMENTAL APPROVALS	☐	☒	☐	☐ BUYER	☐ SELLER
IMPACT AND/OR DEVELOPMENT FEES	☐	☒	☐	☐ BUYER	☐ SELLER
LEGAL ACCESS (ingress & egress)	☐	☒	☐	☐ BUYER	☐ SELLER
MINERAL RIGHTS	☐	☒	☐	☐ BUYER	☐ SELLER
ROAD MAINTENANCE AGREEMENT	☐	☒	☐	☐ BUYER	☐ SELLER
WATER RIGHTS	☐	☒	☐	☐ BUYER	☐ SELLER
WILL SERVE LETTER FROM UTILITY PROVIDER(S)	☐	☒	☐	☐ BUYER	☐ SELLER
ZONING	☐	☒	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☒	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☒	☐	☐ BUYER	☐ SELLER

[PEA / KKA / _____ / _____] **(Buyer Initials) BUYER affirms the above selections.**

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RE-INSPECTIONS
❑ BUYER ❑ SELLER ❑ split equally ❑ other _____ will pay for re-inspections if any.

OMISSIONS FROM ESCROW INSTRUCTIONS The omission from escrow instructions of any provision in this Agreement will not preclude any party from enforcing that provision. All written representations and warranties will survive the conveyance of the Property.

BONDS AND ASSESSMENTS (Other than CIC) In the event there is a bond or assessment with a principal balance or that requires settlement in full prior to COE, it will be paid by:
❑ BUYER ❑ assumed by BUYER if allowed ❑ SELLER ❑ split equally ❑ other _____.

PRORATION Any and all rents, taxes, interest, homeowner association fees, payments on bonds, assessments and other Property expenses, assumed by BUYER will be prorated as of the date of recordation of the deed. Security deposits, advance rentals, or considerations involving future lease credits will be credited to BUYER at COE.

REASSESSMENT OF PROPERTY TAX BUYER is advised the Property may be reassessed in the future which may result in a tax increase or decrease.

LAND USE REGULATION BUYER is advised the Property may be subject to the authority of the city, county, state, federal governments, and/or various courts having jurisdiction. These governmental entities, from time to time, have adopted and revised land use and environmental regulations that may apply to the Property. BUYER is advised to research the possible effect of any applicable land use or environmental regulation. Brokers make no representations or warranties regarding the existing permissible uses or future revisions to the land use regulations.

ENVIRONMENTAL CONDITIONS BUYER is advised the Property may be located in an area found to have special flood hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It may be necessary to purchase additional insurance in order to obtain any for the Property. For further information, consult your lender, insurance carrier or other appropriate agency.

WILDLIFE/LIVESTOCK Nevada is home to livestock, wild and feral horses and burros, and other wildlife which may enter or impact the property. Numerous statutes and codes govern the management and protection of these animals and their relation to homeowners. BUYER is encouraged to contact appropriate authorities for further information.

HAZARDOUS/NOXIOUS CONDITIONS SELLER represents, to the best of SELLER's knowledge, the Property is not contaminated with any hazardous conditions including, but not limited to, asbestos, processed petroleum derivatives, PCB transformers, other toxic, hazardous or contaminated substances, and underground storage tanks. SELLER agrees to disclose to Licensee, BUYER, and all prospective buyers any and all information which SELLER has or may acquire regarding the presence and location of any hazardous/noxious conditions on or about the Property. BUYER and SELLER should seek the advice of independent experts regarding the potential presence and/or effect of toxic, hazardous or noxious substances on real property and any improvements to be sold or purchased.

WATER METERS BUYER may be required at a future date to incur the cost of installation of water meters and/or conversion to metered rates.

WELLS Many factors may affect the performance of a well system. If the Property includes a well, BUYER may be required at some future date to incur the cost of connecting the Property to a public or metered water system.

ADDITIONAL FEES Some areas may have additional fees or charges for the remediation of water systems.

SEPTIC SYSTEMS BUYER may be required at some future date to incur the cost of connecting the Property's plumbing to a public sewer system.

At COE, BUYER assumes all future costs associated with water meters, wells, and septic systems.

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PRIVATE ROADS SELLER will disclose if the Property shares a common road, access driveway, or right-of-way with another property. If a road maintenance agreement exists, SELLER will provide the agreement to BUYER.

WATER RIGHTS Water rights, if any, will be included with the Property unless specifically excluded by deed or mutual agreement.

AGRICULTURAL DEFERMENT TAX BUYER and SELLER are advised property may be subject to a deferred Agricultural Recapture tax. BUYER is advised to consult with an attorney, accountant, or other tax representative and the applicable county assessor to determine if any such deferred taxes may be owed.

TAX DEFERRED EXCHANGE If BUYER or SELLER request to enter into a IRC tax deferred exchange for the Property, each party agrees to cooperate with the other in connection with the exchange, including the execution of documents deemed necessary to effectuate same. No party will be obligated to delay the closing. All additional costs in connection with the exchange will be borne by the party requesting it. No party will be obligated to execute any note, contract, deed, or other document providing for any personal liability that would survive the exchange. The other party will be indemnified and held harmless against any liability arising or that has arisen on account of the acquisition of ownership of the exchanged property.

FinCEN The Anti-Money Laundering Regulations for Residential Real Estate Transfers found in Title 31 of the Code of Federal Regulations ("Regulations") Part 1031, may require certain real estate professionals to report the transaction contemplated by this Vacant Land Offer and Acceptance Agreement. This rule typically applies when a property is purchased without a qualifying loan (including all cash purchases), and the buyer is a legal entity, such as a trust, LLC, or corporation. If this transaction is subject to the Regulations, both the BUYER and SELLER must provide the required information and documentation before the closing date to the person or entity required to make the report, which may include, without limitation, the settlement agent. This information may include, without limitation, the full legal name, date of birth, residential address, and IRS taxpayer ID number for the BUYER, SELLER, and beneficial owners of the buying entity, and any other information reasonably requested by the reporting person to complete the report. The BUYER is responsible for all costs associated with preparing and filing the FinCEN Report.

ADDITIONAL TERMS AND CONDITIONS:

Buyer is aware this Property is located in the Comstock Historic District.

DEFINITIONS SELLING BROKER (sometimes referred to as buyers broker), means BUYER and any of its licensees representing BUYER in this transaction. LISTING BROKER means broker and any of its licensees representing seller in this transaction. DAYS means calendar days unless otherwise specified. In computing any period of time prescribed under this Agreement, the day of the event from which the designated period of time begins to run will not be included. The last day of the period so computed will be included. BUSINESS DAY means a day other than Saturday, Sunday, or legal holiday recognized in the state of Nevada. ACCEPTANCE or DATE OF ACCEPTANCE means the date on which this Agreement and any other counter offers are fully executed and delivered. DELIVERY or RECEIPT means personal delivery, transmission by Facsimile (Fax), electronic delivery, or certified mail to BUYER, SELLER, Broker, or other representative. In the event of Fax, delivery will be deemed to have occurred at the time noted on the confirmation sheet generated by the sender's Fax. In the event of certified mail, delivery and receipt will be deemed to have occurred three (3) days following the date of mailing evidenced by the postmark on the envelope containing the delivered material. In the event of electronic delivery, delivery and receipt will be deemed to have occurred as set forth in Nevada Revised Statutes (NRS) 719.320.

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VERIFICATION OF INFORMATION Any information relating to land or its use, and/or improvements of the land are approximate or estimates only, and neither SELLER nor Brokers involved make any representation or guarantee regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding the age of improvements, size, and square footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the status of permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the purchase decision. BUYER agrees they have not received or relied upon any representation by Brokers or SELLER with respect to the condition of the Property not contained in this Agreement. The information contained in the Multiple Listing Service, computer, advertisements, and feature sheets pertaining to the Property are not warranted or guaranteed by Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER will be responsible for verifying the accuracy of such information. Deposit of all funds necessary to close escrow will be deemed final acceptance of the Property. SELLER agrees to hold Brokers harmless and to defend and indemnify them from any claim, demand, action, or proceeding resulting from any omission or alleged omission by SELLER.

FINAL WALKTHROUGH BUYER will have the right to a final walkthrough prior to close COE.

PHYSICAL POSSESSION Physical possession of the Property with any keys to Property locks, community mailboxes, alarms, and garage door openers will be delivered to BUYER ☒ upon recordation of the deed; **OR** ☐ by separate agreement.

NEVADA LAW TO APPLY Nevada law will apply to the interpretation and enforcement of this Agreement.

MEDIATION If a dispute arises out of or relates to this Agreement or its breach, the parties are aware the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available upon request.

ATTORNEY FEES In the event either party is required to engage the services of an attorney to enforce this Agreement, the prevailing party in any proceeding will be entitled to an award of reasonable attorney's fees, legal expenses, and costs.

REALTOR® CODE OF ETHICS Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association of REALTORS® and therefore subscribes to a higher ethical standard, known as the REALTOR® Code of Ethics. To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional or the local Association of REALTORS®.

PROFESSIONAL CONSULTATION ADVISORY A real estate Broker is qualified to advise on real estate. The parties are advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or other professionals on specific topics, including but not limited to, land use regulation, boundaries and setbacks, square footage, physical condition, legal, tax, water rights, and other consequences of the transaction.

SELLER DEFAULT If SELLER defaults in the performance of this Agreement, BUYER will have the right to recover from SELLER all of BUYER's actual damages BUYER may suffer as a result of SELLER's default, and to pursue any and all remedies available at law or in equity.

BUYER DEFAULT
If BUYER Defaults in the performance of this Agreement, SELLER will have the right to retain, as their sole legal recourse, the EMD. BUYER and SELLER hereby acknowledge SELLER's actual damages would be difficult to measure and that the EMD is a fair and reasonable estimate of such damages.

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THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:

- ☒ Duties Owed by a Nevada Real Estate Licensee
- ☐ Consent to Act
- ☒ Information Regarding Well and Septic System
- ☐ Lake Tahoe Basin Regional Disclosure
- ☒ Vacant Land Due Diligence Resource Guide
- ☐ Unrepresented Party
- ☒ Wire Fraud Advisory
- ☒ Other Lyon County Right to Farm
- ☐ Other _____

THE FOLLOWING ADDENDA AND EXHIBITS WILL BE INCORPORATED:

- ☐ Back Up Offer Addendum
- ☐ Common Interest Community Information Statement "Before You Purchase...."
- ☒ Open Range Land Disclosure
- ☐ SELLER Financing Addendum (Residential)
- ☐ TRPA Wood Heater Statement of Compliance (Tahoe Basin)
- ☐ TRPA Best Management Practices (Tahoe Basin)
- ☐ Other _____
- ☐ Other _____

ENTIRE AGREEMENT This Agreement and attachments contain the entire Agreement of the parties and supersede all prior agreements or representations with respect to the Property not expressly set forth in this Agreement. This Agreement may only be modified only in writing, signed and dated by the parties. BUYER acknowledges having read and approved all provisions of this Agreement.

ASSIGNMENT BUYER may not assign any of BUYER'S rights in this Agreement without prior written consent of SELLER, which consent will not be unreasonably withheld, conditioned, or delayed. Any purported assignment in violation of this Section will be null and void. No assignment will relieve the assigning party of any of its obligations in this Agreement.

COUNTERPARTS AND SIGNATURES BUYER and SELLER acknowledge and agree this Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. BUYER and SELLER agree that this Agreement may be conducted by electronic delivery, and signatures so transmitted will be acceptable for all purposes. Signatures transmitted by electronic delivery will be deemed original signatures.

EXPIRATION OF OFFER Per NRS 645.254, all offers must be presented to SELLER. This Offer expires unless accepted, including delivery to BUYER, or Christie Fernquest **on/or before** 5:00 ☐A.M. ☒P.M. on 10/28/2026.

BUYER Patricia E Allander DATE 10/26/2026 Time 5:23 PM PDT
Patricia E Allander

BUYER Kip K Allander DATE 10/26/2026 Time 8:20 PM PDT
Kip K Allander

BUYER _____ DATE _____ Time _____

BUYER _____ DATE _____ Time _____

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BUYER's Representation:

BUYER's Licensee Name Christie Fernquest | BUYER Broker Name Corey Carter

BUYER's Licensee License # BS.143966 | BUYER's Broker License # _____

BUYER's Licensee Email Christie.fernquest@Gmail.com | Brokerage Name REMAX Professionals-Dayton

Phone _____ Fax _____ | Office Address 244 Dayton Valley Rd.

City/State/Zip Dayton NV 89403

BUYERS Licensee signature acknowledging receipt of EMD Christie Fernquest

SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT

SELLER acknowledges having read and approved each provision of this Agreement. Authorization is given to Brokers to deliver a signed copy to BUYER and disclose the terms of the sale to members of the MLS or Association of REALTORS® at COE.

X [_____/_____/_____/_____] SELLER warrants they have the authority to sell the Property on the terms and conditions stated in this Agreement.

TAX WITHHOLDING (FIRPTA) Unless the Property is acquired for use as a primary residence and is sold for no more than $300,000, SELLER agrees to provide BUYER with (a) Non-Foreign Seller Affidavit, or (b) Withholding Certificate Form from the Internal Revenue Service stating that withholding is not required. In the event none of the foregoing is applicable, BUYER requires a percentage of SELLER's proceeds to be escrowed to comply with the FOREIGN INVESTMENT AND REAL PROPERTY TAX ACT (IRC 1445).

X [_____/_____/_____/_____] One or more SELLER ☒ is not a foreign person OR ☐ is a foreign person and may be subject to FIRPTA withholding. If SELLER fails to comply with FIRPTA tax withholding, BUYER reserves the right to cancel this Agreement and retain EMD.

745 High Street
Silver City NV 89419 | 008-035-02

Property Address _____ | APN # _____

Buyer [PEA / KKA / _____ / _____] and Seller [_____/_____/_____/_____] have read this page.

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SELLER will check one of the following options, and date, time, and sign this Agreement.

☐ **Acceptance of Offer** SELLER accepts this Offer.

☒ **Counter Offer** #1 SELLER signs this Offer subject to a Counter Offer #1 dated 10/28/26.

☐ **Rejection** SELLER rejects the foregoing Offer.

SELLER X _____ DATE 10/28/2026 Time 1204

SELLER (Print Name) Ryan McIntosh

SELLER _____ DATE _____ Time _____

SELLER (Print Name) _____

SELLER _____ DATE _____ Time _____

SELLER (Print Name) _____

SELLER _____ DATE _____ Time _____

SELLER (Print Name) _____

SELLER's Representation:

SELLER's Licensee Name Natalie Walker

SELLER's Licensee License # S.180189

Phone 775-241-3975 Fax _____

SELLER's Licensee Email natalie.walker@mynvrealtor.us

SELLER's Broker Name _____

SELLER's Brokers License #B.143992

Brokerage Name RE/MAX Professionals-Dayton

Office Address 244 Dayton Valley Rd., Ste 10

City/State/Zip Dayton NV 89403

745 High Street

Property Address Silver City NV 89428 APN #008-035-02

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VACANT LAND OFFER AND ACCEPTANCE AGREEMENT

RECEIVED FROM Darwin Green and/or assigns, (BUYER), the amount set forth below as EARNEST MONEY DEPOSIT on account of the PURCHASE PRICE OF $ Fourty-Five Thousand Dollars ($45,000.00) for the real property situated in the ☒ City OR ☐ Unincorporated Area of Silver City, County of Lyon, State of Nevada, commonly described as 745 High Street, Silver City, NV 89428, consisting of approximately 0.8 ☒ acres ☐ square feet. APN 008-035-02 (Property) legal description shall be supplied in escrow.

EARNEST MONEY DEPOSIT (EMD) Evidenced by ☐ Check or ☒ other Wire payable to First Centennial Title care of Rachel Quilici, held uncashed until acceptance and then deposited **within one (1) business day** of Acceptance with First Centennial Title. $ 10,000.00
Authorized escrow holder to be selected by ☒ BUYER ☐ SELLER.

BALANCE OF CASH DOWN PAYMENT (not including closing costs) $ 35,000.00
Source of down payment Cash

CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to complete this purchase within _____ days of Acceptance.

NEW FIRST LOAN PROCEEDS: TYPE ☐ Conventional ☐ SELLER Financing ☐ Private $ NA
☐ Fixed Rate for _____ years. Initial Interest not to exceed _____ %.
☐ Adjustable Rate for _____ years. Initial Interest not to exceed _____% maximum lifetime rate not to exceed _____%.

SUBORDINATION CLAUSE
SELLER ☐ shall ☐ shall not subordinate to a ☐ construction loan.
Said loan ☐ shall ☐ shall not be on voucher control.

BUYER to lock loan terms within _____ days of acceptance or BUYER agrees to pay prevailing rates.

BUYER to pay discount points not to exceed _____%. SELLER to pay discount points not to exceed _____%. Any reduction in discount points at closing to be allocated proportionately.
Loan origination fee not to exceed _____% paid by ☐ BUYER ☐ SELLER.

SELLER agrees to pay up to $ _____ in fees that BUYER cannot pay pursuant to FHA or VA regulation.
All remaining loan fess shall be paid as required by law, ordinance and/or regulation.

☐ **OTHER** (Specify in Additional Terms and Conditions or Financing Addendum): $ NA

TOTAL PURCHASE PRICE in the sum of (not including closing costs): $ 45,000.00

CLOSING Close of Escrow (COE) to be on or before Within 30 days of acceptance. Unless otherwise agreed upon in writing, COE shall not change from the originally agreed upon date. Both parties shall deposit, with the authorized escrow holder, all funds and instruments necessary to complete the transaction in accordance with the terms in this Agreement.

DEFINITIONS BROKER means cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise specified. In computing any period of time prescribed under this Agreement, the day of the event from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included. BUSINESS DAY means a day other than a Saturday or Sunday or a day that banks in Nevada are authorized or required by law to close. ACCEPTANCE or DATE OF ACCEPTANCE means the date on which this Agreement and any other counter offers are fully executed and delivered. DELIVERY or RECEIPT means personal delivery, transmission by Facsimile (Fax), electronic delivery, or certified mail to BUYER, SELLER, BROKER or other representative. In the event of Fax, delivery shall be deemed to have occurred at the time noted on the confirmation sheet generated by the sender's Fax. In the event of certified mail, delivery and receipt shall be deemed to have occurred three (3) days following the date of mailing evidenced by the postmark on the envelope containing the delivered material. In the event of electronic delivery, delivery and receipt shall be deemed to have occurred as set forth in Nevada Revised Statutes (NRS) 719.320.

COUNTERPARTS AND SIGNATURES BUYER and SELLER acknowledge and agree this Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. BUYER and SELLER agree that this Agreement may be conducted by electronic delivery, and signatures so shall be acceptable for all purposes. Signatures transmitted by electronic delivery shall be accepted original signatures.

CONTINGENCY SATISFIED OR WAIVED IN WRITING All contingencies shall be satisfied according to their terms within the time limits specified, expire according to the time limits specified, or be waived in writing. If BUYER exercises their right to terminate this Agreement under any contingency, BUYER is not in default and is entitled to a refund of the EMD, less BUYER incurred expenses. If a contingency expires, it is waived. BUYER and SELLER shall cooperate in providing written waivers of those contingencies.

LOAN APPLICATION REQUIREMENT (BUYER Initial Required)

Included **Waived**

[_____/_____] [JK/_____] **Within five (5) days** of Acceptance, BUYER agrees to (1) submit a completed loan application, including all documentation, to a lender of BUYER's choice, (2) furnish a pre-approval letter to SELLER based upon a standard factual credit report, acceptable debt to income ratios and sufficient funds to complete the transaction; and (3) authorize ordering of the appraisal. If BUYER fails to complete any of the above requirements, SELLER may terminate this Agreement **within two (2) business days** of BUYER's failure.

LOAN CONTINGENCY (BUYER Initial Required)

Included **Waived**

[_____/_____] [JK/_____] Within _____ days of Acceptance, BUYER shall remove the loan contingency.

BUYER consents to the lender's release of loan status and conditions of approval to SELLER and Brokers. SELLER has no obligation to cooperate with BUYER's efforts to obtain any financing other than as specified in this Agreement.

APPRAISAL CONTINGENCY (BUYER Initial Required)

Included **Waived**

[_____/_____] [JK/_____] The Appraisal fee is to be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____. It is expressly agreed, notwithstanding any other provision of this Agreement, BUYER shall not be obligated to complete the purchase of the Property and shall not be in default in the performance of this Agreement if the appraised value of the Property (excluding closing costs) is less than the amount specified as the purchase price. In the event of appraisal required repairs and BUYER and SELLER are unable to come to terms, BUYER shall not be obligated to complete the purchase of the Property and shall not be in default in the performance of this Agreement. BUYER shall have the option, and right of first refusal, of proceeding with the consummation of this Agreement without regard to the amount of the appraised valuation.

Any required appraisal re-inspections shall be paid by ☑ BUYER ☐ SELLER ☐ split equally ☐ other _____.

APPRAISAL CONTINGENCY REMOVAL Within _____ days of Acceptance, BUYER shall remove the appraisal contingency.

CONTINGENT ON SALE AND CONVEYANCE OF OTHER PROPERTY

☒ This Agreement **IS NOT** contingent upon the sale and conveyance of BUYER's property;

OR

☐ This Agreement **IS** contingent upon the sale and conveyance of BUYER's property described as _____. **Buyer to select option A or B.**

A. ☐ BUYER's property is in escrow and scheduled to close on or before _____. The sale of BUYER's property **is not** contingent on the sale and conveyance of a third party's property.

OR

☐ BUYER's property is in escrow and scheduled to close on or before _____. The sale of BUYER's property **is** contingent on the sale and conveyance of a third party's property.

B. ☐ BUYER's property is currently listed in the MLS System by a REALTOR®.

OR

☐ BUYER's property shall be listed within _____ days in the MLS System by a REALTOR®. If BUYER's property does not obtain an accepted offer with a scheduled closing on or before _____ within _____ days of Acceptance of this Offer, then this Agreement shall terminate unless BUYER and SELLER otherwise agree in writing.

SELLER shall have the right to continue to offer this Property for sale and accept written backup offers only, subject to BUYER's rights under this Agreement. If escrow on BUYER's property does not close on or before _____, this Agreement will terminate unless BUYER and SELLER otherwise agree in writing.

BUYER shall provide information regarding the listing, the escrow, and related escrows for the contingent property including, but not limited to, the closing date, loan status, inspections, and all additional contingencies on BUYER's property within _____ days of each event. BUYER authorizes SELLER and Brokers to obtain updates on BUYER's listing or escrow.

If any of the contingencies in the Contingent on Sale and Conveyance of Other Property section are not satisfied, SELLER reserves the right to terminate this Agreement. If SELLER terminates this Agreement, the parties agree to cancel the escrow and return the EMD to BUYER less BUYER incurred expenses.

VESTED TITLE Title shall vest as designated in escrow instructions.

EXAMINATION OF TITLE In addition to any encumbrances referred to in this Agreement, BUYER shall take title to the Property subject to: (1) real estate taxes not yet due, and (2) Covenants, Conditions, Restrictions (CC&Rs), rights of way, and easements of record, if any, that do not materially affect the value or intended use of the Property. **Within two (2) business days** of Acceptance, SELLER shall order a preliminary title report, and CC&Rs if applicable. **Within five (5) days** of BUYER's receipt of the preliminary title report and CC&Rs, BUYER's acceptance shall be delivered to SELLER's Broker **within this five (5) day** period. Should BUYER object to any of the preliminary title report or CC&Rs, SELLER shall use due diligence to remove those objections prior to COE. If those objections cannot be removed, BUYER may elect to purchase the Property, subject to the existing objections, or BUYER may elect to terminate all rights and obligations under this Agreement. The EMD shall be returned to BUYER, less BUYER incurred expenses. If SELLER is unwilling or unable to remove BUYER's objections, SELLER shall deliver written notification to BUYER's Broker **within ten (10) days** of receipt.

TITLE AND CLOSING COSTS

☐ BUYER ☒ SELLER ☐ split equally ☐ other _____ shall pay for a (Standard) owner's policy of title insurance.
☐ BUYER ☐ SELLER ☐ split equally ☐ other _____ shall pay for a (Standard) lender's policy of title insurance.
BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.
Escrow Fee to be paid by ☐ BUYER ☐ SELLER ☒ split equally ☐ other _____.
Transfer Tax(es) to be paid by ☐ BUYER ☐ SELLER ☒ split equally ☐ other _____.
All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.

OMISSIONS FROM ESCROW INSTRUCTIONS The omission from escrow instructions of any provision in this Agreement shall not preclude any party from enforcing that provision. All written representations and warranties shall survive the conveyance of the Property.

BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment with a principal balance or that requires settlement in full prior to COE, is shall be paid by ☒ SELLER ☐ BUYER ☐ assumed by BUYER if allowed ☐ split equally ☐ other _____.

PRORATION Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by BUYER, and other Property expenses shall be prorated as of the date of recordation of the deed. Security deposits, advance rentals, or considerations involving future lease credits shall be credited to BUYER at COE.

REASSESSMENT OF PROPERTY TAX BUYER is advised the Property may be reassessed in the future which may result in a tax increase or decrease.

ITEMS NOT ADDRESSED Items of a general maintenance or cosmetic nature not materially affecting value, or use of the Property, existing at the time of Acceptance and that are not expressly addressed in this Agreement, are deemed accepted by BUYER.

COMMON-INTEREST COMMUNITY DISCLOSURE

The Property ☐ is ☒ is not located in a Common-Interest Community.

If so, complete the following:

SELLER shall provide, at SELLER's expense, Common-Interest Community documents ("Resale Package") as required by NRS 116.4109. SELLER shall order the Resale Package **within five (5) days of Acceptance** and deliver to BUYER upon receipt.

Association transfer fees paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.

Association set up fees paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.

Other Association fees related to the transfer of the Common-Interest Community shall be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.

The amount of any delinquent assessments including, penalties, attorney's fees, and other charges provided for in the management documents shall be paid current by SELLER at COE.

Existing assessments levied shall be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.

Assessments levied, but not yet due, shall be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.

BUYER shall have **five (5) days** from receipt of the Resale Package to review it. If BUYER does not approve the Resale Package, then written notice to cancel must be given **within that same five (5) day period**.

AREA RECREATION PRIVILEGES AND RULES SELLER shall relinquish on or before COE any recreation privileges, passes, identification cards, or keys for access to common-interest community facilities and general improvements. Upon COE SELLER shall pay replacement charges for identification cards or keys not relinquished. BUYER shall become familiar with the current common-interest community facilities and general improvement policies regarding recreation privileges and associated costs prior to COE.

INSPECTIONS BUYER has the right to inspect the Property, order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified building inspectors and other qualified professionals to inspect the Property.

BUYER shall indicate inspections to be included or waived in the list below. The following is not a comprehensive list of possible inspections; therefore, BUYER should add any additional inspections necessary to satisfy BUYER under "OTHER."

All inspections and due diligence shall be completed and copies of all inspections shall be provided to BUYER and SELLER at no additional expense

☒ within 10 days of Acceptance; OR

☐ within _____ days of other contingency _____

Within the time specified above, BUYER shall deliver to SELLER, in writing, one of the following:

A. approval of the inspections and completion of due diligence without requiring any repairs; OR

B. approval of the inspections and completion of due diligence with a Notice of Required Repairs or an Addendum listing all required repairs. SELLER shall respond in writing to BUYER's repair request **within five (5) business days** of delivery; OR

C. termination of this Agreement including, an explanation how the condition revealed by any inspection and/or due diligence report materially and/or reasonably justify such a decision.

If any inspection and/or due diligence is not completed by the deadline, it is waived unless otherwise agreed to in writing. SELLER is released from liability for the cost of repairs that inspection and/or due diligence would have reasonably identified had it been conducted, except as otherwise provided by law. If BUYER acts reasonably in terminating this Agreement based upon objectionable conditions revealed by the inspections and/or due diligence, BUYER is released from any and all obligations to SELLER, and BUYER is entitled to a refund of the EMD, less BUYER incurred expenses. BUYER will be responsible for repairs/restoration of any damage to the property that may be caused by inspections and/or due diligence.

INSPECTIONS	**Included**	**Waived**	**N/A**	**Paid by**	
ENVIRONMENTAL	☐	☒	☐	☐ BUYER	☐ SELLER
GEOTECHNICAL REPORT	☐	☒	☐	☐ BUYER	☐ SELLER
PERCOLATION TEST	☐	☒	☐	☐ BUYER	☐ SELLER
SURVEY Type _____	☐	☒	☐	☐ BUYER	☐ SELLER
WELL QUALITY	☐	☒	☐	☐ BUYER	☐ SELLER
WELL QUANTITY	☐	☒	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☐	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☐	☐	☐ BUYER	☐ SELLER
OTHER _____	☐	☐	☐	☐ BUYER	☐ SELLER

DUE DILIGENCE	**Included**	**Waived**	**N/A**	**Paid by**	
ACCESS EASEMENTS	☐	☒	☐	☐ BUYER	☐ SELLER
AVAILABILITY OF UTILTIES	☐	☒	☐	☐ BUYER	☐ SELLER
DEED RESTRICTIONS	☐	☒	☐	☐ BUYER	☐ SELLER
DETERMINATION IF SITE IS BUILDABLE	☐	☒	☐	☐ BUYER	☐ SELLER
EASEMENTS	☐	☒	☐	☐ BUYER	☐ SELLER
FUTURE LAND USE DESIGNATION(S)	☐	☒	☐	☐ BUYER	☐ SELLER
GOVERNMENTAL APPROVALS	☐	☒	☐	☐ BUYER	☐ SELLER
IMPACT AND/OR DEVELOPMENT FEES	☐	☒	☐	☐ BUYER	☐ SELLER
LEGAL ACCESS (ingress & egress)	☐	☒	☐	☐ BUYER	☐ SELLER
MINERAL RIGHTS	☒	☐	☐	☐ BUYER	☐ SELLER
ROAD MAINTENANCE AGREEMENT	☐	☒	☐	☐ BUYER	☐ SELLER
WATER RIGHTS (in the amount of _____)	☐	☒	☐	☐ BUYER	☐ SELLER
WILL SERVE LETTER FROM UTILITY PROVIDER(S)	☐	☒	☐	☐ BUYER	☐ SELLER
ZONING	☐	☒	☐	☐ BUYER	☐ SELLER
OTHER Mineral Rights Confirmation	☒	☐	☐	☐ BUYER	☐ SELLER
OTHER Preliminary Title Report	☒	☐	☐	☐ BUYER	☐ SELLER

[_____/_____] **(Buyer Initials) BUYER affirms the above selections.**

SELLER agrees to provide reasonable access to the Property to BUYER, and inspectors, for both inspections and re-inspections and appraiser. If this transaction fails to close, the parties remain obligated to pay for inspections performed as agreed.

RE-INSPECTIONS (BUYER Initial Required)

Included	Waived
[_____/_____]	[_____/_____]

SELLER shall have all agreed upon repairs completed no later than _____ days prior to COE and BUYER shall have the right to re-inspect. Re-inspections shall be paid by ☐ BUYER ☐ SELLER ☐ split equally ☐ other _____.

FINAL WALKTHROUGH BUYER shall have the right to a final walkthrough prior to close COE.

PHYSICAL POSSESSION Physical possession of the Property with any keys to Property locks, community mailboxes, alarms, and garage door openers shall be delivered to BUYER ☒ upon recordation of the deed; **OR** ☐ by separate agreement.

LAND USE REGULATION BUYER is advised the Property may be subject to the authority of the city, county, state, federal governments, and/or the various courts having jurisdiction. These governmental entities, from time to time, have adopted and revised land use and environmental regulations that may apply to the Property. BUYER is advised to research the possible effect of applicable land use and environmental regulation. Brokers make no representations or warranties regarding the existing permissible uses or future revisions to the land use regulations.

ENVIRONMENTAL CONDITIONS BUYER is advised the Property may be located in an area found to have special flood hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It may be necessary to purchase additional insurance in order to obtain any for the Property. For further information, consult your lender, insurance carrier or other appropriate agency.

HAZARDOUS/NOXIOUS CONDITIONS SELLER represents, to the best of SELLER's knowledge, the Property is not contaminated with any hazardous conditions including, but not limited to, asbestos, processed petroleum derivatives, PCB transformers, other toxic, hazardous or contaminated substances, noxious weed, and underground storage tanks. SELLER agrees to disclose to Licensee, BUYER, and all prospective buyers any and all information which SELLER has or may acquire regarding the presence and location of any hazardous/noxious conditions on or about the Property. BUYER and SELLER should seek the advice of independent experts regarding the potential presence and/or effect of toxic, hazardous or noxious substances on real property and any improvements to be sold or purchased.

WATER METERS BUYER may be required at a future date to incur the cost of installation of water meters and/or conversion to metered rates.

WELLS Many factors may affect the performance of a well system. If the Property includes a well, BUYER may be required at some future date to incur the cost of connecting the Property to a public water system.

ADDITIONAL FEES Some areas may additional fees or charges for the remediation of water systems.

SEPTIC SYSTEMS If the Property includes a septic system, BUYER may be required at some future date to incur the cost of connecting the Property's plumbing to a public sewer system.

At COE, BUYER assumes all future costs associated with water meters, wells and septic systems.

PRIVATE ROADS SELLER shall disclose if the Property shares a common road, access driveway, or right-of-way with another property. If a road maintenance agreement exists, SELLER shall provide the agreement to BUYER.

WATER RIGHTS Water rights, if any, shall be included with the Property unless specifically excluded by deed or mutual agreement.

AGRICULTURAL DEFERMENT TAX BUYER and SELLER are advised property may be subject to a deferred Agricultural Recapture tax.

ADDITIONAL TERMS AND CONDITIONS:

Confirmation of mineral rights included with the property

TAX WITHHOLDING (FIRPTA) Unless the Property is sold for no more than $300,000, SELLER agrees to provide BUYER with (a) Non-Foreign Seller Affidavit, or (b) Witholding Certificate Form from the Internal Revenue Service stating that withholding is not required. In the event none of the foregoing is applicable, BUYER requires a percentage of SELLER's proceeds to be withheld by escrow to comply with the FOREIGN INVESTMENT AND REAL PROPERTY TAX ACT (IRC Section 1445).

TAX DEFERRED EXCHANGE If BUYER or SELLER wishes to enter into an IRC 1031 tax deferred exchange for the Property, each party agrees to cooperate with the other in connection with the exchange including, the execution of documents as deemed necessary to effectuate the same. No party shall not be obligated to delay the closing. All additional costs in connection with the exchange shall be borne by the party requesting it. No party shall not be obligated to execute any note, contract, deed, or other document providing for any personal liability which would survive the exchange. The other party shall be indemnified and held harmless against any liability arising or that has arisen on account of the acquisition of ownership of the exchanged property.

VERIFICATION OF INFORMATION Any information relating to land or its use, and/or improvements of the land are approximate or estimates only, and neither SELLER nor Brokers involved make any representation or guarantee regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding the age of improvements, size, and square footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the status of permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the purchase decision. BUYER agrees they have not received or relied upon any representation by Brokers or SELLER with respect to the condition of the Property not contained in this Agreement. The information contained in the Multiple Listing Service, computer, advertisements, and feature sheets pertaining to the Property are not warranted or guaranteed by Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER shall be responsible for verifying the accuracy of such information. Deposit of all funds necessary to close escrow shall be deemed final acceptance of the Property. SELLER agrees to hold Brokers harmless and to defend and indemnify them from any claim, demand, action, or proceeding resulting from any omission or alleged omission by SELLER.

NEVADA LAW TO APPLY Nevada law shall apply to the interpretation and enforcement of this Agreement.

MEDIATION If a dispute arises out of or relates to this Agreement, or its breach, the parties are aware that the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available upon request.

ATTORNEY FEES In the event either party is required to engage the services of an attorney to enforce this Agreement, the prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.

CODE OF ETHICS Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association of REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics. To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional or the local Association of REALTORS®.

PROFESSIONAL CONSULTATION ADVISORY A real estate Broker is qualified to advise on real estate. The parties are advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or other professionals on specific topics including, but not limited to, land use regulation, boundaries and setbacks, square footage, physical condition, legal, tax, water rights and other consequences of the transaction.

SELLER DEFAULT If SELLER defaults in the performance of this Agreement, BUYER shall have the right to recover from SELLER all of BUYER's actual damages that BUYER may suffer as a result of SELLER's default, and to pursue any and all other remedies available at law or in equity.

BUYER DEFAULT BUYER must initial **only one** of the following.
If BUYER defaults in the performance of this Agreement, SELLER shall have the right to:

A. [ ] **(Buyer Initials)** Liquidated Damages: SELLER shall have the right to retain, as their sole legal recourse, the EMD. BUYER and SELLER hereby acknowledge SELLER's actual damages would be difficult to measure and that the EMD is a fair and reasonable estimate of such damages.

OR

B. [_____/_____] **(Buyer Initials)** Actual Damages: SELLER shall have the right to recover from BUYER all of SELLER's actual damages that SELLER may suffer as a result of BUYER's default, and to pursue any and all other remedies available at law or in equity.

THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:

- ☒ Consent to Act
- ☒ Duties Owed by a Nevada Real Estate Licensee
- ☐ Information Regarding Well and Septic System
- ☒ Vacant Land Due Diligence Resource Guide
- ☐ Wire Fraud Advisory
- ☐ Other _____
- ☐ Other _____

THE FOLLOWING ADDENDA AND EXHIBITS SHALL BE INCORPORATED:

- ☐ Common Interest Community Information Statement "Before You Purchase...."
- ☒ Open Range Land Disclosure
- ☐ SELLER Financing Addendum (Residential)
- ☐ Other _____
- ☐ Other _____

ENTIRE AGREEMENT This Agreement and attachments contain the entire Agreement of the parties and supersede all prior agreements or representations with respect to the Property not expressly set forth in this Agreement. This Agreement may only be modified only in writing, signed and dated by the parties. BUYER acknowledges having read and approved all provisions of this Agreement.

TIME IS OF THE ESSENCE Time is of the essence of this Agreement.

SELLER has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow. As published in the MLS, 3 % of the accepted price, or $ _____, shall be paid to BUYER's real estate company, Kristi Corporation, irrespective of the agency relationship.

EXPIRATION OF OFFER Per NRS 645.254, all offers must be presented to SELLER. This Offer expires unless accepted, including delivery to BUYER or Kristi Giudici on/or before 5:00 ☐A.M. ☒P.M. on October 28, 2026.

BUYER _____ DATE Oct 27, 2026 TIME 10:30 am

BUYER _____ DATE _____ TIME _____

BUYER's Representation:

BUYER's Licensee Name Kristi Giudici (Print Name) BUYER's Broker Name Kristi Giudici

BUYER's Licensee Nevada License # B20127 BUYER's Broker Nevada License # B20127

Phone 775-690-8570 Fax _____ Company Name Kristi Corporation

BUYER's Licensee Email kristi@kristicorp.com Office Address 1475 E Greg St.

BUYER's Licensee Signature _____ (Licensees acknowledgement of receipt of deposit) City/State/Zip Sparks, NV, 89431

SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT

SELLER acknowledges having read and approved each provision of this Agreement. Authorization is hereby given to Brokers to deliver a signed copy to BUYER and disclose the terms of the sale to members of the Multiple Listing Service or Association of REALTORS® at COE.

SELLER to check one of the following options, and date, time and sign this Agreement.

☐ **Acceptance of Offer** SELLER accepts this Offer and agrees and have the authority to sell the Property on the terms and conditions as stated in this Agreement.

☐ **Counter Offer** SELLER signs this Offer subject to a Counter Offer dated _____.

☒ **Rejection** SELLER rejects the foregoing Offer.

SELLER _____ DATE 10/28/26 Time 1153

SELLER _____ DATE _____ Time _____

SELLER's Representation:

SELLER's Licensee _____ (Print Name) SELLER's Broker Name _____

SELLER's Nevada License # _____ SELLER's Brokers Nevada License # _____

Phone _____ Fax _____ Company Name _____

SELLER's Licensee Email _____ Office Address _____

City/State/Zip _____