Illinois Valley Fire District

Board of Director - Regular Meeting Agenda
This meeting may be recorded

October 19, 2026

1. Call meeting to order (silence phones)

2. Flag Salute (remove hats)

3. Roll Call

4. Review of September 14, 2026 minutes

5. Staff Reports
   - Fire Chief Holmes
   - Assistant Chief Ismaili
   - Division Chief Gavlik
   - Battalion Chief Pfeiffer

6. New Business
   - Annexations:
     - Kevin LaPierre would like to annex the following two properties:
       - 1257 Ridge Vista - R331969 Map 40-08-12 TL 1001 - 139.04 acres
       - *Ridge Vista – R331968 Map 40-08-12 TL 1000 – 21.45 acres
     - Robert and Diane Bendix, owners of property at 15500 Caves Hwy., R329194 Map 39-07-36 TL 500 would like to annex 40 acres
     - FD Timber LLC, owner of property at *Mooney Mt. Rd. would like to annex 372.99 acres
   - Teresa Stover - Hydrant Grant Administrator
   - Ethan Lane – City of Cave Junction Liaison

7. Old Business:
   - Facebook Comment from Mike Litter-Riss on 9/14/2026 about personnel budgeted funds.

     "One of the stated justifications for the recent tax increase was to raise firefighter compensation to what you described as a "living wage". Have firefighter salaries been increased as a result? If so, what are the current pay rates, and when did those increases take effect?"

8. Comments
   - Public Comment *(This is the time set for public comment. The Board of Directors will listen and consider all comments for future agenda items. In accordance with HB2560, Public Participation in Electronic Meetings, Facebook Live viewers are invited to submit comments or questions via Facebook and they will be addressed at this time. No voting or action will be taken by the Board of Directors today.)*
   - Board Comment

9. Next scheduled BOD Meeting is November 9, 2026 at 4:00 pm at Admin Bldg.

10. Adjournment

*(The meeting location is accessible to persons with disabilities. Comments and/or Concerns must be submitted in writing. The Board reserves the right to hold an executive session at this meeting under the authority of **ORS 192.660.**)*

Please turn off all Cell phones during this Business Meeting - Thank you

Illinois Valley Fire District Administration Office - 681 Caves Hwy. - Cave Junction - OR 97523

Illinois Valley Fire District
681 Caves Highway
Cave Junction, OR 97523
phone: 541-592-2225 • fax: 541-592-6122
www.ivfire.com

Illinois Valley Fire District Board of Directors
Meeting Minutes October 19, 2026

Director Bouchard called the meeting to order at 4:00pm and led the flag salute.

PRESENT: Chief Holmes, Asst. Chief Ismaili, Div. Chief Gavlik, Batt. Chief Pfeiffer, Christina Buttram
GUEST: Ethan Lane

ROLL CALL: Directors Hendrix, Bouchard, Lamb, and Johnson were present. Director Tyler is excused.

REVIEW OF PREVIOUS MEETING MINUTES: Motion made by Director Lamb to accept the September 14, 2026, minutes; and seconded by Director Hendrix. All in favor, motion passed unanimously.

STAFF REPORTS:
CHIEF HOLMES
Fire Defense Board

- Attended the Oregon State Fire Marshal (OSFM) Fire Defense Board Chief Summer 2026 After-Action Review. The meeting was well attended and provided an opportunity to evaluate the summer fire season, discuss lessons learned, and identify areas for improvement.
- Three representatives are being selected to serve on the Oregon Fire Mutual Aid System Council. These representatives will provide a direct connection between Fire Defense Board Chiefs and the statewide mutual aid system during major incidents, strengthening communication, coordination, and operational support.

OSFM – Incident Management Team

- Nothing to report at this time.

Major Incidents/Operational Activity

- Nothing to report at this time.

Grant Activity

Regional Firefighter Medical Evaluations and Cancer Screenings

- Fire District #3 received a regional grant in partnership with Fire District #1, Fire District #4, Evans Valley Fire District, Lake Creek Fire District, and Illinois Valley Fire District.
- This grant provided volunteer, career, and command personnel with the opportunity to participate in comprehensive firefighter medical evaluations, physical examinations, and cancer screenings.
- Illinois Valley Fire District experienced excellent participation, with all eligible members participating except two who elected to decline the opportunity.
- This program represents a significant investment in firefighter health, wellness, early detection, and long-term occupational safety. I appreciate everyone who participated and the agencies that helped make this opportunity possible.

IVFD Emergency Energy Resilience Project – Solar Proposal

- The District's solar energy and battery backup proposal has been submitted through the Regional Infrastructure Fund (RIF) grant program.
- The proposal focuses on improving emergency power resilience, reducing long-term operating costs, and supporting continuity of operations at all six fire stations.
- The application is currently awaiting a funding decision.

OEM – Soft Target Hardening and County UAS Investment Justification Grant

- Continuing work on a potential grant application through the Oregon Department of Emergency Management to improve facility security, emergency preparedness, and communications capabilities.
- Equipment and improvements being evaluated include:

- Security enhancements, including locks, gates, fencing, access control systems, and credentialing.
- Backup power generation, including generators and uninterruptible power supplies (UPS).
- Radio-frequency direction-finding, interference detection, and related equipment.
- P25 interoperable emergency communications equipment, including portable and mobile radios, repeaters, tactical communications equipment, radio gateways, and tactical repeaters.

- These improvements would strengthen the District's ability to maintain secure facilities, reliable communications, and operational readiness during emergencies.

Training

- Continued participation in weekly Illinois Valley Fire District training drills and operational activities.
- Participated in AMR case review training focused on cardiac dysrhythmias, supporting continued EMS education and patient care improvement.

Key Meetings / Events

Jackson County Fire District #1 – Fire Chief Selection Process

- Invited to participate as an interviewer on the Fire Chief selection panel for Jackson County Fire District #1 (Rogue River).
- Following the selection process, Chief Dave Blakely of Applegate Fire District #9 was selected and extended a conditional offer of employment.
- Appreciated the opportunity to participate in this important leadership selection process and support our regional fire service partners.

Operations / Equipment Updates

Apparatus and Equipment Needs

- New helmets have been received and will be soon put into operation.
- Discussion with the Board of Directors regarding the District's current and future apparatus needs, including equipment replacement priorities and operational requirements:
  - Type 3 or Type 6 to replace the current Rescue Rig... $40K to $200K, using deployment funds.
  - Focus will include evaluating the need for a Type 3 wildland engine or Type 6 wildland engine, and a dedicated mechanic's service vehicle to support fleet maintenance and emergency response capabilities.
    - Found a 2017 Chevy Silverado $7,638; has 78K miles from the USFS here in the valley.
    - 2006 Trailer for the 6x6 for easier loading, available for $4,309.

Motion to approve an equipment expenditure for the 2017 Chevy Silverado and Trailer for 6x6 for a total of $12,544.35 made by Director Johnson, seconded by Director Lamb. All in favor, motion passed.

Interagency / Regional Coordination

Resilience Hub Communications Project

- Radio communication systems have been installed in the Resilience Hub Connex units located at Stations 2 and 3.
- These improvements enhance emergency communications capabilities and support the District's ongoing resilience and disaster preparedness efforts.
- Special thanks to Ed Sudyka, Charlie Foutch, Judy Epperly, BC Sherman, BC Pfeiffer, AC Ismaili, and the Resilience Hub team for their assistance, coordination, and commitment to making this project possible.

Ongoing Engagement

Continued participation in regional meetings, coordination efforts, and professional activities, including:

- **Josephine County Duty Officer – Operations:** Virtual participation.
- **Oregon Fire Chiefs Association:** Monthly meeting – In person.
- **Jackson County Fire District #1 Board of Directors:** Virtual participation.
- **Hydrant Grant Coordination:** Virtual meetings and project coordination.
- **International Association of Arson Investigators (IAAI):** Virtual participation.
- **Illinois Valley Fire Resiliency Oversight Group (IVFROG):** In-person participation with Director Johnson and Assistant Chief Ismaili.
- **City of Cave Junction City Council:** In-person attendance.

ASST. CHIEF ISMAILI:

- For the month of September, we had a total of 81 calls: 12 non-emergent: false alarm, good intent/no incident, legal open burns, etc. calls; 7 service/public assist calls, 9 illegal open burn/smoke investigation calls, 2 hazardous

situations, 8 motor vehicle accidents (with 1 civilian fatality), 38 medical calls, 1 electrical fire, 2 large vehicle fires, 1 grass fire, 1 mutual aid response.

- Completed 44 fire and life safety inspections, installed 8 smoke alarms, plus 11 batteries replaced.
- Labor Day Festival was a success, with a high level of engagement.
- Station 5: The building safety permits and final inspection are complete. Waiting on documents.
- District Boundary Expansions: On going process continues with numerous annexations ongoing.
- The hydrant grant project is mostly complete, with an update later from Teresa Stover.
- ODOT district boundary signs are in the permitting process with ODOT and Josephine County.
- Truck swap is in process… needing a truck bed with 8'. Will swap the new truck with current equipment.

DIV. CHIEF GAVLIK:

- Training Building: Ordering Roof Vent prop materials to spend grant monies on time.
- Radio switch to two-county frequency plan is delayed by Jackson County.
- Working on adding to our volunteer ranks. A couple of people are in the pipeline and hopefully starting soon.
- Explorers will have a can/bottle return fundraiser on 1/9/27.
- Training for this month will include Cardiac Arrest Management, HazMat Refresher, Vehicle Extrication, and IV Safe House Alliance.

BAT. CHIEF PFEIFFER:

- A written maintenance report was submitted and discussed at the board meeting with detail of the maintenance on the fleet, buildings, station signs, and resiliency/air trailers.
- New parking blocks and line striping was done at Sta. 1. (Thank you!!!)
- New station signs are ready and need to be picked up in GP. Will be installed soon.
- Annual banquet is in process.

ADMINISTRATOR PAUL: no report, financials provided.

NEW BUSINESS:

- Motion to approve four (4) annexations as follows:
    - Kevin LaPierre, two properties:
        - 1257 Ridge Vista, R331969 Map 40-08-12 TL 1001, 139.04 acres
        - * Ridge Vista, R331968 Map 40-08-12 TL 1000, 21.45 acres
    - Robert & Diane Bendix, 15500 Caves Hwy. R329194 Map 39-07-36 TL500, 40 acres
    - FD Timber LLC, *Mooney Mt. Rd. R325482 Map 37-07-00 TL 3300, 372.99 acres.

  Motion to approve 4 annexations as presented and read made by Director Johnson, seconded by Director Lamb. All in favor, motion passed.
- Hydrant Grant project – written update included in our packet by Teresa Stover:
    - Verdantas completed and submitted as-built drawings. A certificate of substantial completion was submitted with the completion date shown as 10/6/26.
    - Disbursement request #22 for construction and grant administration submitted.
    - Five of the six requirements to hand off ownership to City of Cave Junction has been done.
    - After final project handoff to the City of Cave Junction, an Action Review will be completed and then submit the final report.
- Ethan Lane – The election process is happening… please vote.

OLD BUSINESS: A board response was read concerning a FB comment from Mr. Litte-Riss related to salary rates in the district:

To Mr. Litte-Riss and any other citizens of our valley... the board would like to respond to your comment briefly posted on FB and read aloud during the 9/14/26 board meeting, asking about salary rates and the range between front line firefighters and career personnel.

In this year's budget, the budget committee recommended, and the board approved, a $2/hour across the board wage increase. The net result was a 11%+ increase for our front line firefighters ranging to a 3%+ increase at the highest position. This increase raised our front-line firefighters from $15.55/hour to $17.55/hr. These figures are publicly available online on the Secretary of State's Municipal Audits website: https://sos.oregon.gov/audits/muniaudits/pages/default.aspx

While it was a significant increase for the front-line firefighters, we will plan to continue those efforts in future budget committee discussions as the district budget allows. Like most, the budget committee and the board recognize that our front-line firefighters deserve a higher wage. It is a long-standing issue that

cannot be resolved in one or two budget years. Additionally, these front-line firefighters are typically new to the fire service and just beginning their fire careers. As is typical in most careers, the first time/entry level positions make much less than the higher level/career level positions requiring greater experience, responsibility, and qualifications. This is an employment practice we are all familiar with.

As to the pay difference between the front-line firefighters and our career chief positions - there are a variety of reasons for this pay gap. Most notably is the years of experience and greater job responsibilities at the higher level. Every one of those career positions has earned their higher level of pay and responsibility over decades of progressively higher positions. At one time, they were the front-line firefighters that were starting out at the entry-level/lowest pay rate of the entire department. The other important factor in the pay gap is equity. Every single one of our district paid positions must remain competitive in the marketplace. Our paid personnel, at all levels, are working in a highly competitive field, with many opportunities to grow and develop. While we appreciate that many front-line firefighters will move on to higher level positions, both within and outside of our district, we want to retain their skills and build their experience for as long as possible. The same goes for the higher-level positions. The costs to recruit and retain a single position is astronomical. While many of our paid personnel will ultimately leave for opportunities of greater responsibility and higher pay, we need to remain competitive with the salaries of southwestern Oregon.

Given these factors, this board will continue to work diligently with the Chief to maximize pay and benefits to the extent that our budget can reasonably support it. It must be considered that the associated benefit costs of each paid position continues to rise and adds a cost factor of at least 35% on top of the base wage. These benefits continue to increase year over year and make it ever more challenging to maintain pay equity within the district and the region. Additionally, tax revenue increases are statutorily capped at 3% per year, which does not keep pace with current costs. This limited tax revenue increase falls significantly short of today's reality of wages and benefits. As a result, that gap is bridged with voter approved levy initiatives, including the measure that was approved in the May election. The board remains committed to providing fair, equitable, and competitive pay and benefits, all while responsibly managing taxpayer resources with the district's financial position. We will continue to work with the budget committee and the Chief to improve and provide an equitable and competitive rate of pay that continually attracts new employees as well as retaining our valued and experienced personnel.

In closing, the board welcomes questions and constructive discussion from all members of our community. Anyone with questions about our district's operations, wages and benefits, or the budget are always welcome to attend our public meetings. Speak with the members of our district and learn more about the information presented at the meetings. We encourage transparency and open dialog that benefits everyone in our community.

PUBLIC COMMENT: Karen Gomez: Bless you all. Teresa Stover: attending online if any questions. One additional person questioned the recent tragic call in the valley and a response will be provided at next month's meeting.

BOARD COMMENT:

- Director Johnson commended everyone in the district that participated in the Regional Firefighter Medical Evaluations and Cancer Screenings. It is a terrific opportunity to establish a baseline against any future health concern. Additionally, it is an important component in maintaining your personal wellness.
- Director Bouchard encouraged everyone interested in the business of the district to attend the meetings in person. Even better, volunteer and do your part.

The next regularly scheduled BOD meeting will be Monday, November 9, 2026 at 4pm at the Administration building, 681 Caves Hwy., Cave Junction, OR. This meeting adjourned at 4:48pm.

Respectfully submitted,

Director Cheryl Johnson
Board Secretary



Illinois Valley Fire District

Fire Chief's Report – September 2026

Board Meeting Date: October 19, 2026
Submitted by: Fire Chief John Holmes

Fire Defense Board

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Illinois Valley Fire Protection District

Board of Directors Meeting
Operations/Prevention Notes
10/19/2026

For the month of September, the Fire District responded to a total of **81 calls**. Below is the breakdown:

- **Non-Emergent Calls: 12**
  - These incidents included no incidents found, canceled en route, false alarms, non-hostile smoke investigations, and legal open burns.
- **Public Service Calls: 7**
  - These incidents included public assists, lift assists, water leaks, standby incidents, weather-related incidents, and carbon monoxide/gas/smoke alarm investigations.
- **Illegal Open Burns: 9**
  - Enforcement actions resulted in 2 warnings and 4 citations.
- **Hazardous Situations: 2**
  - These incidents included power line issues, fallen trees, fuel leaks, smoke/odor investigations, electrical arcing, and gas leaks.
- **Motor Vehicle Accidents (MVAs): 8**
  - 200 Block of Houge Dr – This MVA resulted in 1 civilian fatality.
- **Medical Calls: 38**
  - Five were CPR calls and one resulted in a CPR save
- **Electrical Fire: 1**
  - 27000 Block of Redwood Hwy - Unintentional. This was an electrical failure contained in the electrical outlet.
- **Large Vehicle Fires:2**
  - 200 block of Kerby Mainline Rd – Unintentional. This was an electrical failure. The fire in the motorhome was under the dash near the fuse block.
  - 7000 Block of Holland Loop Rd - Unintentional. This was an electrical failure in the refrigerator.
- **Grass Fires: 1**
  - 500 block of Kerby Mainline Rd - Undetermined. The cause of the fire was possibly transient activity
- **Mutual aid: 1**
- **Fire & Life Safety Inspections:** 44 Completed
- **Smoke Alarms:** 8 Installed and 11 batteries replaced
- **Labor Day Festival** - The event was a success, as reported previously. The Explorers played a significant role in the operation, educating 243 children using the fire safety trailer. The IVFD booth was also a success, thanks to the volunteers who assisted with staffing and community outreach.

Project Updates

- **Station 5**
  - Building safety permit process and the final inspection have been completed.
- **District Boundary Expansion**
  - The expansion process remains ongoing. Division Chief Paul's is still working with the Department of revenue and Josephine County to get our boundaries expanded and annex citizens that want to be a part of the district.
- **Hydrant Grant Project**
  - The project is mostly complete. Teresa Stover will have an update for you.
- **Dist. Boundary Signs**
  - We are in the permitting process with ODOT and Josephine County

Questions?

Illinois Valley Rural Fire Protection District

Division Chief / Training Report

October 19, 2026

I am ordering the materials for the roof ventilation prop to ensure the grant monies are spent on time, and I will start that project as soon as Tom is back and available to help with the welding.

We were supposed to switch to the new two-county radio frequency plan this month, and I updated our radio software programming to meet that deadline. However, it now looks like Jackson County will need more time before the new frequencies will be utilized.

I am still working on recruiting a few more people to join up as a volunteer firefighter but have not heard or seen if they have turned in an application yet.

The IVCANDO held their sign-ups for next year's can and bottle return fundraiser, and the Explorer's next opportunity is scheduled for January 9, 2027.

This month's training will cover Cardiac Arrest Management, HazMat Refresher, Vehicle Extrication, and A presentation from the Safehouse Alliance.

Respectfully Submitted by Jeff Gavlik, Division Chief

Maintenance Report- September, 2026

8951- Light replaced on rear emergency flasher.

8971- Overhead emergency lights replaced.

8941- Second reverse camera installed on passenger side.

8973- Lights, decals, and radio installed. Is now quartered at Station 3.

8931- Water pump repaired.

8903- New batteries and started solenoid.

Station 1/Admin- New parking blocks and line striping project complete. Additional gravel added to borders in around buildings and parking area.

Station 3- Replaced valve on water supply tank.

Stations 2/3- Communication equipment delivered for Resiliency Trailers. Inventoried and put in place by Support members Foutch and Sudyka.

Annual District hose and ladder testing completed.

Illinois Valley RFPD
Profit & Loss Budget vs. Actual
July through September 2026

	Jul - Sep 26	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010-00 · Current Taxes	16,164.16	1,653,386.00	-1,637,221.84	0.98%
4020-00 · Prior Taxes	10,689.00	25,000.00	-14,311.00	42.76%
4630-00 · INTEREST INCOME				
Total 4630-00 · INTEREST INCOME	20,730.72	50,000.00	-29,269.28	41.46%
4710-00 · Miscellaneous				
Total 4710-00 · Miscellaneous	19,419.35	2,014,922.00	-1,995,502.65	0.96%
4712-00 · Explorers Savings	779.30			
Total Income	67,782.53	3,743,308.00	-3,675,525.47	1.81%
Gross Profit	67,782.53	3,743,308.00	-3,675,525.47	1.81%
Expense				
5000-00 · Personal Services				
Total 5000-00 · Personal Services	570,258.18	3,018,781.00	-2,448,522.82	18.89%
6000-02 · Materials & Services				
Total 6000-02 · Materials & Services	110,200.30	792,900.00	-682,699.70	13.9%
7000-03 · Capital Outlay				
Total 7000-03 · Capital Outlay	33,214.69	1,526,356.00	-1,493,141.31	2.18%
8000-04 · Debt Service/Lease Purchase Agr				
Total 8000-04 · Debt Service/Lease Purchase Agr	0.00	48,628.00	-48,628.00	0.0%
Total Expense	713,673.17	5,386,665.00	-4,672,991.83	13.25%
Net Ordinary Income	-645,890.64	-1,643,357.00	997,466.36	39.3%
Other Income/Expense				
Other Income				
4040-00 · Levy Funds				
Total 4040-00 · Levy Funds	7,178.11	875,275.00	-868,096.89	0.82%
9000-10 · Bond Taxes - Prior	589.91			
Total Other Income	7,768.02	875,275.00	-867,506.98	0.89%
Net Other Income	7,768.02	875,275.00	-867,506.98	0.89%
	-638,122.62	**-768,082.00**	**129,959.38**	**83.08%**

Illinois Valley Fire District
681 Caves Highway
Cave Junction, OR 97523
Phone: 541-592-2225 • Fax: 541-592-6122
www.ivfire.com

October 19, 2026

Board of Directors
Illinois Valley Fire District

RE: Annexation of property into Fire District

Board Members:

Kevin LaPierre of 188 Simmons Cut Dr., Cave Junction OR, owner of the property at 1257 Ridge Vista Dr. R331969, Map 40-08-12 TL 1001, would like to annex 139.04 acres into the Fire District.

He will provide adequate driveway access or a signed non – compliance letter, thus adhering to the rules of the Oregon Fire Code and the Illinois Valley Fire District.

It is in the best interest of the Fire District that we annex the property.

See map attached.

Respectfully,

Kamron Ismaili
Assistant Chief
Operations / Prevention
Illinois Valley Fire District

APPLICATION FOR FIRE PROTECTION BY A RURAL FIRE PROTECTION DISTRICT

On forestland included within a forest protection district under ORS 477.205 to 477.281 as provided by ORS 478.140

TO: Illinois Valley Rural Fire Protection District

Enter Name and Address below

Kevin LaPierre
188 Simmons Cut Dr.
Cave Junction, OR 97523

1257 Ridge Vista Dr.

Telephone Number: 541-810-2753

R.F.P. DISTRICT USE ONLY		ASSESSOR'S USE ONLY	
Date Received	Approved	Date Received	Approved

INSTRUCTIONS TO APPLICANT

1. Applicant must own the property or be purchasing it under contract.
2. File separate application for each tax account.
3. File original form with the Rural Fire Protection District in which your property is located.
4. Retain a copy for your files.

INSTRUCTIONS TO RURAL FIRE PROTECTION DISTRICT

1. Forward a copy to the assessor of the county in which the property is located within 20 days of receipt from applicant.

PROPERTY DESCRIPTION

☒ Deed or ☐ Contract Deed Volume and Page or Instrument Number: 2026-000298 Date Recorded: 1/12/2026

Josephine County Account Number (as shown on your tax statement): R331969

Section Subdivision or Name of Addition	Section or Lot	Township or Block	Range	Acres
TL 1001	12	40	8	139.04

I, as owner, hereby request that part of the above-described property which is protected against fire by the State Board of Forestry under the provisions of Oregon Revised Statute (ORS) 477.205 to 477.281, also be protected against fire by the rural fire protection district in which it is located.

1. This property is located within the exterior boundaries of the above-named Rural Fire Protection District and a forest protection district as defined in ORS 477.205 to 477.281.
2. I understand that I will be taxed for fire protection on the county tax roll by both the rural fire protection district and by the State Board of Forestry under ORS Chapter 477.

COPY

DECLARATION

I declare under the penalties for false swearing as contained in ORS 305.990(4) that this document has been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

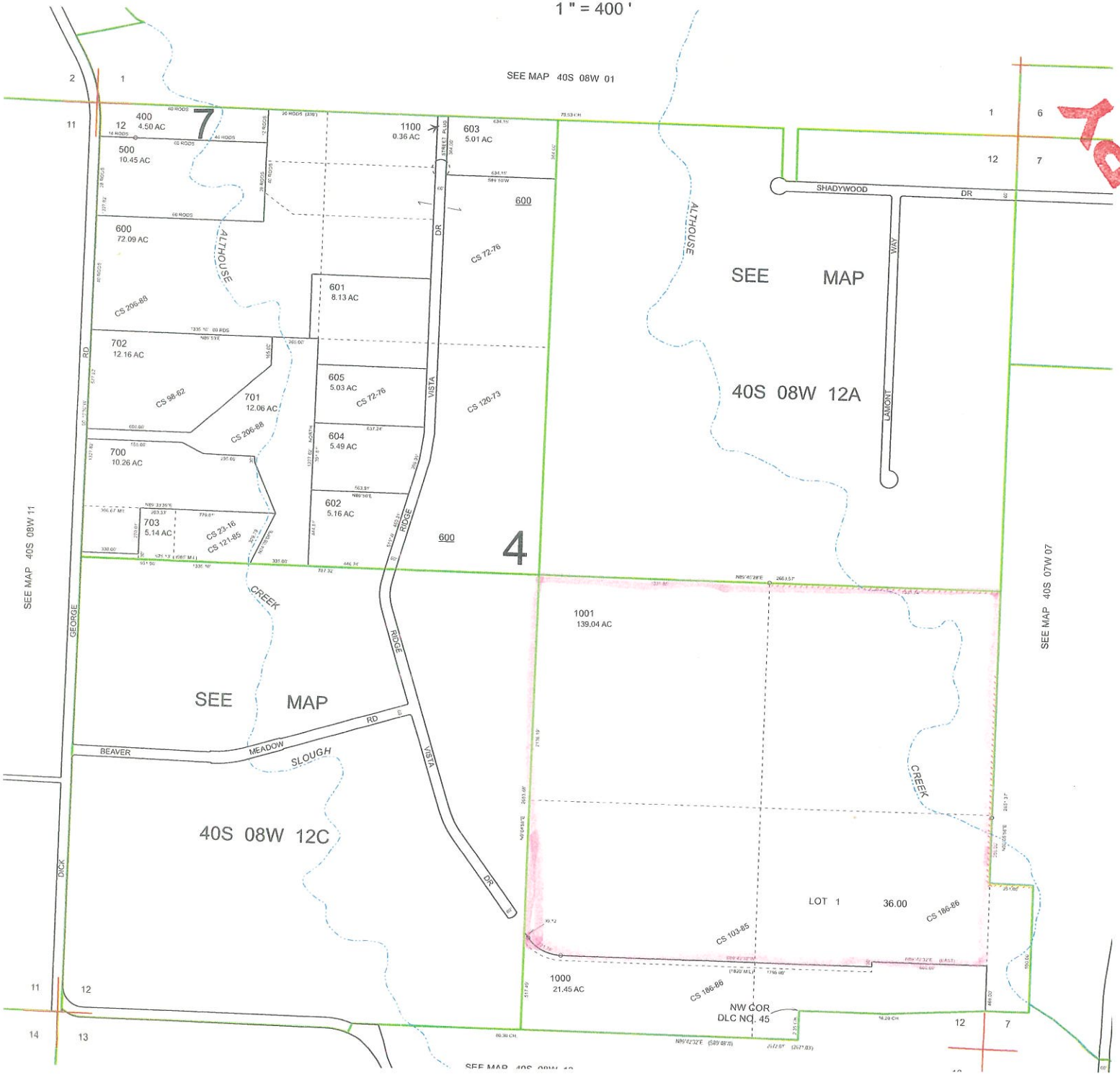
Applicant's Signature X [signature] Date 9/22/26

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 400 800 Feet

SECTION 12 T.40S. R.8W. W.M.
JOSEPHINE COUNTY
1 " = 400 '

40 08 12



CANCELLED:
800
900
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922
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926
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1090
1091

COPY

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October 19, 2026

Board of Directors
Illinois Valley Fire District

RE: Annexation of property into Fire District

Board Members:

Kevin LaPierre of 188 Simmons Cut Dr., Cave Junction OR, owner of the property at * Ridge Vista Dr. R331968, Map 40-08-12 TL 1000, would like to annex 21.45 acres into the Fire District.

He will provide adequate driveway access or a signed non – compliance letter, thus adhering to the rules of the Oregon Fire Code and the Illinois Valley Fire District.

It is in the best interest of the Fire District that we annex the property.

See map attached.

Respectfully,

Kamron Ismaili
Assistant Chief
Operations / Prevention
Illinois Valley Fire District

APPLICATION FOR FIRE PROTECTION BY A RURAL FIRE PROTECTION DISTRICT

On forestland included within a forest protection district under ORS 477.205 to 477.281 as provided by ORS 478.140

TO: Illinois Valley Rural Fire Protection District

Enter Name and Address below

Kevin LaPierre
188 Simmons Cut Dr.
Cave Junction, OR 97523

*Ridge Vista Dr.

Telephone Number: 541-810-2753

R.F.P. DISTRICT USE ONLY		ASSESSOR'S USE ONLY	
Date Received	Approved	Date Received	Approved

INSTRUCTIONS TO APPLICANT

1. Applicant must own the property or be purchasing it under contract.
2. File separate application for each tax account.
3. File original form with the Rural Fire Protection District in which your property is located.
4. Retain a copy for your files.

INSTRUCTIONS TO RURAL FIRE PROTECTION DISTRICT

1. Forward a copy to the assessor of the county in which the property is located within 20 days of receipt from applicant.

PROPERTY DESCRIPTION

☒ Deed or ☐ Contract Deed Volume and Page or Instrument Number: 2026-000298 Date Recorded: 1/12/2026

Josephine County Account Number (as shown on your tax statement): R331968

Section Subdivision or Name of Addition	Section or Lot	Township or Block	Range	Acres
TL 1000	12	40	8	21.45

I, as owner, hereby request that part of the above-described property which is protected against fire by the State Board of Forestry under the provisions of Oregon Revised Statute (ORS) 477.205 to 477.281, also be protected against fire by the rural fire protection district in which it is located.

1. This property is located within the exterior boundaries of the above-named Rural Fire Protection District and a forest protection district as defined in ORS 477.205 to 477.281.
2. I understand that I will be taxed for fire protection on the county tax roll by both the rural fire protection district and by the State Board of Forestry under ORS Chapter 477.

COPY

DECLARATION

I declare under the penalties for false swearing as contained in ORS 305.990(4) that this document has been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

Applicant's Signature X [signature] Date 9/22/26

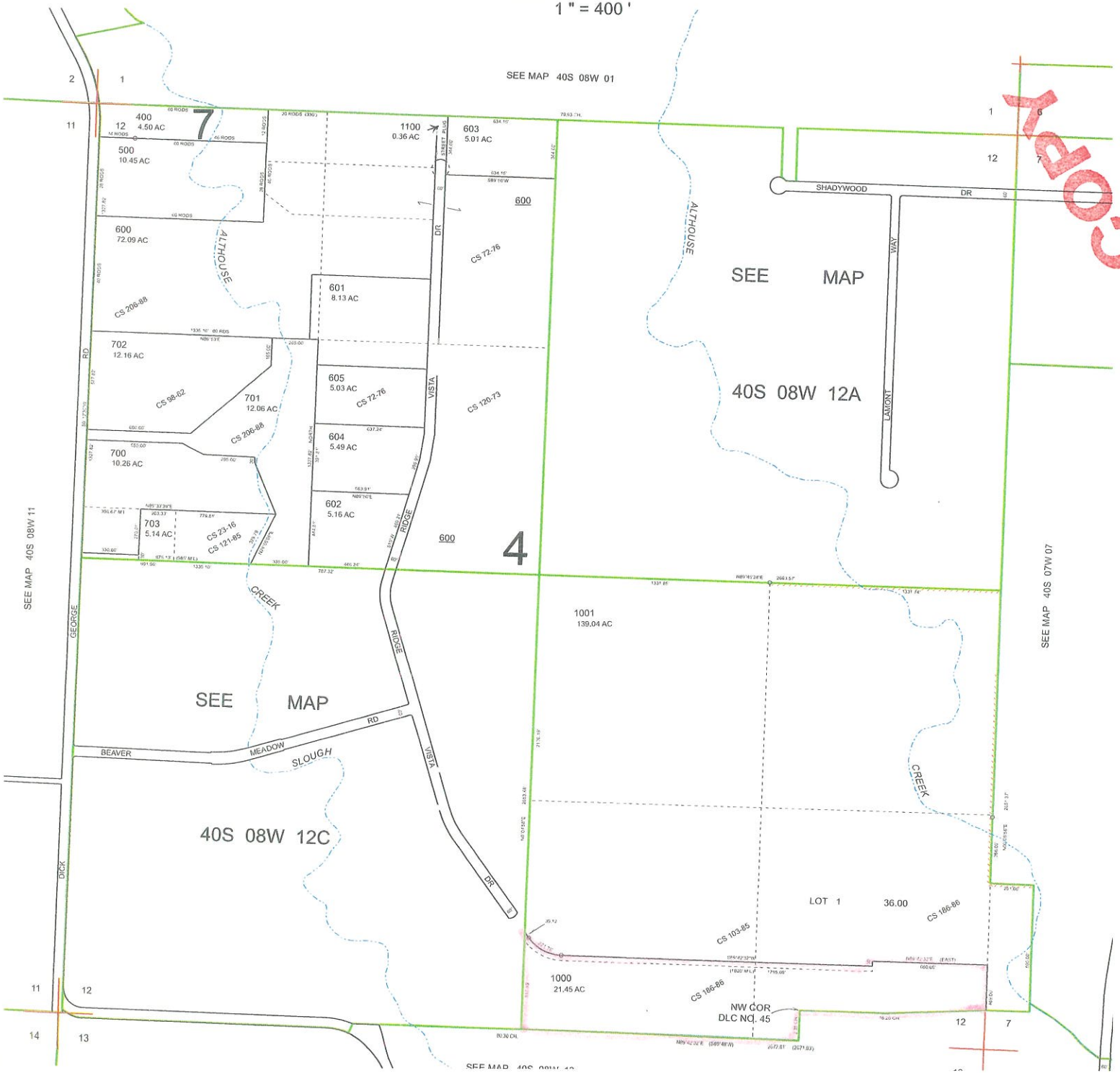
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 400 800 Feet

SECTION 12 T.40S. R.8W. W.M.
JOSEPHINE COUNTY
1 " = 400 '

40 08 12

CANCELLED:
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100
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200
201
300
301
1090
1091



Illinois Valley Fire District
681 Caves Highway
Cave Junction, OR 97523
Phone: 541-592-2225 • Fax: 541-592-6122
www.ivfire.com

10/19/2026

Board of Directors
Illinois Valley Fire District

RE: Annexation of property into Fire District

Board Members:

Robert & Diane Bendix of 5201 Dewey Dr. Fair Oaks, CA 95628, owners of the property at 15500 Caves Hwy. R329194, Map 39-07-36 TL 500, would like to be annexed into the Fire District.

They will provide adequate driveway access or a signed non – compliance letter, thus adhering to the rules of the Oregon Fire Code and the Illinois Valley Fire District.

It is in the best interest of the Fire District that we annex the property.

See map attached.

Respectfully,

Kamron Ismaili
Assistant Chief
Operations / Prevention
Illinois Valley Fire District

APPLICATION FOR FIRE PROTECTION BY A RURAL FIRE PROTECTION DISTRICT

On forestland included within a forest protection district under ORS 477.205 to 477.281 as provided by ORS 478.140

TO: Illinois Valley Rural Fire Protection District

Enter Name and Address below

Roger & Diane Bendix
5201 Dewey Dr
Fair Oaks, CA 96528

15500 Caves Hwy

Telephone Number: 916-792-5796

R.F.P. DISTRICT USE ONLY		ASSESSOR'S USE ONLY	
Date Received	Approved	Date Received	Approved

INSTRUCTIONS TO APPLICANT

1. Applicant must own the property or be purchasing it under contract.
2. File separate application for each tax account.
3. File original form with the Rural Fire Protection District in which your property is located.
4. Retain a copy for your files.

INSTRUCTIONS TO RURAL FIRE PROTECTION DISTRICT

1. Forward a copy to the assessor of the county in which the property is located within 20 days of receipt from applicant.

PROPERTY DESCRIPTION

☒ Deed or ☐ Contract Deed Volume and Page or Instrument Number: -001885 "Exhibit A' Date Recorded: 2/20/2026

Josephine County Account Number (as shown on your tax statement): R329194

Section Subdivision or Name of Addition	Section or Lot	Township or Block	Range	Acres
39-07-36 TL 500	36	39	7	40.00

I, as owner, hereby request that part of the above-described property which is protected against fire by the State Board of Forestry under the provisions of Oregon Revised Statute (ORS) 477.205 to 477.281, also be protected against fire by the rural fire protection district in which it is located.

1. This property is located within the exterior boundaries of the above-named Rural Fire Protection District and a forest protection district as defined in ORS 477.205 to 477.281.
2. I understand that I will be taxed for fire protection on the county tax roll by both the rural fire protection district and by the State Board of Forestry under ORS Chapter 477.

COPY

DECLARATION

I declare under the penalties for false swearing as contained in ORS 305.990(4) that this document has been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

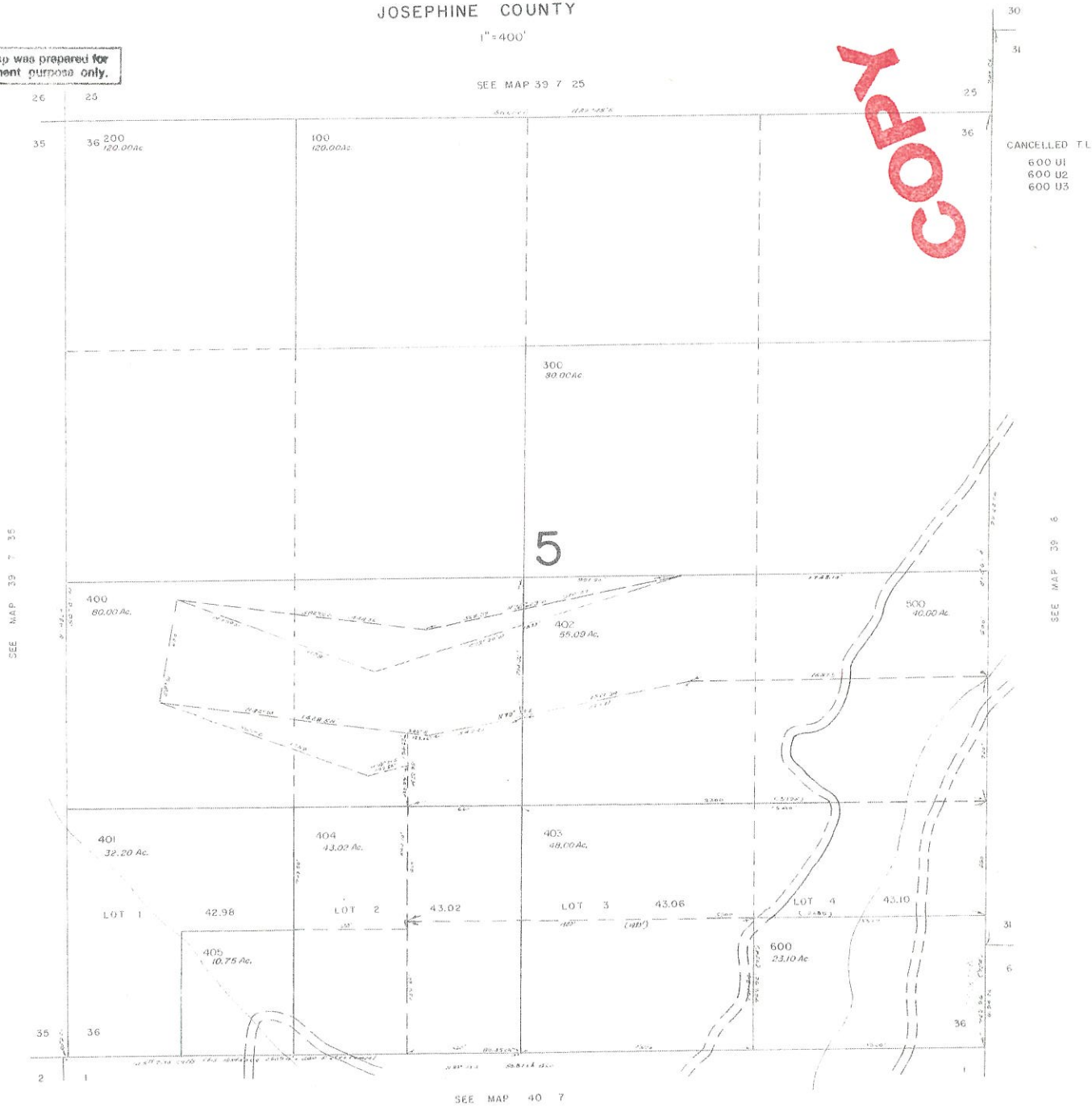
Applicant's Signature X RDB. Date 10-7-26

BOOK 19

SECTION 36 T.39S. R.7W. W. M.
JOSEPHINE COUNTY
1"=400'

This map was prepared for assessment purpose only.

COPY



Illinois Valley Fire District
681 Caves Highway
Cave Junction, OR 97523
Phone: 541-592-2225 • Fax: 541-592-6122
www.ivfire.com

10/19/2026

Board of Directors
Illinois Valley Fire District

RE: Annexation of property into Fire District

Board Members:

FD Timber LLC of PO Box 460329, Houston TX, 77056, owner of the property at *Mooney Mt. Rd., R325482, Map 37-07-00 TL 3300, would like to be annexed into the Fire District.

They will provide adequate driveway access or a signed non – compliance letter, thus adhering to the rules of the Oregon Fire Code and the Illinois Valley Fire District.

It is in the best interest of the Fire District that we annex the property.

See map attached.

Respectfully,

Kamron Ismaili
Assistant Chief
Operations / Prevention
Illinois Valley Fire District

APPLICATION FOR FIRE PROTECTION BY A RURAL FIRE PROTECTION DISTRICT

On forestland included within a forest protection district under ORS 477.205 to 477.281 as provided by ORS 478.140

TO: Illinois Valley Rural Fire Protection District

Enter Name and Address below

FD Timber LLC
Bank of America Dept. 909
c/o Ryan LLC Asset ID:9AA00899
PO Box 460329
Houston, TX 77056

*Mooney Mountain Rd.

Telephone Number:

R.F.P. DISTRICT USE ONLY		ASSESSOR'S USE ONLY	
Date Received	Approved	Date Received	Approved

INSTRUCTIONS TO APPLICANT

1. Applicant must own the property or be purchasing it under contract.
2. File separate application for each tax account.
3. File original form with the Rural Fire Protection District in which your property is located.
4. Retain a copy for your files.

INSTRUCTIONS TO RURAL FIRE PROTECTION DISTRICT

1. Forward a copy to the assessor of the county in which the property is located within 20 days of receipt from applicant.

PROPERTY DESCRIPTION

☒ Deed or ☐ Contract Deed Volume and Page or Instrument Number: 2023-006812 Date Recorded: 7/28/2023

Josephine County Account Number (as shown on your tax statement): R325482

Section Subdivision or Name of Addition	Section or Lot	Township or Block	Range	Acres
TL 3300	00	37	7	372.29

I, as owner, hereby request that part of the above-described property which is protected against fire by the State Board of Forestry under the provisions of Oregon Revised Statute (ORS) 477.205 to 477.281, also be protected against fire by the rural fire protection district in which it is located.

1. This property is located within the exterior boundaries of the above-named Rural Fire Protection District and a forest protection district as defined in ORS 477.205 to 477.281.
2. I understand that I will be taxed for fire protection on the county tax roll by both the rural fire protection district and by the State Board of Forestry under ORS Chapter 477.

COPY

SIGN & DATE

DECLARATION

I declare under the penalties for false swearing as contained in ORS 305.990(4) that this document has been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

Applicant's Signature X Peter Strelinger Date 10-5-2026

150-310-079 (Rev. 4-06) RFPD—Original; Applicant—Make copy

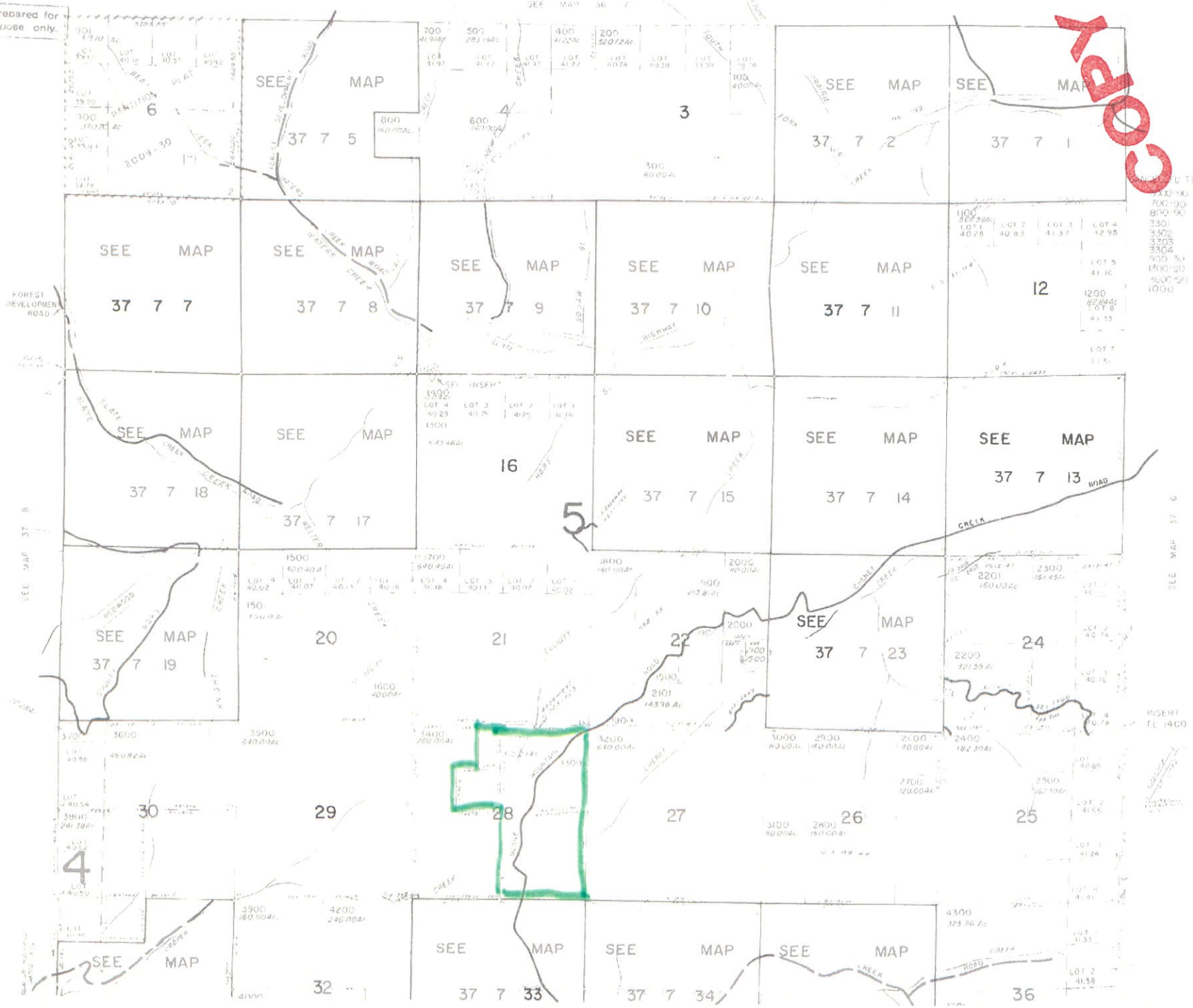
BOOK 16

T. 37S. R.7 W. W.M.
JOSEPHINE COUNTY
1" = 2000'

37 7
& INDEX

This map was prepared for assessment purpose only.

COPY



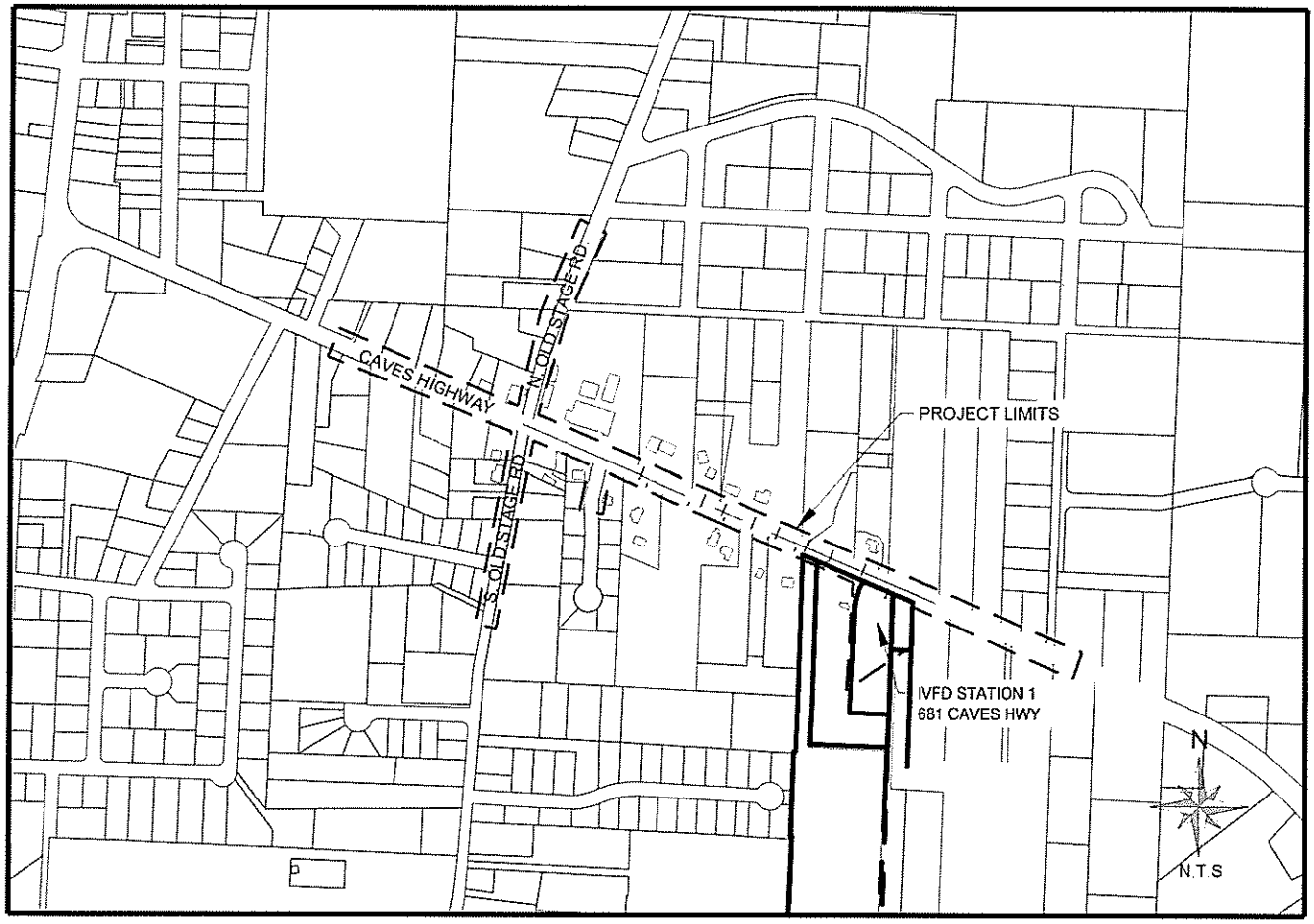
TO: Illinois Valley Fire District Board of Directors and staff
FROM: Teresa Stover, contract project administrator for water and sewer lines extension
SUBJECT: **Hydrant Project Status Report**
DATE: October 13, 2026

The IVFD water and sewer lines expansion has installed about 1,700 lineal feet of water line and 708 lineal feet of sewer line from existing City of Cave Junction main lines on Old Stage Road to the Illinois Valley Fire District Station 1 at 681 Caves Highway (see attached drawing). Four fire hydrants were installed along the water line: three on Caves Highway and one on the fire station back lot.

IVFD is managing the design, engineering, and construction of the project, with Verdantas (formerly Civil West Engineering) as the engineer and Pilot Rock Excavation as the contractor. Upon completion, IVFD will hand off operation and maintenance of the lines to the City of Cave Junction. The project is funded by an Oregon Lottery direct legislative award, as administered by Business Oregon. The Business Oregon deadline to complete the project is March 2027.

Current and upcoming milestones

- **Construction**
  - Verdantas completed and submitted the as-built drawings. Verdantas also issued the Certificate of Substantial Completion (attached), with the date of completion indicated as October 6.
- **Finance**
  - Prepared disbursement request #22 (attached) for construction and grant administration.
- **Agreements**
  - Sent five of the six requirements for handoff of the water and sewer lines on Caves Highway to the City of Cave Junction. These include the Certificate of Substantial Completion, five sets of test results, and the as-built drawings. When the final project bills are paid, will send a non-lien affidavit certifying that all bills in connection with the project have been paid in full.
- **Project closeout**
  - After project handoff to the City of Cave Junction is complete, will conduct a Lessons Learned meeting for the project and submit the final report.



PROJECT VICINITY MAP

CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	Illinois Valley Fire District	Owner's Project No.:	
Engineer:	Civil West Engineering Services, Inc.	Engineer's Project No.:	2204-359
Contractor:	Pilot Rock Excavation, Inc.	Contractor's Project No.:	
Project:	Water and Sewer Line Extension Project		
Contract Name:			

This ☐ Preliminary ☒ Final Certificate of Substantial Completion applies to:

☒ All Work ☐ The following specified portions of the Work:

Date of Substantial Completion: **10/02/2026**

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work must be as provided in the Contract, except as amended as follows:

Amendments to Owner's Responsibilities: ☒ None ☐ As follows:

Amendments to Contractor's Responsibilities: ☒ None ☐ As follows:

The following documents are attached to and made a part of this Certificate:

None

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

Engineer

By *(signature)*: Riley Scherr

Name *(printed)*: Riley Scherr, PE

Title: Senior Project Manager

EJCDC® C-625, Certificate of Substantial Completion.
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OBDD Disbursement Request

Amendment Number 4

business oregon

Recipient: Illinois Valley Fire District

Project Name: Extension of Water and Sewer Lines

Funding Programs: Direct Legislative Passthrough

Project Number: C2024039
Portfol Loan No.: 7232-01

Request Number: 22

Final Draw? ○ Yes ◉ No

Reporting Period: 6/1/2026 to 9/30/2026

	OBDD Funds (Enter Whole Dollars Only)				Other / Matching Funds (Enter Whole Dollars Only)				All Funds
(A)	(B)	(C)	(D)	(E) = [B-C-D]	(F)	(G)	(H)	(I) = [F-G-H]	(J) = [C+D+G+H]
Activity	Approved Budget	Prior Disbursements	Current Request	Balance	Approved Budget	Prior Expenditures	Current Expenditure	Balance	Disbursed & Expended
Design/Engineering	$138,000	$128,643		$9,357					$128,643
Construction	739,698	706,448	33,250						739,698
Construction Contingency	62,802		54,226	8,576					54,226
Legal Fees	6,000	4,929		1,071					4,929
Permitting and Regulatory Fees	4,000	292		3,708					292
Grant Administration	34,000	31,344	525	2,131					31,869
Total	$984,500	$871,656	$88,001	$24,843					$959,657

Certification: We certify that the data are correct and that the amount requested is not in excess of current needs.

Assistant Chief — 10/8/2026
Authorized Signature & Title — Date

Administrator — 10/8/2026
Authorized Signature & Title — Date

Jamie Paul — 541-592-2225
Project Contact for Payment Notification — Phone Number

jamiepaul@ivfire.com
E-Mail Address

For OBDD Use Only: I have reviewed this request and approve payment to the above mentioned recipient in the amount(s) listed below.

Dollar Amount	Funding Type (Loan / Grant / Forgivable)	Funding Program (If more than one source of funds)
$		
$		
$		
$		

Contract Administrator Signature — Date — Manager Signature — Date

OBDD Disbursement Request

Amendment Number 4

Recipient:	Illinois Valley Fire District	**Project Number:**	C2024039 7232-01
Project Name:	Extension of Water and Sewer Lines	**Request Number:**	22
Funding Programs:	Direct Legislative Passthrough		

Project Goals (Report for Every Cash Draw)

	Proposed Work Plan	Estimated Completion Date	Results Achieved
1.	Execute IGA with Cave Junction	Feb 29 2024	After negotiations and several drafts, the IGA was executed on July 31.
2.	Procure Engineer	Mar 31 2024	The Engineering RFP was issued in Sep. Two proposals were opened Oct 8. Contract executed Dec 29.
3.	Final Design Complete, including OHA/DEQ approval of plans	Sep 30 2024	100% design completed Mar 18. ODOT review complete. Final changes made to bid documents. Final DEQ approval received.
4.	Construction Complete	Oct 2 2026	Final walkthrough was done Sep 8. Substantial completion took place Oct 2.
5.	Project Closeout	Oct 31 2026	Received the Certificate of Substantial Completion and as-built drawings. Handoff to the City of Cave Junction is in process.
6.			
7.			
8.			
9.			
10.			