

**BOARD OF FIRE COMMISSIONERS
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**

TUESDAY

10:00 A.M.

SEPTEMBER 2, 2025

PRESENT:

Alexis Hill, Chair
Jeanne Herman, Vice Chair
Michael Clark, Commissioner
Mariluz Garcia, Commissioner
Clara Andriola, Commissioner

Evonne Strickland, Deputy County Clerk
Richard Edwards, Fire Chief
Jennifer Gustafson, Deputy District Attorney
Michael Large, Chief Deputy District Attorney*

The Board convened at 10:01 a.m. in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, Deputy County Clerk Evonne Strickland called roll and the Board conducted the following business:

25-137F AGENDA ITEM 3 Public Comment.

Ms. Tammy Holt Still stated that on July 26, 2025, at 9:49 p.m., she called the non-emergency line to report a bonfire burning at a residence on Pepper Way in Lemmon Valley. She mentioned that the fire department arrived and extinguished the fire. She said that at 10:34 p.m., the fire was burning again, so she called the non-emergency line a second time. She explained that during the second call, she was transferred to the fire department and was told that the fire department would not return. She stated that she was told the fire department had authorized the individuals at the residence to have a small fire, but she felt the fire was much larger, and she could see the glow from two streets away. She believed it had been communicated that no open fires, including briquette barbecuing, were allowed. She felt her concerns were dismissed and added that the fire department hung up on her and ignored her. She noted that there had been recent fires near Lemmon Valley, which she believed was why Farmers Insurance had dropped many customers in her area, despite her having a policy for over 45 years. She said she did not appreciate how she was treated by staff and wanted the Board to understand what she had experienced. She expected staff to do their job and stated that she should not have been hung up on or had her concerns dismissed. She believed that the individuals responsible for the fire should have been cited immediately.

Chair Hill thanked Ms. Holt Still for her input and stated that the Board would investigate her claim.

Mr. Mike Goldie introduced himself as a new resident of Washoe Valley. He mentioned that he had recently replayed the video from the previous meeting and heard comments from both the community and the Board of Fire Commissioners (BOFC). He explained that on his first night in his new home, he called 911 at 3:00 a.m. He thought his neighbors were likely unimpressed with having the fire department and Emergency Medical Services (EMS) in the neighborhood at that time. He said that his sister-in-law experienced sharp pain in her lower right quadrant and that the cause was initially unclear. He noted that the pain was due to appendicitis, which, fortunately, had not become infected. He stated that she was transported to Carson Tahoe Regional Medical Center. He pointed out that a 20-minute response time was too long, and that an eight-minute response time would be more appropriate. He expressed disappointment that no action had been taken since the previous meeting to improve response times in Washoe Valley. As a new voice in the area, he said he hoped the BOFC and the community could work together on proposals to achieve quicker emergency response times.

Chair Hill said she hoped Mr. Goldie would stay for the presentation during Agenda Item 11.

Ms. Laurie Carey thanked Fire Chief Richard Edwards and Commissioner Andriola for their prompt response to her recent email regarding insurance concerns. She recalled discussions from the previous meeting about the dangers to properties and the overall well-being of the community. She felt it was unacceptable to have emergency response times that exceeded 20 minutes due to the lack of emergency response stations in West Washoe Valley. She believed that properties and residents were at risk, and homeowners' insurance rates had either increased substantially or been canceled, which she felt were directly related to longer response times and insufficient coverage. She mentioned that a neighbor had told her that, around 2005, before Ms. Carey had lived there, Washoe Valley voted for a surtax intended to fund operations at the Bowers Mansion fire station. She said the fire station was no longer operational and had left West Washoe Valley without coverage, even though property owners were still paying the surtax. She noted that the \$2,882 surtax was paid directly to Truckee Meadows Fire and Rescue. Given the lack of fire coverage and the current 20-minute response time, she questioned what those funds were being used to support. She hoped to receive an update on the progress toward finding a funding source that would provide adequate fire protection for West Washoe Valley.

Mr. Cliff Low said that he did not have any great revelations or insights to share but thought that much of what needed to be said had been mentioned previously and would be addressed by other speakers. He stated that the minutes pending approval by the BOFC accurately reflected that, at the previous meeting, Commissioner Clark requested an action item regarding the consolidated station and other methods of providing fire and EMS coverage for Washoe Valley. He explained that making that agenda item a non-action item would prevent the public from making comments. He hoped to receive answers from the presentation and discussion regarding the activation of the Bellevue Station, which was known as both Fire Station 300 and 301. He requested clarification regarding the presentation for Agenda Item 11, specifically the dollar amounts referenced, each of which exceeded \$1 million. He hoped to learn more about the source of the figures, stating that

although he was not an expert, he felt the figures were inappropriate. He said that if his questions were not answered during the meeting, he would submit a public records request (PRR), or he thought perhaps one of the Commissioners would request that additional information be presented at a future meeting.

Ms. Elizabeth Seibold, a west Washoe Valley resident, mentioned that she was in a quandary and requested clarification regarding the closure of the Bowers Mansion fire station. She asked whether the closure was due to a bat infestation. She believed that many Washoe Valley residents had dealt with bats and were able to address the issue by turning on lights and opening doors. She thought it was a mystery that, after TMFPD vacated the station, the Nevada Division of Forestry (NDF) moved in. She wondered if the bats left because the NDF moved in or if the TMFPD closed the station, and turned it over to the NDF, so that the TMFPD could avoid paying wages for firefighters and EMTs. She requested clarification on the associated costs, the allocation of funding, and the reasons for the lack of fire protection in Washoe Valley.

Chair Hill said that there would be further discussion during Agenda Item 11.

Ms. Mary Pierczynski expressed her disappointment that Agenda Item 11 would not be an action item. She acknowledged that more information needed to be gathered and mentioned that the community would continue discussing the topic until the issue was resolved. She said that she had seen plans for a new station, but had no confidence that it would happen due to the costs. While she believed staffing the Bellevue Station would be very expensive, she felt it should be supported to ensure adequate fire protection and EMT services. She noted that a 20-minute response time was insufficient and urged the BOFC to act, providing residents with the assistance they need.

Deputy County Clerk Evonne Strickland stated that emailed public comment was received and placed on file.

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Please see Agenda Item 4, Minute Item 25-138F, for the remarks of one additional public commenter who was accommodated by Chair Hill during Agenda Item 4.

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25-138F AGENDA ITEM 4 Announcements/Reports.

Vice Chair Herman recalled that an ambulance had previously serviced the West Washoe Valley area. She asked Fire Chief Richard Edwards whether the ambulance was still in use and, if so, where it had been relocated.

Chief Edwards said that he would follow up with Vice Chair Herman after the meeting.

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Chair Hill reopened Agenda Item 3, Minute Item 25-137F, to accommodate an additional public commenter.

Ms. Penny Brock, chair of the South Valleys Washoe Valley Citizen Advisory Board (CAB), mentioned that if a notice had been put out, the Chambers would have been full of concerned members of the public. She indicated that those concerned citizens of Washoe Valley would continue to make comments regarding the absence of a fire station until that issue was resolved. She said that she did not see that Chief Edwards would address the issue of not having a fire station in Washoe Valley during Agenda Item 8. She hoped that the need for a fire station in Washoe Valley would be discussed during the meeting. She stated that Agenda Item 11 would be a presentation on the proposed Washoe Valley fire station and that financing options would be discussed. She was unclear as to why the County could not use the \$500,000 that was returned for the failed Seven Magic Mountains (SMM) purchase as an option for a fire station in Washoe Valley. She thought the discussion regarding those funds would have been on the agenda at the prior meeting, but it was not. She felt that the \$500,000 of American Rescue Plan Act (ARPA) funds could have been used towards reopening the Washoe Valley fire station. She alleged that the Truckee Meadows Fire Protection District (TMFPD) felt it would be a failed investment, but she believed that TMFPD wanted a new fire station but thought that it would not work out. She said that Washoe Valley needed a station immediately and assumed that if the ARPA funds of \$500,000 were used to reopen that fire station, that would get the project started until additional funding could be provided. She stated that it was unacceptable that residents in Washoe Valley lacked emergency services. She explained that the Davis Fire started in Washoe Valley and burned uphill towards the Tahoe Basin, which she believed prompted the Incline Village CAB to support a fire station. She stated that the safety of lives and protection for properties were in the hands of the Board of Fire Commissioners (BOFC).

Chair Hill closed Agenda Item 3.

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Commissioner Clark reminded the community that the prior year, he attended the Great Reno Balloon Race (GRBR), and when he returned home later that day, he learned that the Davis Fire had started. He felt that it was important for the public to reflect on the devastating fire that occurred a year ago. He responded to a comment made by a previous speaker regarding the difficulty of obtaining a home loan without fire insurance. Commissioner Clark explained that banks typically would not lend money for properties that did not have fire insurance. He added that the absence of a nearby fire station or long emergency response times could make it difficult for homeowners to obtain fire insurance and would ultimately reduce property values, making resale difficult. He

questioned the consequences of being unable to secure a loan due to the lack of fire insurance, noting that it would devalue properties. He acknowledged that buyers could pay cash for a home but wondered who would be willing to do so without fire insurance. He noted that if homeowners reviewed their loan documents, they might find provisions that allowed lenders to foreclose. He expressed concern that the inability to obtain fire insurance could lead to decreased home values. He shared that if the Assessor were to lower property values due to decreased home values, it could negatively affect the revenue collected through property taxes. He suggested that homeowners whose fire insurance had been cancelled review their loan documents and determine if the lender may have the right to foreclose. He said it would be unfortunate if someone tried to sell their property but was unable to because potential buyers were unable to obtain a loan due to a lack of fire insurance. He believed that, aside from their health, most people considered their real estate to be their most valuable asset. He stated that no one wanted to lose their home or be unhoused because of a fire. He explained that not having fire insurance could have financial implications.

CONSENT ITEMS – 5A THROUGH 5H

- 25-139F** **A** Recommendation to approve the meeting minutes from the July 1, 2025, Board of Fire Commissioners Meeting. (All Commission Districts).
- 25-140F** **B** Recommendation to acknowledge and approve a correction to the Board of Fire Commissioners' regular meeting minutes of April 1, 2025, to correct two instances of misspellings of interim Fire Chief Dale Way's name as interim Fire Chief Daly. (All Commission Districts).
- 25-141F** **C** Recommendation to ratify Fiscal Year 2024-2025 reimbursements from the Washoe County, Nevada Other Post-Employment Benefits Trust Fund to Truckee Meadows Fire Protection District for the cost of retiree health insurance premiums in the amount of \$150,539. Monies transferred from this trust have been placed into the District's General Fund. (All Commission Districts).
- 25-142F** **D** Recommendation to approve a US Highway 395 Mutual Aid Communications Plan between the Truckee Meadows Fire Protection District, Susanville Interagency Fire Center, and Beckwourth Peak Fire Protection District for the purposes of establishing a communications plan for emergencies occurring on US Highway 395 in California between the Sierra County/Lassen County line and the southern end of Constantia Road/US 395 to provide the closest resource response in a safe and effective manner and ensure single point ordering. (All Commission Districts).
- 25-143F** **E** Recommendation to re-adopt with Resolution TM10-2025 the 2025 Washoe County Regional Hazard Mitigation Plan. The Regional Hazard Mitigation Plan is created under the authority of the Stafford Disaster

Relief and Emergency Assistance Act (Public Law 93-288), as updated by the Disaster Mitigation Act of 2000 (Public Law 106-390) and federal regulations (44 CFR § 201), which require communities to identify local hazards, assess risks, and develop strategies to reduce the impact of disasters. The Federal Emergency Management Agency (FEMA) requires local jurisdictions to adopt such plans on a 5-year cycle which enables Truckee Meadows Fire Protection District to be eligible for FEMA hazard mitigation grant funds. (All commission Districts).

- 25-144F** F Recommendation to approve an agreement for professional consulting services between Truckee Meadows Fire Protection District and Voz De La Sierra LLC in an amount not to exceed \$1,100 per month (\$13,200 annually) to provide Spanish-language communication support and outreach to Spanish speaking residents in Truckee Meadows Fire Protection District's jurisdiction. (All Commission Districts).
- 25-145F** G Recommendation to approve Truckee Meadows Fire Protection District's purchase of a surplus 2006 LDV mobile command unit VIN#4UZAASBV16VW31946 with 1600 miles in "as is" condition from Reno Tahoe Airport Authority, at the cost of \$1.00. (All Commission Districts).
- 25-146F** H Recommendation to accept a donation of eight (8) finger pulse oximeters and corresponding supplies from the Inter-Hospital Coordinating Council through Northern Nevada Public Health, and if accepted, express sincere appreciation for the thoughtful contribution. (All Commission Districts).

There was no response to the call for public comment on the Consent Agenda Items listed above.

On motion by Commissioner Garcia, seconded by Vice Chair Herman, which motion duly carried on a 5-0 vote, it was ordered that Consent Agenda Items 5A through 5H be approved. Any and all Resolutions pertinent to Consent Agenda Items 5A through 5H are attached hereto and made a part of the minutes thereof.

25-147F **AGENDA ITEM 6** Promotional announcement and badge pinning.

Salvatore Franchi, Fire Captain
Shane Bohach, Fire Engineer
Dillon Lowe, Fire Engineer
Geno Higman, Fire Engineer
Dylan Todd, Wildland Engine Operator

Truckee Meadows Fire Protection District (TMFPD) Division Chief Joseph Schum introduced Captain Salvatore Franchi, Fire Engineers Shane Bohach, Dillon Lowe,

and Geno Higman, and Engine Operator Dylan Todd. He provided a brief history of their backgrounds. Captain Franchi was pinned by his father, David Franchi. Engineer Bohach was pinned by his wife, Shyan Bohach, and daughter, Steeley Bohach. Engineer Lowe was pinned by his fiancée, Nicolle Staten. Engineer Higman was pinned by his grandfather, Kenneth Collins. TMFPD Division Chief August Isernhagen provided a brief history for Operator Todd, who was pinned by his fiancée, Sophie Harper.

10:33 a.m. **The Board recessed for a photo.**

10:36 a.m. **The Board reconvened with all members present.**

Chair Hill congratulated the fire staff who had been promoted and thanked their families for their support of their careers, noting that it could be a difficult time.

25-148F **AGENDA ITEM 7** International Association of Fire Fighters Local 2487 Report.

International Association of Fire Fighters (IAFF) Local 2487 Vice President Jaime Rivera mentioned that the summer had been busy and was hopeful that the recent precipitation would reduce the number of fire response calls.

Chair Hill thanked Mr. Rivera for attending, keeping the Board updated, and for his work in the community.

25-149F **AGENDA ITEM 8** Fire Chief Report

A. Informational briefing on operational matters and activities for the month of August 2025 and September 2025 to include the following items:

1. 180-Day Plan
2. Capital Projects Construction Update
3. Capital Projects Apparatus Update
4. Wildland Fire Conditions
5. Hazardous Materials Incident
6. AACT Fire Science Program

B. Review of recent critical calls response statistics for June and July 2025.

Fire Chief Richard Edwards mentioned that the past two months had been busy. He indicated that a portion of his report included an informational briefing on operational matters and activities for August and September 2025. He said that over the two months, he spent time at every firehouse listening to members' feedback. He explained that he had taken the feedback and incorporated it into his 180-day plan, but acknowledged that, due to the complexity of some issues, it would likely take longer than 180 days to

fully address them. He noted that the plan focused on finances, dispatch, and communications. He said that the Truckee Meadows Fire Protection District (TMFPD) faced similar financial deficits as many government agencies. He explained that ten positions were left vacant to balance the budget. He expressed the difficulty of providing high levels of service without full staffing. He noted that the primary focus was to examine internal operations for ways to improve cost-effectiveness, which would enable the filling of vacant positions and enhance service levels. He mentioned that another key focus was to examine how to cost-effectively dispatch the most appropriate resources while working with local and regional partners. He said that another focus was internal communications and how staff communicated with each other throughout the organization. He explained that communication included face-to-face interactions between himself, other deputies, division chiefs, and staff. He shared the importance of providing information to the community regarding training, fire prevention, and operations. He expressed excitement about the recent implementation of the changes within the firehouses and with staff, but believed some changes could be challenging.

Chief Edwards indicated that renovations at Fire Station 37 and the construction of a new Fire Station 35 were progressing well. He hoped to have the roof completed on Fire Station 35 in the coming week, which would allow interior work to continue through the winter months. He noted that the renovations for Fire Station 37 had continued progressing, and he looked forward to a ribbon-cutting in the near future. He mentioned that a new Type Three Engine was expected to arrive in September and would likely be put into service by late September or early October.

Chief Edwards said that the region was in the midst of the fire season. He shared that he had discussed the anniversary of the start of the Davis Fire with Commissioner Clark. He indicated that the region had recently received some moisture, but it would not be enough to get through the winter. He stated that the focus remained on prevention efforts due to the low fuel moisture and severe fire conditions.

Chief Edwards mentioned a significant hazardous materials incident at Reno Ice that required a coordinated triad response. He felt that the event demonstrated the interoperability of the agencies to effectively mitigate the emergency, and no injuries were reported. He explained that there was an ammonia leak in part of the facility's cooling system used for the ice.

Chief Edwards stated that the TMFPD worked closely with the Academy of Arts, Careers, and Technology (AACT) Fire Science Program. He indicated that firefighters were previously embedded as instructors, but the program had since hired instructors. He mentioned that the TMFPD supported the program by sending on-duty crews to mentor future firefighters. He said a lot of work went into building the next generation of firefighters and that the program provided an opportunity for members to share their knowledge and experience while mentoring future firefighters.

Chief Edwards recalled the Board of Fire Commissioners (BOFC), noting that the June report looked similar to prior reports. He said that he took feedback from the

Board and updated the July report to highlight partnerships, mutual aid, and resources sent and received from partner agencies. He explained that in July, there were 1,865 incidents within the jurisdiction, resulting in 2,667 total responses. He noted that the response number was higher because multiple fire engine units could respond to a single incident. He explained that in July, the TMFPD responded to the City of Reno 875 times and arrived on scene 41 percent of the time, totaling 360 responses. He stated that the City of Reno had responded to the Truckee Meadows jurisdiction 345 times and arrived on the scene 29 percent of the time for a total of 80 responses. He hoped the data highlighted the strength of the partnership and how TMFPD supported neighboring agencies. He noted that he would continue to report those metrics at future meetings.

Chair Hill loved the July report, and thought that the BOFC had never received such detailed information before. She felt there needed to be discussions about TMFPD's level of support for the City of Reno. She appreciated the inclusion of the major incident summary and felt the data reflected the many fires that often went unnoticed due to the swift actions of firefighters. She congratulated Chief Edwards and the team, expressing her gratitude for his highlighting of the information.

Chief Edwards noted that the firefighters had done a tremendous job, as reflected in his report. He expressed his excitement to share the information with the community so that everyone would be aware of how well prepared and highly trained the TMFPD firefighters were.

Vice Chair Herman thanked Chief Edwards for his report.

Commissioner Garcia echoed Chair Hill's appreciation for Chief Edwards' clarification on the previously overlooked data points. She shared that constituents were getting used to rapid responses during major incidents and she believed incidents were often contained and controlled in a short amount of time. She understood how difficult that work could be and felt that responses were both timely and well-coordinated, which was notable to constituents. She congratulated the team and recognized that some incidents were more complex than others, and the firefighters' performance had been impressive. She noted that during the month of July, a wide range of incidents were handled effectively.

Commissioner Andriola echoed the comments of previous Commissioners and thanked Chief Edwards for sharing the information. She appreciated the outline of the 180-day plan and hoped to receive regular updates, as some tasks could take longer to complete. She expressed the importance of connecting finances with communication, which she felt helped link administrative efficiencies, eliminate silos, and increase succession plans and financial opportunities. She was pleased to have the information that was presented, and she found the data to be informative. She explained that she found it interesting during her ride-along that the type of emergency was often unknown when a call was received. She thought that most people would not realize that even canceled calls involved significant preparation and expenses. She believed that cancellation numbers were important and should be taken into consideration. She mentioned that the number of responses to the City of Reno was significant and realized that things could be complicated

when a fire started and responders did not know the jurisdiction. She thanked the entire TMFPD staff for their responsiveness, dedication, and collaborative efforts, which she witnessed firsthand during a recent ride-along. She appreciated that dispatch services were included in the 180-day plan, and she hoped to see some of Hexagon's capabilities once it went live. She understood that Hexagon was initially expected to be implemented in September but had since been delayed to February 2026. She was hopeful that the timeline would not continue to be delayed and asked if there was any indication it might be extended beyond February.

Chief Edwards responded that he was not aware of any issues that would delay the timeline beyond February 23, 2026. He mentioned that Hexagon was included in his 180-day plan because certain processes needed to be in place prior to the implementation of Hexagon. He explained that there were opportunities to improve community and firefighter safety, so while Hexagon continued to move forward, there was an obligation to ensure that the TMFPD was providing the best level of service to the community by addressing other issues concurrently.

Commissioner Andriola inquired whether the current mutual aid agreement remained in effect. Chief Edwards confirmed that the partnership was still active.

Commissioner Andriola acknowledged that discussions across all jurisdictions would take place, but thought it would require a study to move towards unrestricted automatic aid, which she supported. She recognized that specific processes, such as Hexagon, would need to be in place prior to achieving unrestricted automatic aid. She questioned whether there had been any dialogue about removing jurisdictional boundaries to allow unrestricted automatic aid.

Chief Edwards believed those opportunities existed, provided that the necessary resources, including dispatch, could support them.

Commissioner Andriola said that while the Board and the community might understand the barriers, would be helpful to know whether challenges extended beyond issues with dispatch. She felt that significant attention had been placed on Hexagon, but explained that Hexagon would not resolve every potential problem. She realized that there might be issues, other than having a resource shortage, when discussing unrestricted automatic aid. She hoped that Chief Edwards could include that information in his future reports. She thanked him for providing detailed information and stated that it was helpful for the BOFC to have.

Vice Chair Herman encouraged homeowners to take responsibility for creating defensible space around their properties. She explained that, due to financial constraints, emergency services might not be available in all areas, making it even more important for residents to be prepared. She recalled that, growing up in unincorporated Washoe County, she spent weekends clearing several feet around her family's property to create defensible space. She stated that on two occasions, when fires burned in the area, the fire stopped at the property line where the land had been cleared of debris.

Commissioner Clark thanked Chief Edwards for his report. He believed that the community was impressed with the TMFPD staff and their professionalism. He noted that he looked forward to the financial presentations that addressed funding. He agreed with Vice Chair Herman's earlier comment that the County faced financial challenges. He mentioned that, after presentations by the Assessor and Treasurer, he recognized that while taxes had increased, the distribution of those funds had decreased, which impacted the bottom line. He emphasized the need for the State to reassess how funds were distributed, especially given the Assessor's statement that property tax revenue was at an all-time high. He questioned how the County could be receiving more revenue than ever before and still be experiencing financial turmoil.

25-150F AGENDA ITEM 9 Financial presentation on the status of the Fiscal Year 2024-2025 General Fund as of July 31, 2025.

Chief Fiscal Officer (CFO) Cynthia Vance conducted a PowerPoint presentation and reviewed slides with the following titles: Truckee Meadows Fire Protection District General Fund Fiscal Year 2025-2026 Budget & Actual As of July 31, 2025; General Revenues As of July 31, 2025 compared to 8.3% of Budget; General Expenditures As of July 31, 2025 compared to 8.3% of Budget.

Ms. Vance stated that with the start of the new Fiscal Year (FY), the budget would be shared monthly with the Board of Fire Commissioners (BOFC). She noted that the July presentation would be brief due to the limited revenue collected during that month. She reviewed the slide titled *General Revenues As of July 31, 2025 compared to 8.3% of Budget* and stated that the budget shown in red was much larger than the actuals shown in blue due to the timing of revenue collection. She indicated that it took approximately two months to collect revenues. She explained that the first quarter of the property tax (p-tax) distribution was received at the end of August. She reiterated a prior comment by Commissioner Clark that consolidated tax (c-tax) distributions were delayed and down in revenue, while sales tax revenues were up, which was the case for many local government agencies. She thought that the County had received a distribution, but did not yet have the allocation to distribute. She mentioned that there was uncertainty about whether the distribution would be accrued back to June 2025. She said that a true-up would occur in September. She explained an accounting rule for government accounting standards, in which the revenue recognition period was within 60 days of the FY-end. She stated that there would be discussions with auditors about whether the distribution that should have occurred within 60 days of the year-end was counted towards June FY 2025. She noted that if the distribution was not accounted for in FY 2025, the budget would be understated for FY 2025 and overstated for FY 2026, which would be problematic. She said that for FY 2026, there would not be any revenue reported until August, after the p-tax was collected, and that c-tax revenue would not be included until September.

Ms. Vance reviewed the slide titled *General Expenditures As of July 31, 2025 compared to 8.3% of Budget* and said that, unlike revenues, expenditures continued to accrue. She noted that actuals were under budget. She explained that salaries and wages were close to budget, while employee benefits were slightly below projections. She noted

that the data reflected a pending insurance payment to Prominence. She indicated that the Truckee Meadows Fire Protection District (TMFPD) was fully insured but had not received the Prominence bill for July before gathering the data for the presentation. She noted the Prominence payment would be posted during the next period. She stated that salaries and wages accounted for about 8.2 percent of the budget, employee benefits were 5.7 percent, services and supplies, including lease payments, were 5.8 percent, and transfers were 2.7 percent. She said that vacation and sick fund transfers were made only as needed.

Chair Hill appreciated that the BOFC would receive monthly budget reports to help the Board stay informed about potential issues. She asked if Ms. Vance had any concerns regarding the 2026 budget.

Ms. Vance mentioned that cash flow was a concern. She explained that while payroll continued to be processed, the lack of regular p-tax and c-tax distributions could lead to a shortage of funds. She stated that the FY 2026 budget represented 4 percent of the fund balance, and maintaining that balance through April and May of 2026 could be extremely difficult. She recommended increasing the fund balance to at least 12 percent as the first priority when additional resources became available.

Chair Hill asked whether the TMFPD would be allowed to take out a line of credit, if needed. She recalled that similar arrangements had been made with other boards, but was unsure if that could be an option for the BOFC. Ms. Vance said that was a possibility. She mentioned that the TMFPD discussed cash flow concerns with debt consultants and had met with the County to explore borrowing money. She explained that some of those options were avoided because they could negatively impact the TMFPD's debt ratings and future borrowing capability.

Commissioner Clark thanked Ms. Vance for her report and acknowledged that the cash flow issues were real. He noted that many staff members had financial obligations and life expenses, and emphasized the importance of ensuring salaries could be paid. He stated that if the issue stemmed from delays in receiving the c-tax distribution, he thought the Board should consider putting pressure on the State to address the problem. He echoed Chair Hill's prior comment regarding having a line of credit and compared that to using payday loans to maintain the fire district's solvency. He mentioned that if the TMFPD were insolvent, that would create a separate issue for future abilities to borrow funds. He commented that the budget was a delicate situation. Ms. Vance agreed with his statement.

Commissioner Clark asked if receiving c-tax payments more regularly would be helpful. Ms. Vance acknowledged it would and added that the previous quarter was challenging. She mentioned that even if collections were up, maintaining a small fund balance would be challenging due to the projected ending fund balances for 2026, which included timely c-tax collections. She explained that due to tax reasons, the last large c-tax distribution would occur in March and had to sustain the TMFPD through the end of August. She stated that would be the most significant gap in receipts, with the TMFPD receiving c-tax at just under \$1 million per month. She indicated that one factor that made

receiving c-tax more difficult was the State's change from the accrual method to the cash method. She mentioned that the current budget had always been based on distribution accrual. She explained that projecting distributions and comparing them to the budget based on historical information, similar to what was done for the monthly budget, would make it difficult to determine if the actual was over or under budget. She noted that currently distributions were under budget, and sales tax was about 3 percent over the expected budget. She said that two additional distributions were needed to determine whether expenses would exceed allocations.

Commissioner Clark wondered if, in the future, it would be easier to compare past amounts to determine current distributions and project revenues with greater clarity. Ms. Vance thought there would likely be less clarity because, previously, staff had many years of experience with the accrual-based system. She stated that the State changed the process to a cash-based system beginning in November. She noted that, under the new approach, staff only had a few months of data to estimate monthly distributions. Commissioner Clark thought that staff would need to adapt to the new process and adjust to the timing of fund distributions. He felt that focusing on making the new process work moving forward would be more productive.

Ms. Vance stated that staff would work with the State to refine the monthly budget projections to allow for closer budget monitoring. Commissioner Clark wondered if all counties were experiencing the same issues with the State's new procedures. Ms. Vance confirmed that they were. Commissioner Clark stated that a collaborative solution was needed to help mitigate the issue and improve the accuracy of budget projections. Ms. Vance said that she had spoken with other local governments and had heard they had similar concerns.

Chief Edwards added that some of the challenges and the reason for monthly budget discussions were due to the prior year's ending cash balance. He explained that some travel, out-of-district training, and wildland assignments had to be denied because there was insufficient cash on hand to cover additional overtime costs. He indicated that part of the fiscal concerns and plan was to bring forward a policy to the BOFC to increase the fund balance, so that the same challenges would not occur again. He noted the change would not be immediate, but that ideally, the fund balance should be around 16 percent for a district, and more so towards 20 percent for an independent district. He mentioned that staff would present a proposal to the BOFC to gradually increase the fund balance to the 16 to 20 percent target.

Chair Hill said that the BOFC would be disciplined to support staff, acknowledging that the Board also had a role to play. She thanked Ms. Vance for her presentation.

Commissioner Clark mentioned that the financial issues had developed over time and acknowledged that Chief Edwards had inherited the problem. He thought that a lot of money had been spent imprudently and more should have been held in reserves, which he believed prevented the Washoe Valley fire station from being built. He said that

the issue could either be postponed or addressed directly. He hoped that Chief Edwards would help to get the budget back on track and prioritize the requests made by citizens. He thanked Chief Edwards for his hard work and said he looked forward to receiving positive updates at future BOFC meetings.

25-151F **AGENDA ITEM 10** Recommendation to accept Truckee Meadows Fire Protection District's Debt Management Policy, Indebtedness Report, and Five-Year Capital Improvement Plan as of June 30, 2025. (All Commission Districts).

Chief Fiscal Officer Cynthia Vance said that the debt management policy, the indebtedness report, and the capital improvement plan (CIP) were required under the Nevada Revised Statutes (NRS). She noted that the debt consultants, JNA Consulting Group, LLC, had prepared the debt management policy and the indebtedness report. She said that her focus would be on the debt management policy as it contained more detailed information. She explained the debt management policy, outlined the current indebtedness, showed the debts, which included the debt for the apparatus bay in Fire Station 37, and presented future debt payments. She shared that there were four outstanding debts. She explained that \$2.3 million was the medium-term debt that was used to purchase equipment, \$1.4 million was the debt balance for Fire Station 37's house, \$6.2 million was for the purchase of Barron Way, and \$5.2 million was issued in 2024 for apparatus for Fire Station 37. She said the report also included historical information that provided past data as well as future projections. She noted that the debt management policy contained a section that compared Truckee Meadows Fire Protection District (TMFPD) to similar districts that were all independent fire districts within the region. She said that the indebtedness report provided more detailed information on the four different debt issuances and would include any information if new debt were being considered. She noted that while discussions about future debt had taken place, no decision had been made regarding how much could be issued beyond Fiscal Year (FY) 2026. She explained that the CIP was the basic State document, and the focus moving forward was to develop a more comprehensive CIP. She stated that the first year tied together what was approved in the FY 2026 budget and any future payments expected for current projects, which included Fire Station 30.

Commissioner Clark, upon hearing the discussions about different fire stations and their financing, recalled the previous concern about the inability to finance a fire station in Washoe Valley. He wondered if the current fire stations were being financed or if they had all been paid off. Ms. Vance confirmed that there were three debt issuances directly related to fire stations. She explained that \$5.2 million and \$1.4 million were both for Fire Station 37, and \$6.2 million was for the Barron Way administrative building, which included the warehouse. Commissioner Clark said that he was not familiar with the fire station numbers but wanted confirmation if each individual station was paid off. He requested a breakdown of the financial obligations for each building, the real estate, and property owned by the TMFPD. Ms. Vance said that she could provide those details to the Board of Fire Commission (BOFC), and added that all fire stations and properties were paid off, except for Fire Stations 37, 35, and the administrative building at Barron Way.

Commissioner Clark wondered if the TMFPD could use the unencumbered fire stations as collateral to finance the construction of a new fire station in Washoe Valley. Ms. Vance explained that when issuing government bonds, the focus was on the ability to repay the debt. She indicated that, when seeking financing, the institution would evaluate property taxes (p-tax) and consolidated tax (c-tax) revenues against the ability to repay. She noted that having collateral would not increase the ability to make debt payments. She added that debt issuance was primarily based on c-tax revenue.

Commissioner Clark said that while he had not financed fire stations before, he had financed other projects. He thought that when there was equity in one property, it could be used to fund the construction of another property. He wondered if having unencumbered fire stations could be used as collateral to fund other projects. Ms. Vance responded that staff would provide a future presentation on debt-related information.

On the call for public comment, Mr. Cliff Low acknowledged that he might not be using the correct terminology, but recalled that one of the barriers previously discussed regarding building a fire station in Washoe Valley was that the TMFPD had reached its debt limit. He noted that, as he reviewed the report attachments, the sub-item was the general obligation debt limit. He thought that, based on the FY 2025 assessed value, the report indicated the District's available general obligation debt limit was approximately \$340,917,586. He stated that he was not an expert or good at math, but he thought that the figure appeared to be significantly more than \$16 million and felt it would be helpful to have an explanation of the large number and how the District was approaching its debt limit.

Chair Hill asked Chief Edwards if he wanted to address the issue during Agenda Item 11, since there would be more details provided during that item. Chief Edwards preferred to wait for Agenda Item 11.

On motion by Commissioner Andriola seconded by Commissioner Garcia, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 10 be accepted.

25-152F **AGENDA ITEM 11** Presentation and update on the proposed Washoe Valley Consolidated Station Project.

Truckee Meadows Fire Protection District (TMFPD) Deputy Chief Chris Ketring conducted a PowerPoint presentation and reviewed slides with the following titles: Washoe Valley Consolidated Station; Proposed Station Overview; Fire Districts Servicing Washoe Valley; Current Stations in the Washoe Valley; Neighboring Automatic & Mutual Aid Resources; Washoe Valley Population & Demographics; Washoe County Regional Fire Services Standards of Cover (two slides); EMS Response Zone Classifications; Washoe Valley Response Zone Classifications; Washoe Valley Call Volume; 2019 TMFPD Deployment Plan; Financing/Funding Options Explored; Continuing Challenges; Interim Alternatives Considered; Bellevue Station Estimated Cost Ranges; Next Steps.

Deputy Chief Ketring informed that the Bellevue Station was incorrectly listed as Station 301 on some meeting materials. He apologized for the error, and advised that the correct station number was 300, not 301. He showed the *Proposed Station Overview* slide and mentioned that the proposed station would be a mirror image of Station 35, which was under construction near the Patrick exit from Interstate 80. He explained the \$1.2 million site adaptation cost, which he said was separate from the land and site costs. He elaborated that the site adaptation cost reflected expenses related to actualizing the plans, which included earthquake and flood-proofing protections. He displayed the *Fire Districts Servicing Washoe Valley* slide and described that prior to 2006, the Nevada Division of Forestry (NDF) administered the Sierra Forest Fire Protection District (SFFPD), which provided service through three fire stations: one on the west side of Washoe Valley, one in Galena, and one in Verdi. He added that the TMFPD serviced the east side of Washoe Valley during that time. He advised that both fire protection districts were responsible for providing community service and emergency response to their citizens, and resultingly had two fire stations, but he mentioned that there was a large space between the two stations. He described that between 2006 and 2012, the NDF ceased administration of the SFFPD, and the Sierra Fire Protection District (SFPD) stood up. Despite the change, Washoe Valley was still served by two fire protection districts and had two fire stations. He said the SFPD merged with the TMFPD in 2014, and Washoe Valley had been served by one fire protection district, the TMFPD, since that time.

Deputy Chief Ketring showed the *Current Stations in the Washoe Valley* slide, which depicted station locations in Washoe Valley. He pointed out TMFPD Station 32, which was located on the east side of Washoe Lake and housed a three-person Advanced Life Support (ALS) engine and a two-person ALS ambulance. He said that the TMFPD provided the medical response in Washoe Valley through their limited response agreement with Regional Emergency Medical Services Authority (REMSA) Health, which he advised was a benefit to both agencies. He elaborated that the TMFPD could provide a slightly quicker response for coverage in Washoe Valley, and the arrangement allowed REMSA Health to keep their units closer to the ambulance corps. He described that there were two volunteer stations; one on the east side of Washoe Lake on Lakeshore Drive, and the other on the west side of Washoe Lake on Bellevue Road, which was Station 300. He said there were seven operational volunteers and four support staff that responded out of either station depending on where the volunteer lived and where the call was. He noted that there were also two stations administered by the NDF. One was on Eastlake Boulevard on the east side of Washoe Lake and served as the main NDF administrative offices. He shared that a Type 6 Engine sometimes operated out of that station along with a seasonal Brush Truck and Water Tender. He said the other station was known as Station 30 and was owned by the NDF. He disclosed that the TMFPD had a lease agreement with the State that allowed them to be in that station. He conveyed that the NDF operated the Marlette Peak hand crew out of Station 30 year-round, and during the summer they increased the staffing of that crew to 30 people.

Deputy Chief Ketring showed the *Neighboring Automatic & Mutual Aid Resources* slide and described the automatic aid arrangement with Carson City. He revealed that the station that the TMFPD usually got service from was Carson Station 52,

but with the opening of Carson Station 54 on College Parkway, a response could come from either station depending on what engine Carson City Fire had available. He added that the TMFPD had automatic aid agreements with the Bureau of Land Management (BLM) in Carson City, the United States Forest Service (USFS) on Mt. Rose Highway, the NDF in Washoe Valley, and REMSA Health, all of which would respond to medical calls when the TMFPD was committed elsewhere. He said the closest mutual aid resource to the TMFPD was the City of Reno Station 12 on Damonte Ranch Parkway. He stipulated that the proximity of the City of Reno Station 12 did not mean that the TMFPD would not request other resources; he just wanted Commissioners to have an idea of which one was closest.

Deputy Chief Ketring reviewed the *Washoe Valley Population & Demographics* slide and pointed out that if Districts 30 and 32 were combined, the total population would be 7,303 people. He added that the total square mileage in Washoe Valley was 111, and there were approximately 2,709 buildings. He stated that the parcel data was generated through the Washoe County Geographic Information Systems (GIS). He admitted some initial uncertainty that he had about the commercial rates but understood that the numbers reflected the designation of the usable land and did not mean there was actually businesses there.

Deputy Chief Ketring showed the first of his *Washoe County Regional Fire Services Standards of Cover* slides and described that the Standards of Cover (SoC) were what the TMFPD currently followed. He communicated that the SoC were accepted by the Board of Fire Commissioners (BOFC) in 2011. He noted that a typical SoC outlined five potential service area classifications, and he mentioned that the slide he displayed only included four zone classifications. He advised that Metropolitan was the other zone, but because there were no Metropolitan zones in the TMFPD service area, he did not include that classification in his outline. He explained that the service classifications were based on either total population or the population per square mile in an area. He pointed out that Commissioner Andriola had all four zones in her district, which included 339 square miles. He reviewed the second of his *Washoe County Regional Fire Services Standards of Cover* slides. He said that the Frontier zone included areas that were a long distance from fire stations, had dirt roads, and were hard to get to. He provided Palomino Valley as an example of a Frontier zone.

Deputy Chief Ketring showed the *EMS Response Zone Classifications* slide and said that because the TMFPD provided ALS response to three districts, Washoe Valley, Sun Valley, and Spanish Springs, they followed the REMSA Health franchise agreement. He noted similarities to the SoC outlined in the prior slide but advised that REMSA Health used a different title for their guidelines. He stated that all the responses referred to a 90 percent response target for priority 1 medical calls, which he explained included heart attacks, strokes, traumas, and other serious medical incidents. He articulated that when the TMFPD used one of their ambulances to respond to a call, they followed REMSA Health guidelines because they were required to honor that agreement. He showed the *Washoe Valley Response Zone Classifications* slide and reviewed the SoC and the deployment plan as they related to Washoe Valley. He disclosed response data from January 1, 2025, to July

31, 2025, to show how the TMFPD performed against the established guidelines. He revealed that responses from Station 32 into west Washoe Valley exceeded the objective of a 20-minute response 85 percent of the time. He revealed that the team from Station 32 responded to calls in west Washoe Valley in under 12 minutes, 90 percent of the time. Based on that data, he determined that the TMFPD met the objectives set in the SoC.

Deputy Chief Ketring showed the *Washoe Valley Call Volume* slide and described the increase in the average call volume in both Districts 30 and 32 that was evident when the TMFPD conducted a comparison to call volume from ten years prior. He asked Chair Hill if she wanted to wait until the end of his presentation for questions, and she confirmed that was her preference. He showed the *2019 TMFPD Deployment Plan* slide and explained that the Deployment Plan was based on the foundation established in the SoC and added details about resource deployment strategies to best meet those standards. He reviewed the details in his slide of what the data analysis revealed and noted that the North Battalion included Verdi, Sun Valley, Spanish Springs, Stead, and Cold Springs. The South Battalion encompassed Arrowcreek, Galena Forest, Washoe Valley, Hidden Valley, and Foothill Road. He noted a component of the Deployment Plan that was not included in the slide, which was the consideration of potential service delivery areas in the Silver Knolls area and staffing a squad in Sun Valley. He shared that prior to 2012, there was already discussion about one consolidated fire station in Washoe Valley. He recalled a study conducted by Diamante Partners that recommended not closing any fire stations until the completion of Interstate 580, which he observed was complete. He said the TMFPD Deployment Plan was supported by the findings and recommendations of the Diamante Partners study.

Deputy Chief Ketring showed a slide titled *Financing/Funding Options Explored* and recalled that in July 2025, the BOFC was provided with documentation including staff reports, minutes, and other materials for every meeting in which the consolidated station was discussed. He advised that he was not going to review all of those materials, but he determined that some additional detail on the financing options would be helpful to the Board. He shared that the first financing option the TMFPD considered was a United States Department of Agriculture (USDA) 40-year loan. He said that the 40-year term was the most amenable for the TMFPD because the extended time for repayment and lower payment amounts would enable the TMFPD to afford the annual debt cost for the station. He communicated that one of the USDA loan qualification requirements was that no other private lender be willing to lend the money. He reported that the TMFPD hired a bond consultant who tested the market and immediately found a willing lender, but for a 25-year loan instead of a 40-year loan. Deputy Chief Ketring advised that the TMFPD could not afford that. He added that the existence of a willing lender precluded the TMFPD from qualifying for a USDA loan. He explained that the TMFPD explored securing funds from both a private lender and a longer-term USDA loan, but found that even with that strategy, they would be unable to afford the annual debt cost payment. He disclosed that the TMFPD discussed a more cost-effective station design, but, due to the costs for creating the redesign plans, decided not to move forward. He said that they looked at the State Infrastructure Bank (SIB), and he recalled that the BOFC approved moving forward with the SIB on Station 37 and the consolidated fire station.

Deputy Chief Ketring revealed that when the TMFPD reviewed cost estimates for station improvements in Hidden Valley, they realized that they would not be able to meet the annual debt cost payments if they did both projects. They elected to move forward with the Station 37 project. He reported that the TMFPD researched the American Rescue Plan Act (ARPA) funding next. He described that many of the counties that received ARPA funding returned some money to the State because they could not be utilized. He said that the TMFPD tried to obtain some of that returned ARPA funding for the station, but the TMFPD was unfortunately not selected in the process. Finally, he shared that the TMFPD contacted Porter Group for assistance with seeking federal monies and grants. He disclosed that Porter Group informed the TMFPD that monies had already been allocated for the Fiscal Year (FY), and they advised the TMFPD to look in October 2025 for funding that would be available for October 2025 to September 2026. He divulged that there would be a cost of approximately \$5,000 per month if the TMFPD wanted to engage Porter Group to help with the federal grant process. He estimated that if the process took a year, the cost would be \$60,000. He mentioned that the TMFPD also looked into grants through local foundations, but discovered that there was not much support for a building. He communicated that if the TMFPD was able to secure both a loan and a grant, there were concerns about grant monies sitting in a bank account unused. He understood financial support from foundations was more likely to be given once construction started, but he also discerned that funders were currently more interested in supporting apparatus expenses than building expenses.

Deputy Chief Ketring reviewed the *Continuing Challenges* slide and specified that consolidated tax (c-tax) revenue projections had declined since 2022.

TMFPD Chief Fiscal Officer (CFO) Cynthia Vance elaborated that \$12 million was projected for c-tax revenue in FYs 2023 and 2024, but the projection was lowered to \$11 million.

Deputy Chief Ketring explained that property tax growth within the TMFPD was not keeping up with inflation, which resulted in the TMFPD not having surplus funds to set aside for the station. He theorized that if the TMFPD was able to obtain a loan with a term greater than 25 years, it would help to keep the annual debt costs manageable. He revisited the subject of capital purchases and noted that the TMFPD was still paying on loans for fire apparatus and other capital projects. He expected to present more information on those loans and funds to the BOFC at a later date.

Deputy Chief Ketring displayed the *Interim Alternatives Considered* slide and stated that the TMFPD explored many options. He predicted that it would be possible to bring the cost of the station down by using alternative design and construction materials, but he advised that additional costs would be incurred by the need for updated building plans. He described that the TMFPD considered building an apparatus bay on the property and using a temporary modular structure, but he revealed that they did not have money to cover the cost for the dirt work and the bay construction, so the project was paused. He said it remained an option. He noted that Station 300 on Bellevue Road, which he pointed out was mislabeled as Station 301 on the slide, could be utilized as a temporary site. He

shared that the TMFPD engaged an engineering company to do a site visit and provide estimates of some costs when the TMFPD ended the lease with the NDF. He revealed that some of the costs to convert the property to meet the TMFPD's needs were high, so they did not move forward with that work. He disclosed that the TMFPD was actively evaluating the possibility of redeploying TMFPD wildland crews to Station 300, either on a seasonal or year-round basis. He specified that the wildland crews would be out on projects across the entire District and would not be available to service Washoe Valley year-round. He said evaluation was underway to determine what the costs would be to adapt Station 300 to meet the needs of the wildland crews and enable shared use.

Deputy Chief Ketring reviewed the *Bellevue Station Estimated Cost Ranges* slide and emphasized that the figures displayed were only estimates. He explained that the estimates were based on the 2022 document presented to the BOFC, from which projections were generated to approximate current costs. He acknowledged the assistance provided by Plenum Builders, who used numbers from work on Station 35 to inform updated cost projections for the Bellevue Station. He acknowledged that both options had large ranges, and he affirmed that he had facts to back up the numbers shown. He added that regardless of which option was selected, the annual cost to operate and staff the station would be close to \$2.5 million. He advised that estimate included base salaries for staffing along with projections for overtime to cover vacancies and sick leave. The estimate also included services and supplies, utilities, and expenses related to the apparatus like maintenance, tires, oil, and fuel. He explained that if the TMFPD wanted to purchase the land from the State, they were required to pay market value, which was established as \$275,000 by a recent appraisal. The TMFPD asked the State if it would be possible to lease the land if they were not able to afford to purchase it, and the State informed them that market value for the lease would be about \$7,000 per year.

Deputy Chief Ketring reported that the official estimate he got on the modular unit was \$261,000, which included transportation and setup of the unit by the seller. He revealed that the well was the biggest cost and the largest cost range. He described that if the TMFPD was required to operate the station as a commercial property, they would need to have a fire sprinkler in both the modular unit and the station and a well with enough capacity to supply both. He added that the well would require a reservoir tank with a special fire pump to support it for a mandated number of hours. He conveyed that those costs would likely be between \$1 million and \$1.6 million, depending on the depth they ultimately had to drill for the well. He said it was possible that the price would be less because the water table in Washoe Valley was higher than the water table of the comparison site at Station 35. He stated that if the TMFPD was able to avoid having to operate the station as a commercial property, the cost for the well would range between \$250,000 and \$487,000. He commented that an oil and sand separator would need to be installed in the apparatus bay to protect the environment, particularly because of the proximity to Washoe Lake. He shared that it would be tied into the septic system, and the cost would be about \$15,000. He advised that the septic system would also need to be redone, at a cost of approximately \$109,000, and it would require special monitoring devices because of the oil and sand separator and the high water table in the area. He mentioned that the structure was similar to what was installed in Verdi because of the Truckee River. He theorized that

they would need to pave over the gravel because apparatus would use the area regularly, including during inclement weather, which he predicted would cause serious problems on a gravel surface. He said the cost of paving could range anywhere between \$200,000 to \$250,000.

Deputy Chief Ketring revealed that it was not yet known whether a single-phase electrical system would meet the needs of the building. If it did, the TMFPD could support it with an existing backup generator. If the building had to be upgraded to three-phase power, he disclosed that they did not have a generator to support it, and that generator would cost \$60,000. He noted there were some other small expenses, including an exhaust system. He explained that they wanted to minimize the exposure of their personnel to diesel exhaust, and it would cost \$100,000 to put a diesel exhaust recovery system into the bay. He reported that the telecommunications company in the area, Spectrum, did not run data lines out to Bellevue Road. He said the station needed a data line for intranet and service calls, and the alternative that the TMFPD identified would cost about \$3,000. He advised that the site would also need an enclosure for the generator and the dumpster, which could cost as much as \$5,000. He estimated that there would be signage costs of around \$1,000 and there could be other minor miscellaneous costs.

Deputy Chief Ketring showed the *Next Steps* slide and provided examples of funding sources that were under discussion. He said the TMFPD would continue to search and apply for grants and federal funding, and he suggested exploring partnerships with local colleges or a fire academy to determine whether working jointly could reduce costs. He thought there might be interest in a training tower, training rooms, or a training facility. He spoke about a potential development in the area, and while he clarified that he was not expressing a position of support or opposition to the development, he surmised there was potential for partnership there. He suggested that it might be possible to have the developer build the station then lease it to the TMFPD until they could budget to ultimately purchase it. He clarified that no discussions had taken place with any of the entities he mentioned. Another option was to lower the cost of the building by using different construction materials. He noted that all other new stations in the area were block construction, and he was not sure if citizens or the Board would find it problematic if the new station looked different from other area stations. He mentioned that a specific budget for the Capital Fund was designated in the last TMFPD budget, and it was essential to continue to put money in that fund specifically for the new station. He acknowledged the importance of providing better updates to the South Valleys Citizen Advisory Board (CAB) and said that the TMFPD would do a better job with that moving forward. He summarized that the TMFPD wanted to build and staff the new station but needed to figure out how to fund it. He invited Board members to ask questions.

Chair Hill requested more information about the cost to staff the station, which she recalled was stated on one of the presentation slides as \$2.5 million. She asked Deputy Chief Ketring to explain the additional cost.

Deputy Chief Ketring responded that \$1.9 million of that estimate represented staffing costs. He elaborated that the TMFPD would need to hire staff for either

the new station or for Station 35. He shared that when Station 30 was closed, its staff, including three captains and three engineers, were kept and were still with the TMFPD but were not committed to a single station and were referred to as *floating*. He advised that the TMFPD tried to hold the positions vacant to maximize cost savings but would eventually need to move forward with a series of promotions when they were ready to staff the station.

Chair Hill said that the explanation Deputy Chief Ketring provided was helpful. She wanted to confirm that those individuals were already part of the TMFPD staff.

Deputy Chief Ketring confirmed that was correct and noted that there were some vacancies due to retirements of captains. He restated that the TMFPD was postponing filling those positions but knew they would have to in the future.

TMFPD Fire Chief Richard Edwards added that when the new station was built, personnel from Station 32 would be relocated there as part of the joint consolidated house. Staffing costs would not necessarily increase. He echoed remarks from Deputy Chief Ketring about the strong desire the TMFPD had to build the new consolidated fire house. He restated the existence of funding challenges and pointed out that even if the TMFPD was able to secure long-term funding or a loan for the property, they would still have to be able to make the loan payments. He stated that they did not currently have extra money in their budget and had to figure out how to operate within their means to be able to fund the new station while continuing to provide the current level of service.

Commissioner Clark remarked that the topic of the new Washoe Valley fire station had been discussed extensively, but the station had not yet been built because the funds were spent elsewhere. He was not sure how that would be remedied, but he looked forward to Chief Edwards trying to fill the funding gap and moving the project forward again.

Commissioner Andriola asked Chief Edwards for clarification about capital funding restrictions within the budget. She thought that was something that he established upon his arrival, and she wanted to ensure that she correctly understood that there was a restricted fund for capital expenditure.

Chief Edwards noted that the capital funding restriction happened before his arrival, and he invited Ms. Vance to respond to Commissioner Andriola's question.

Ms. Vance shared that when the budget was created for FY 2026, a resolution was approved to align the Capital Fund with the current Nevada Revised Statutes (NRS). She confirmed that capital funds were completely restricted, and a portion of property tax revenues were dedicated to that fund. She added that the TMFPD developed a second fund, the Extraordinary Repairs and Maintenance Fund (R&M Fund) that was similar to a capital projects fund and was also restricted per NRS.

Commissioner Andriola recalled the matter being presented to the BOFC. She asked what the balance of that account was, and Ms. Vance said she did not know the figure but could get it. Commissioner Andriola commented that she had heard from some residents of the Washoe Valley area, including Ms. Laurie Carey who provided public comment earlier that day, that they believed there was a specific surtax in place. Commissioner Andriola requested an explanation of whether Washoe Valley residents were paying an extra tax and whether those revenues were intended for a new fire station.

Ms. Vance responded that she was not aware of a specific tax for Washoe Valley residents. She stated that the current property tax was 0.54 percent District-wide. Commissioner Andriola asked for 100 percent clarification on that and said it was not a new concern. In addition to Ms. Carey's comments, Commissioner Andriola divulged that she had received calls and questions on the issue, and she thought it would be helpful to understand whether there was a surtax or not. As a follow-up, if there was a tax, she wanted to know where the money was going and if it should be in a restricted capital account. She thought the tax might have started in 2005.

Chair Hill advised that Chief Edwards would respond to that.

Chief Edwards said that he would look into the question and bring it back to the BOFC.

Commissioner Andriola expressed her appreciation for everything Deputy Chief Ketring prepared and presented. She remarked that total transparency was essential to enable everyone to develop a full understanding of the matter. She recognized the efforts of Mr. Thomas Daly and Mr. Cliff Low in trying to find solutions. She observed that even though there seemed to be opportunities, it did not seem like anything was going to happen quickly. She thought it would be helpful for the TMFPD to work with the Washoe County Treasurer, Justin Taylor, to explore investment options. She noted that she sat on the Washoe County Investment Committee, and she opined that Mr. Taylor had done extraordinary things for the County. She speculated that there might be avenues to consider as the TMFPD evaluated loan and repayment options. She advocated for exploring opportunities within the County investment policy and emphasized the importance of being good stewards of the taxpayer dollar. She felt that the investment firm the County had used for the past couple of years had performed well, which proved to her that the Request for Proposal (RFP) process the County went through to select that firm was worthwhile. She noted that the firm had done similar work for multiple government agencies over many years. She wanted to ensure that all options for borrowing and investing were explored, and she noted that the County was also facing some budget constraints. She suggested that if Mr. Taylor had recommendations for investments, a portion of any revenue generated could be put aside for the Washoe Valley Station and possibly used as leverage for a loan or a bond. She thanked everyone for their consideration of the issues and their work on planning what could be done. She noted that what sometimes looked like an easy solution was not. She stated her appreciation for the definitions Deputy Chief Ketring provided of the four service delivery response zones and how they correlated to the Emergency Medical Services (EMS) response zones. Based on those standards, she understood that 20 minutes

was an acceptable response time for an event in Zone C, which she related back to remarks from a public commenter earlier in the meeting. She said that she was glad nothing happened, and she discerned that the EMS response Mr. Mike Goldie received fit within the TMFPD and REMSA Health guidelines. She thanked Chief Edwards for his work and for the clarifications he provided.

Commissioner Garcia echoed Commissioner Andriola's remarks about the SoC and said that it was an important part of the presentation for her. She commented that she would love to see improved services for rural areas throughout the County and she thought it was good to remember that the SoC were agreed upon in 2011. She stated that the SoC were something Commissioners could help communicate to their constituents, and although it did not sound ideal, it was what the TMFPD and the BOFC agreed to follow and had been following for years. She shared that the presentation improved her understanding of costs she had not previously considered. She specified that she had no idea that a well could be so expensive, and she thought it was important for people to understand the existence of those costs along with the septic, electrical, and everything else needed to have a functional building that conformed to Code. Regarding financing, she found it helpful to see the work that had already been put in to explore various funding options. She recalled that public-private partnerships (P3) were mentioned and she said that she indicated to Chief Edwards during a briefing that the local community was very philanthropic. She encouraged the TMFPD to look to local foundations and explore other philanthropic avenues. She acknowledged that she was not an expert in Special Assessment Districts (SADs), but she wondered if a SAD could pay for the construction of a new fire house. She summarized that there was no funding, but the need was great, and it seemed like everyone supported staffing and operating a new fire station. She recommended that staff explore her suggestions and the ideas that Commissioner Andriola talked about.

Vice Chair Herman agreed that all funding opportunities needed to be fully explored. She observed that the County had quite a bit of real estate, and she theorized that there must be a way to make use of some of those assets to address County indebtedness or the need for the Washoe Valley Station. She wanted to know what property the County had that could be used for collateral.

Commissioner Clark commented that all County residents were in a special district. He said there was a special district for the fire District that everyone paid into. He remarked that the Washoe Valley Station was approved by the BOFC in 2019 and it was now 2025. He recalled that Ms. Carey disclosed that she paid almost \$2800 per year for her fire District tax. He wanted to see how much money was collected for the fire District since 2019 in Washoe Valley and Pleasant Valley, which he noted were the areas of the County that would be served by the consolidated station. He understood that the money was spent at Station 32 and on other things. He said that people in that District paid a lot in taxes towards a fire station that was promised, but the money was not put aside for. He felt that the BOFC should find a way to deliver what was promised, and he warned that the project would become increasingly expensive as it was postponed. He asked what zone Pleasant Valley was designated as. He observed that Pleasant Valley was very close to the property selected for the consolidated Washoe Valley Station.

Deputy Chief Ketring advised that many portions of Pleasant Valley were zoned Rural but there were small pieces that were zoned Suburban, including the areas around Station 32.

Commissioner Clark felt that the most frustrating part was that the public was told that they would have the Washoe Valley Station and now, after many years, it seemed the financial position of the County was worse than it was in 2019, even though there was more assessed value than ever. He observed that the Cities of Reno and Sparks were also experiencing financial hardship and wanted a larger share of c-tax from the County. Commissioner Clark remarked that the residents of Reno and Sparks did not feel that they were getting their fair share, which was the same frustration individuals had in Washoe Valley. Residents knew that they paid into something, but did not feel that they received a fair distribution of the money they paid in. He advocated for figuring out how to adjust and regain the trust of constituents. He said that everybody supported the firefighters and was happy with them, but people were not happy with the financial situation for the Cities of Reno and Sparks, the Washoe County School District (WCSD), the TMFPD, or the County. He viewed the problems as widespread and discerned that everyone needed to figure out a way to control finances.

Chair Hill stated her appreciation to Deputy Chief Ketring for the presentation. She expressed her support for seeking opportunities to move the Washoe Valley Station project forward. She said dialogue about next steps would continue between the TMFPD and the BOFC.

Chief Edwards mentioned that he appreciated the acknowledgement, but he would not have been able to put the presentation together without his staff. He recognized the effort TMFPD staff invested in distilling data and looking at staff reports and other materials.

11:55 a.m. Deputy District Attorney (DDA) Jennifer Gustafson left the meeting.

***11:55 a.m.** Chief Deputy District Attorney (CDDA) Michael Large arrived at the meeting.

25-153F **AGENDA ITEM 12** Discussion and possible adoption of the proposed Truckee Meadows Fire Protection District Board of Fire Commissioners Rules of Procedure, to be effective upon approval. The purpose of the Rules is to provide parliamentary authority and to establish supplemental rules of procedure for the conduct of the Truckee Meadows Fire Protection District Board of Fire Commissioner's meetings and the conduct of Fire Commissioners where such rules are consistent with the laws of the State of Nevada. The proposed Rules of Procedure reflect the current practices of the Board. (All Commission Districts.).

Chair Hill could not recall who initially raised the issue but noted that it was recently discovered that the Board of Fire Commissioners (BOFC) did not have official

rules similar to those of the Board of County Commissioners (BCC). She stated that there had been recent issues during a BOFC meeting regarding how the Board had conducted itself. She felt it was necessary to address the matter to ensure that future meetings were conducted like the BCC meetings.

Commissioner Clark questioned what had prompted the issue to be placed on the agenda. He felt that the Board had moved smoothly through the meeting, even with contentious items being discussed. He mentioned that the Board had been respectful and civil to one another. He wondered what had occurred in the past that suggested the BOFC had conducted itself differently, other than when he left a meeting and refused to vote on an agenda item.

Chair Hill stated that adopting rules of conduct was considered a best practice and felt it would benefit everyone to be familiar with the rules of engagement. She noted that most were surprised to learn that rules were not already in place.

Commissioner Garcia said that she requested the item to be added to the agenda. She thought it would be beneficial to be aligned with the County practices. She explained that it was problematic to her when a quorum was deliberately broken, and stated that she would hate to have that happen again. She believed that establishing rules for meeting conduct would help hold the Board accountable for its responsibilities in serving the public.

There was no response to the call for public comment.

On motion by Commissioner Garcia, seconded by Commissioner Andriola, which motion duly carried on a 4-1 vote with Commissioner Clark voting no, it was ordered that Agenda Item 12 be adopted.

25-154F **AGENDA ITEM 13** Recommendation to retroactively approve a two-year Interlocal Contract between Truckee Meadows Fire Protection District and the State of Nevada acting by and through the Nevada Division of Forestry and the Department of Conservation and Natural Resources, effective July 1, 2025, in the amount of \$233,205 per fiscal year, for a total amount not to exceed \$466,410, for the purpose of participating in the Wildland Fire Protection Program, in which the State provides fire incident resources, equipment and financial assistance in the mitigation of wildland fire incidents. (All Commission Districts).

Division Chief August Isernhagen spoke about the Wildland Fire Protection Program (WFPP). He indicated that there were roughly a dozen different agreements in the wildland fire arena to gain resources and necessary tools. He mentioned that the WFPP was arguably the most important program for the Truckee Meadows Fire Protection District (TMFPD) as it provided more benefits to the District than any other program. He explained that WFPP would provide access to resources from the Nevada Division of Forestry (NDF), including training, and would give access to partnerships such as the green waste collection

in East Washoe Valley, which operated out of an NDF facility. He said that there was a national response model across the Country, which facilitated the sending and receiving of resources. He noted that for fires such as the Davis Fire, where most of the responders were not local, the WFPP provided access to a dispatch system, separate from the TMFPD's typical dispatch arenas. He indicated that the WFPP allowed the TMFPD access into the system for training and to receive assistance with local fires. He noted that the program functioned as an insurance policy. He said when there were cost-share agreements with federal, State, or local agencies, the State would cover TMFPD's portion of the costs. He explained that without the program, the TMFPD would have been responsible for approximately \$12 million for the Davis Fire, but because of the WFPP, the State covered that cost.

Chair Hill said that the program had been in place since 2015.

Commissioner Andriola thanked Division Chief Isernhagen for the information. She stated that in preparing for the meeting, she found it interesting that the wildfire reports for June and July indicated most incidents were human-caused. She agreed with Vice Chair Herman's point about the importance of defensible space and the community's dedication to it. She mentioned that human behavior could not be controlled, but honesty and transparency were necessary. She said that the TMFPD's efforts in managing defensible space helped save structures and possibly lives. She thanked the TMFPD for their dedication to maintaining the WFPP as a recurring interlocal agreement.

There was no response to the call for public comment.

On motion by Commissioner Andriola, seconded by Commissioner Garcia, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 13 be approved.

25-155F AGENDA ITEM 14 Announcements/Reports.

Vice Chair Herman recalled her concerns from about ten and a half years ago, when she was apprehensive about voting for development, while some of the Board of County Commissioners (BCC) were excited. She mentioned that she was nervous because she felt the BCC was not planning adequately for the future. At the time, she believed that the BCC had supported developers without establishing clear guidelines to ensure they contributed to the community. She stated that she supported development, but that rules should be in place to create additional public services as real estate development profits increased. She felt that tax abatements had not been effective, and that development had not paid for itself and contributed to the funding shortage. She suggested that the BCC needed to make changes that would benefit taxpayers, who had dealt with the lack of a fire department, fire buildings, and other services. She indicated that the current BCC was not involved in the original decisions and emphasized that she had opposed those items. She mentioned that she tried to get others to hear her concerns but was unsuccessful.

Chair Hill agreed with Vice Chair Herman and believed that the issue spanned across the State. She added that Vice Chair Herman was a member of the Nevada

Association of Counties (NACO); therefore, she hoped the matter could also be brought to that organization.

25-156F AGENDA ITEM 15 Public Comment.

Mr. Rick Hoffman introduced himself as a resident of West Washoe Valley and the president of the Franktown Estates Homeowners Association (HOA). He thanked Fire Chief Richard Edwards for his responsiveness following their meeting in July. He felt that the presentation during Agenda Item 11 was very informative and included information he had not previously been aware of. He mentioned that he had not known about the costs associated with utilizing the Bellevue Station. He reiterated a point previously made by Commissioner Clark that the County lacked available funding and had not been a good steward of the area or the State of Nevada. He mentioned that the federal government had determined there was excessive wasteful spending. He thanked Chief Edwards for the presentation on Agenda Item 11, and expressed appreciation to the staff for doing their job and providing valuable information. He challenged Chief Edwards and the Commissioners to be better stewards. He thought the issue began when a fire station was closed due to a supposed bat infestation, which he said was later found to be closed due to a lack of attention to detail. He believed that much could be accomplished through more responsible stewardship and accountability.

Mr. Cliff Low said that allowing for discussion regarding the Washoe Valley consolidated fire station and filling the gap, particularly in West Washoe Valley, necessitated a request for an agenda item. He hoped the item would allow for discussion as a regular agenda item, rather than being included in the monthly capital improvements report. He felt that the issue was not solely about identifying funding for the fire station. He believed that a previous comment made by Commissioner Garcia regarding a Special Assessment District (SAD) would need to be answered by the District Attorney's (DA) Office. He said he was uncertain whether the Truckee Meadows Fire Protection District (TMFPD) could be in a SAD. He stated that Fire Deputy Chief Chris Ketring discussed staffing costs, and Mr. Lowe questioned how many staff members were included in the referenced \$1.9 million. He thought that, typically, fire stations operated with three personnel who worked rotating shifts that included vacation coverage. He indicated that Chief Edwards or Deputy Chief Ketring could provide exact numbers, but estimated that the total compensation for ten staff members would amount to \$190,000, which seemed to be a significant figure. He wondered why the topic of bats kept coming up. He stated that during the meeting, the standards of coverage that the Board of Fire Commissioners (BOFC) had agreed upon in 2011 were discussed. He noted that nine years later, the BOFC had said that Fire Stations 30 or 32 would not be closed until the consolidated station was built. He mentioned that bats were the supposed reason for closing one of the fire stations. He said it was unclear to him why that commitment from the Board did not carry as much weight, and what was done nine years prior. He felt that commitments and promises that were made had not been kept. He suggested that TMFPD consider temporarily relocating a few personnel from Fire Station 32.

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12:18 p.m. There being no further business to discuss, the meeting was adjourned without objection.

ALEXIS HILL, Chair
Truckee Meadows Fire
Protection District

ATTEST:

JANIS GALASSINI, Washoe County Clerk
and Ex-Officio Clerk, Truckee Meadows
Fire Protection District

Minutes Prepared By:
Jessica Melka, Deputy County Clerk
Heather Gage, Deputy County Clerk