

BOARD OF DIRECTORS
REGULAR MEETING AGENDA

February 12, 2026
6:30 P.M.

MEMBERS OF THE BOARD

Director John Maness, Director Joe Peery, Director James Valencia, Director Richard McCarty, Director Steve Marks
CONCERNING PUBLIC COMMENT

The Board of Directors offers the public to speak to specific agenda items during the time the agenda item is discussed by the Board. The Board also allows the opportunity for the public to speak on non-agenda items during "public comments" prior to the conclusion of the meeting. Comments are limited to five minutes per individual and five minutes for speakers representing an organization. The Board may not make any decision related to non-agenized items until the next Board meeting.

AGENDA

Badge Pinning Eduardo Duarte
Pledge of Allegiance

I. Call To Order – Roll Call

II. Consent Calendar – Discussion/Action

- A. Monthly Activity Reports – January 2026
- B. Fuel Report –December 2025, January 2026
- C. Minutes Regular Board Meeting – September 11, 2025, Special Board Meeting – September 25, 2025, Regular Board Meeting – November 13, 2025, January 8, 2026

III. Correspondence

None

IV. Comments/Questions

- A. Board Members
- B. Copperopolis Volunteer Fire Association
- C. Citizen Emergency Response Team

V. Public Comment

VI. Administrative Report

- A. Fire Chief

VII. New Business

- A. Discussion/Action: Review and Possibly Adopt Resolution 2026-04 Declaration of Items Of Property No Longer Needed and/or Required by the Fire District.
- B. Discussion/Action: The Board will Elect Officers for the 2026 Calendar Year for the Positions of Chair, Vice Chair, Secretary and Treasurer.
- C. Discussion/Action: Review and Possibly Approve Independent Audit for Fiscal Year Ending June 30, 2025.
- D. Discussion/Action: Advise Staff on Demolition and Removal of Building for Station 2.
- E. Discussion/Action: Review and Possibly Approve a Concrete Quote for Apparatus Approach, R/R Rear Pad Next to Main Door West Side of Station, Concrete Pad for Future Outdoor BBQ and Dining Area.
- F. Discussion/Action: Advise Staff on the Purchase of Land Located at Copper Cove and O'Byrnes Ferry.
- G. Discussion/Action: Review and Possibly Approve DocAccess for ADA and DOJ Guidelines.

VIII. Closed Session

A. Closed Session to Discuss Public Employee Salaries, Salary Schedules, or Fringe Benefits of its Employees and any Other Matter Within the Statutorily Provided Scope of Representation Pursuant to Government Code Section 54957.6(a).

IX. Adjournment

Next Regular Board Meeting – March 12, 2026 @ 6:30 P.M.

Copperopolis Fire Protection District

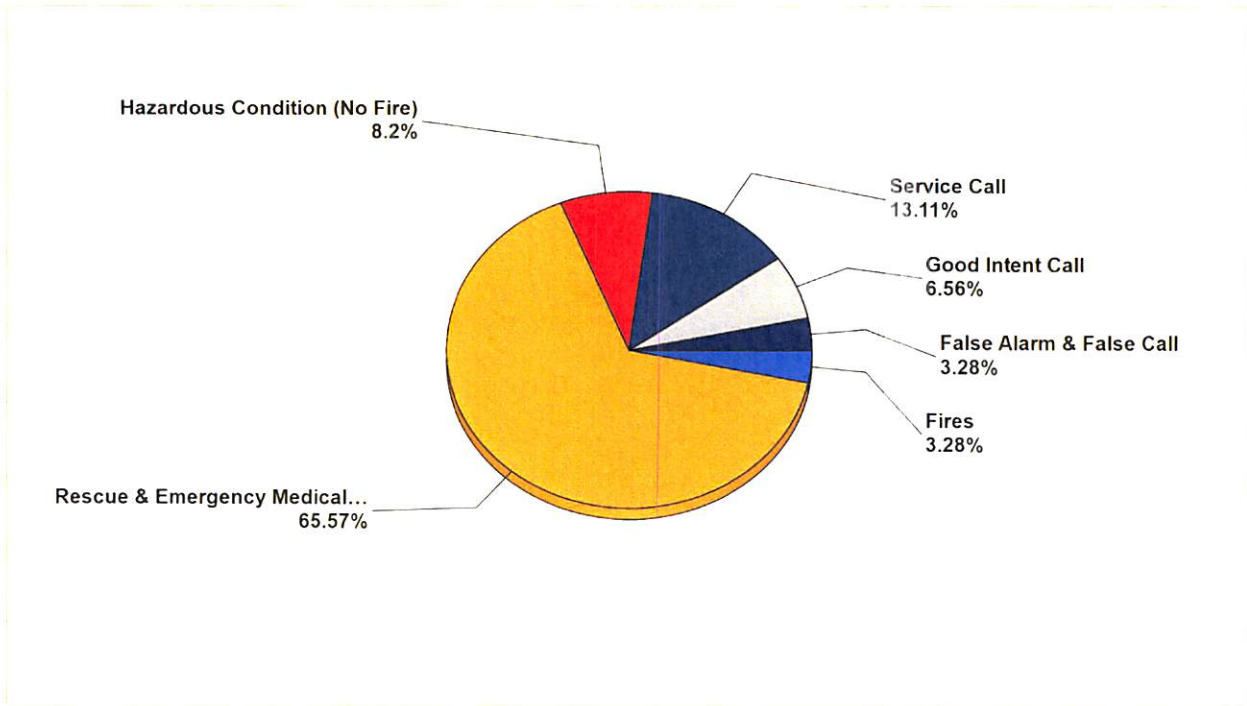
Copperopolis, CA

This report was generated on 2/6/2026 2:59:30 PM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 01/01/2026 | End Date: 01/31/2026



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	2	3.28%
Rescue & Emergency Medical Service	40	65.57%
Hazardous Condition (No Fire)	5	8.2%
Service Call	8	13.11%
Good Intent Call	4	6.56%
False Alarm & False Call	2	3.28%
TOTAL	61	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Detailed Breakdown by Incident Type		
INCIDENT TYPE	# INCIDENTS	% of TOTAL
131 - Passenger vehicle fire	1	1.64%
151 - Outside rubbish, trash or waste fire	1	1.64%
300 - Rescue, EMS incident, other	17	27.87%
321 - EMS call, excluding vehicle accident with injury	22	36.07%
324 - Motor vehicle accident with no injuries.	1	1.64%
400 - Hazardous condition, other	1	1.64%
412 - Gas leak (natural gas or LPG)	2	3.28%
440 - Electrical wiring/equipment problem, other	1	1.64%
462 - Aircraft standby	1	1.64%
520 - Water problem, other	1	1.64%
550 - Public service assistance, other	3	4.92%
553 - Public service	4	6.56%
611 - Dispatched & cancelled en route	4	6.56%
712 - Direct tie to FD, malicious false alarm	1	1.64%
743 - Smoke detector activation, no fire - unintentional	1	1.64%
TOTAL INCIDENTS:	61	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Copperopolis Fire Protection District

Copperopolis, CA

This report was generated on 2/6/2026 3:00:12 PM



Count of Classes and People by Class Category with Class Hours and Man Hours for Date Range
Passed/Failed: Both Passed and Failed | Start Date: 01/01/2026 | End Date: 01/31/2026

	CLASS COUNT	TOTAL CLASS HOURS	COUNT OF PEOPLE	TOTAL MAN HOURS
EMS - Imported	1	3:00	6	18:00
Fire Operations - Imported	8	23:00	43	122:00
GRAND TOTALS:	9	26:00	49	140:00

This report lists the actual count of Reviewed classes and the class hours, and the number of people who attended those classes and the total Man Hours for each Class Category. This report pulls training hours from the Training Code Hours field on the Info Page.



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**FUEL REPORT
DECEMBER 2025**

DATE	UNIT	ODOMETER	DIESEL GALLONS	GASOLINE GALLONS
12/2/25	E231	32399	10.6	
12/2/25	M232	99708	7.6	
12/3/25	E237	68049	15.1	
12/4/25	E231	32462	13.3	
12/5/25	E327	68108	16.6	
12/6/25	E237	68138	5.5	
12/6/25	E231	35239	18.5	
12/7/25	E237	68165	8.7	
12/7/25	M232		15.9	
12/8/25	E231	32589	12.5	
12/8/25	M232	99939	15.3	
12/10/25	E231	32647	14.9	
12/12/25	M232	100000	8.1	
12/13/25	E231	32741	22.1	
12/13/25	M232	100011	9.4	
12/16/25	E237	68256	18.5	
12/16/25	E231	32813	17	
12/17/25	M232	32897	19	
12/18/25	E231	32958	17	
12/20/25	E231	32958	13.3	
12/20/25	M232	100262	19	
12/24/25	WT234	14955	11.2	
12/25/25	E233	89822	13.5	
12/25/25	E231	33025	19	
12/26/25	M232	100369	35.2	
12/27/25	E231	33110	14.9	
12/28/25	M232	100425	14.4	
12/29/25	E231	33188	19.8	
12/30/25	M232	100511	11.3	
12/31/25	E231	33276	16.6	
12/31/25	M232	100562	7.5	
TOTALS:			461.3	0

FUEL REPORT
JANUARY 2026

DATE	UNIT	ODOMETER	DIESEL GALLONS	GASOLINE GALLONS
1/3/26	E231	33370	19	
1/3/26	M232	100668	14.6	
1/5/26	E231	33424	12.6	
1/6/26	M232	100746	9.7	
1/8/26	E231	33515	18.4	
1/9/26	M232	100815	11	
1/9/26	E231	33537	5.5	
1/12/26	E231	33589	13.1	
1/12/26	M232	100884	8.4	
1/13/26	M232	100948	8.2	
1/13/26	E231	33657	15.5	
1/15/26	M232	101006	8.1	
1/16/26	E231	33686	9	
1/17/26	M232	101077	9.5	
1/19/26	M232	101134	6.7	
1/19/26	E231	33743	12.6	
1/21/26	E231	33789	11.2	
1/21/26	M232	101198	11	
1/24/26	E233	89858	10.4	
1/24/26	E231	33867	18.5	
1/25/26	M232	101249	8.5	
1/26/26	E231	33894	11.3	
1/27/26	E231	33946	10.1	
1/29/26	M232	101383	19.4	
1/29/26	E231	34028	22.5	
1/31/26	M232	101447	8.1	
TOTALS:			312.9	0

COPPEROPOLIS FIRE PROTECTION DISTRICT
370 MAIN STREET
Copperopolis, CA 95228
209 785-2393 – FAX 209 785-2423
BOARD OF DIRECTORS

MEMBERS OF THE BOARD

Director John Maness, Director Joe Peery, Director James Valencia, Director Steve Marks, Director Richard
McCarty

Regular Meeting Minutes
September 11, 2025

Pledge of Allegiance

I. Call To Order – Roll Call 6:30pm

Directors Present: Maness, Peery, Valencia, McCarty, Marks

Absent: None

Administrative Staff Present: Fire Chief Scott Hertzog

Guests: Brian Nolan, John & Dagmar Poffenroth, John Parks

II. Consent Calendar – Discussion/Action

A. Minutes From July 10, 2025

B. Monthly Activity Reports – July 2025

C. Fuel Report – July 2025

D. Monthly Financial Report – June 2025

A. Minutes From August 14, 2025

Motion: McCarty, Seconder: Peery

Ayes (5) Noes (0) Abstained (0) Absent (0)

III. Correspondence

None.

IV. Comments/Questions

A. Board Members

None

B. Copperopolis Volunteer Fire Association

Brian Nolan stated that bingo is going well and that they need some help with Trick Or Treat Street in Copper Square.

C. Citizen Emergency Response Team

John Poffenroth stated that they completed sexual harassment training and they helped with the structure fire in Angels Camp. He wanted to thank the District that helped with the lightning fire as it was very close to his home.

V. Public Comment

None

VI. Administrative Report

A. Fire Chief

Scott Hertzog stated that the final budget had to wait due to the fires and we have not received the numbers for Measure A yet and would like to have a special meeting on September 25th at 6:30pm. Fleet is in service. Engine 233 needs a transfer case rebuild; it had an air leak, metal shavings and the bearings needed work. Rich is working on those items. Also Engine 236 had some minor damage on the complex but

was fixed in house. We have one new Firefighter Reserve and two vacant spots. Rescue swimmer training will be at the end of the month on the 23rd-25th. We had a Firewise event put on by CABA with a pretty good turnout, about 40 people attended. November 1st there is a Firewise event at the Angles Camp fairgrounds. There has been no change to our TOT income from the Board of Supervisors. We were awarded \$22,000 in a grant for wildland tools and PPE. Scott gave a recap on the Lightning Complex fires. There were 21 fires between Tuolumne and Calaveras counties. In November we will start doing our fire prevention inspection. There has not been any new construction development in our area for prevention inspections. Copper Valley is hosting a ground breaking event on Monday from 12:00pm-1:00pm and invited the District to attend. He would like to reinstate a finance committee with the Board.

VII. New Business

A. Discussion/Action: Possibly Adopt Standard Operating Guides Regarding the District Rescue Boat.

Motion to adopt standard operating guides regarding the District rescue boat.

Motion: McCarty, Seconder: Peery

Ayes (5) Noes (0) Abstained (0) Absent (0)

B. Discussion/Action: Possibly Allow the Fire Chief to Sign the Acceptance Contract with OES for an Engine.

The contract was already approved. Chief Hertzog wanted to inform the Board that pick up of the engine will happen once we get the insurance coverage and do the pre-inspection before picking it up.

VIII. Old Business

A. Discussion/Action: Possibly Approve the Service Agreement with Fire Recovery USA, LLC to Bill & Collect Fire Prevention Fees.

Motion to approve the Service Agreement with Fire Recovery USA, LLC to Bill & Collect Fire Prevention Fees.

Motion: Valencia, Seconder: Peery

Ayes (5) Noes (0) Abstained (0) Absent (0)

Adjournment Regular Meeting— 7:29 pm

Respectfully Submitted, Tori Polen, Board Clerk

**COPPEROPOLIS FIRE PROTECTION DISTRICT
370 MAIN STREET
Copperopolis, CA 95228
209 785-2393 – FAX 209 785-2423
BOARD OF DIRECTORS**

MEMBERS OF THE BOARD

**Director John Maness, Director Joe Peery, Director James Valencia, Director Steve Marks, Director Richard
McCarty**

**Special Meeting Minutes
September 25, 2025**

Pledge of Allegiance

I. Call To Order – Roll Call 6:30pm

Directors Present: Maness, Peery, Valencia, McCarty, Marks

Absent: None

Administrative Staff Present: Fire Chief Scott Hertzog

Guests: None

II. Public Comment

None

III. New Business

A. Discussion/Action: The Board will Review and Possibly Adopt the Final Budget Attestations For Fiscal Year 2025-2026.

Chief Scott Hertzog went over the budget expenses and revenue.

Motion to adopt the final budget for fiscal year 2025-2026.

Motion: Valencia, Seconder: Peery

Ayes (5) Noes (0) Abstained (0) Absent (0)

Motion to adopt the final budget attestation.

Motion: Valencia, Seconder: Peery

Roll Call Vote: Maness, Aye; Peery, Aye; Valencia, Aye; McCarty, Aye; Marks, Aye.

Motion to adopt the final budget attestation Measure A.

Motion: Valencia, Seconder: Peery

Roll Call Vote: Maness, Aye; Peery, Aye; Valencia, Aye; McCarty, Aye; Marks, Aye.

Adjournment Special Meeting– 7:27 pm

Respectfully Submitted, Tori Polen, Board Clerk

**COPPEROPOLIS FIRE PROTECTION DISTRICT
370 MAIN STREET
Copperopolis, CA 95228
209 785-2393 – FAX 209 785-2423
BOARD OF DIRECTORS**

MEMBERS OF THE BOARD

Director John Maness, Director Joe Peery, Director James Valencia, Director Steve Marks, Director Richard McCarty

**Regular Meeting Minutes
November 13, 2025**

Pledge of Allegiance

I. Call To Order – Roll Call 6:30pm

Directors Present: Maness, McCarty, Marks

Absent: Valencia, Peery

Administrative Staff Present: Fire Chief Scott Hertzog, District Secretary Tori Polen

Guests: John & Dagmar Poffenroth, Al Segalla, Carolyn Stinemates

II. Consent Calendar – Discussion/Action

A. Monthly Activity Reports – July 2025

B. Fuel Report – October 2025

Motion to accept consent calendar.

Motion: Valencia, Seconder: Peery

Ayes (3) Noes (0) Abstained (0) Absent (2)

III. Correspondence

None.

IV. Comments/Questions

A. Board Members

None

B. Copperopolis Volunteer Fire Association

Chief Hertzog said the Chili Cook Off went well. They sold 175 tickets. Bingo last month had a lower attendance than usual.

C. Citizen Emergency Response Team

Carolyn Stinemates stated that CERT participated in the firewise event in Angels Camp, the Chili Cook Off, training with Columbia College and the Veterans Parade. The parade was much shorter than it was prior years.

V. Public Comment

Al Segalla suggested that the Veterans Parade have music like the high school band in the parade.

VI. Administrative Report

A. Fire Chief

Scott Hertzog stated that the budget is in good condition. Measure A funds are coming in and he met with the new County Auditor. Engine 233 bearings and leaf springs are being repaired. The rest of the fleet is in service. We had 10 or 12 interviews for Firefighter Reserve positions and will be bringing on 6 of them. Training is focused on structure drills. Auto Extrication class will be held next Monday-Wednesday. CERT member Sheri Greenspan participated to help Copper Valley get firewise certification. The Annual Christmas Party is on December 19th. Chief Parks is conducting staff company level training in fire prevention.

VII. New Business

A. Discussion/Action: The Board will Review and Possibly Adopt Resolution 2025-11 Declaring items no longer usable and/or Required by the District as Surplus.

Motion to adopt resolution 2025-11.

Motion: Marks, Seconder: McCarty

Roll Call Vote: Maness, Aye; Marks, Aye; McCarty, Aye.

B. Discussion/Action: Possibly Approve the Service Agreement with Distinctive Recognition for uniforms and PPE.

Motion to approve the service agreement with Distinctive Recognition for uniforms and PPE.

Motion: Marks, Seconder: McCarty

Ayes (3) Noes (0) Abstained (0) Absent (2)

C. Discussion/Action: Review and Accept the 2024 Assistance to Firefighters Grant Program. Grant number: 2024-FG03777, Case Number: 2024-FG-03777.53867.

Chief Hertzog explained that this grant will replace our exhaust systems in the apparatus bays.

Motion to accept the 2024 Assistance to Firefighters Grant Program. Grant number: 2024-FG03777, Case number: 2024-FG-03777.53867.

Motion: McCarty, Seconder: Marks

Ayes (3) Noes (0) Abstained (0) Absent (2)

Adjournment Regular Meeting– 7:02 pm

Respectfully Submitted, Tori Polen, Board Clerk

VIII. Closed Session

A. Closed Session to Discuss Public Employee Salaries, Salary Schedules, or Fringe Benefits of its Employees and any Other Matter Within the Statutorily Provided Scope of Representation Pursuant to Government Code Section 54957.6(a).

Closed Session Convened at 7:07pm

Closed Session Adjourned at 7:45pm.

No actions taken.

COPPEROPOLIS FIRE PROTECTION DISTRICT
370 MAIN STREET
Copperopolis, CA 95228
209 785-2393 – FAX 209 785-2423
BOARD OF DIRECTORS

MEMBERS OF THE BOARD

Director John Maness, Director Joe Peery, Director James Valencia, Director Steve Marks, Director Richard
McCarty

Regular Meeting Minutes
January 8, 2026

Pledge of Allegiance

I. Call To Order – Roll Call 6:30pm

Directors Present: Maness, McCarty, Marks

Absent: Valencia, Peery

Administrative Staff Present: Fire Chief Scott Hertzog

Guests: Brian Nolan, John & Dagmar Poffenroth, Carolyn Stinemates

II. Consent Calendar – Discussion/Action

A. Monthly Activity Reports – November 2025

B. Fuel Report – November 2025

Motion to accept consent calendar.

Motion: Marks, Seconder: McCarty

Ayes (5) Noes (0) Abstained (0) Absent (0)

III. Correspondence

None.

IV. Comments/Questions

A. Board Members

Director Valencia apologized for missing the November meeting. Director Marks would like to see a first responder tax looked into and put on the agenda. Chief Hertzog will question other departments in the area that have the first responder tax and see if our fire recovery systems service may be able to be the collection service.

B. Copperopolis Volunteer Fire Association

Chief Hertzog said the Chili Cook Off was November 8th and it went well. The Explorer Program is back up and running after COVID. We have two Explorers.

C. Citizen Emergency Response Team

Carolyn Stinemates stated that CERT has scheduled training in January on OES and radio communications.

V. Public Comment

None.

VI. Administrative Report

A. Fire Chief

Scott Hertzog stated that we need to increase the payroll account at Columbia Bank due to our increase of personnel. It is currently at \$90,000 needs to be increased to \$125,000. Engineer Lee stated that all fleet equipment is in service. Scott reported that we hired 6 new Firefighter reserves and are looking to increase permanent staff by 2 Firefighters and introduced Firefighter Reserves Dalton Reed and Brenden Windorski. Training is being focused on structure fire drills, flu fires and vehicle accidents. We are still working on grants. The exhaust removal systems should be done sometime in February or March. Streamline software is up and running for fire

inspection training to start this month. Director Peery, Director Marks and Chief Hertzog met for a finance committee meeting.

VII. New Business

A. Discussion/Action: Review and Possibly Adopt New Fire/EMS Reporting Software (First Due).

Motion to adopt new fire/EMS reporting software (First Due) to try for a year.

Motion: Marks, Seconder: Valencia

Ayes (5) Noes (0) Abstained (0) Absent (0)

B. Discussion/Action: Review and Possibly Adopt Resolution 2026-01 Declaration of Items Of Property No Longer Needed and/or Required by the Fire District.

Motion to adopt Resolution 2026-01.

Motion: Marks, Seconder: Valencia

Roll Call Vote: Maness, Aye; Peery, Aye; Valencia, Aye; McCarty, Aye; Marks, Aye.

C. Discussion/Action: Review and Possibly Adopt Resolution 2026-02 Election to Retain Revenue Pursuant to Section 3.57.090.

Motion to adopt Resolution 2026-02.

Motion: Valencia, Seconder: Peery

Ayes (5) Noes (0) Abstained (0) Absent (0)

D. Discussion/Action: Review and Possibly Adopt Resolution 2026-03 to Approve A Midyear Budget Adjustment and Increasing CLFPT Account 22250010.

Motion to adopt Resolution 2026-03.

Motion: Motion to adopt Resolution 2026-01.

Motion: Valencia, Seconder: Marks

Roll Call Vote: Maness, Aye; Peery, Aye; Valencia, Aye; McCarty, Aye; Marks, Aye.

E. Discussion/Action: Review and Possibly Adopt District Manual Revision Section 2.01.017 Out of Grade Pay.

Motion to District Manual revision Section 2.01.017 Out of Grade Pay.

Motion: Peery, Seconder: Valencia

Ayes (5) Noes (0) Abstained (0) Absent (0)

F. Discussion/Action: Advise Staff on Hiring New Personnel.

The Board advised staff to currently hire 2 Firefighters and possibly a 3rd at a later date. Discussion ensued regarding hiring an Administrative Assistant due to the increase in work that has been generated by Measure A. The finance committee will meet to discuss the costs and bring it to the Board to approve.

Motion to currently hire 2 firefighters and possibly a 3rd at a later date.

Motion: Peery, Seconder: Marks

Ayes (5) Noes (0) Abstained (0) Absent (0)

Adjournment Regular Meeting– 7:17 pm

Respectfully Submitted, Tori Polen, Board Clerk

COPPEROPOLIS FIRE PROTECTION DISTRICT

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COPPEROPOLIS FIRE PROTECTION DISTRICT FOR DECLARATION OF ITEMS OF PROPERTY NO LONGER NEEDED AND/OR REQUIRED BY THE FIRE DISTRICT

WHEREAS, the Copperopolis Fire Protection District has property no longer needed and/or required;

WHEREAS, the governing body of the Copperopolis Fire Protection District must declare said property surplus prior to disposal;

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF THE Copperopolis Fire Protection District declares the attached list of used items as surplus;

BE IT FURTHER RESOLVED THAT THE GOVERNING BODY OF THE Copperopolis Fire Protection District shall direct District staff to dispose of said items through donation to another public agency, direct sale to the public, recycle, public auction or any combination thereof.

Passed and Adopted this _____ day of February, 2026.

Ayes:

Noes:

Abstain:

Absent:

Chair

I, Tori Polen, Clerk of the Board of the Copperopolis Fire Protection District do hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted by the Board at a Regular meeting thereof held at its regular place of meeting at the date and by the vote stated, which Resolution is on file in the office of the Board.

Clerk of the Board

Inventory

40 Office Chairs

LARRY BAIN, CPA

AN ACCOUNTING CORPORATION

2148 Frascati Drive, El Dorado Hills, CA 95762 / (916)601-8894

lpbain@sbcglobal.net

January 21, 2026

Board of Directors and Management
Copperopolis Fire Protection District
Copperopolis, CA

We are pleased to confirm our understanding of the services we are to provide Copperopolis Fire Protection District for the fiscal year ended June 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Copperopolis Fire Protection District as of and for the fiscal year ended June 30, 2025. Accounting standards generally accepted in the United States of America (GAAS) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Copperopolis Fire Protection District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Copperopolis Fire Protection District's RSI in accordance with GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles (GAAP) and will be subjected to certain limited procedures, but will not be audited:

- 1) General Fund Budget to Actual Schedule
- 2) Pension GASB No. 68 information

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Copperopolis Fire Protection District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also assist in preparing the financial statements of Copperopolis Fire Protection District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing

activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Larry Bain, CPA, An Accounting Corporation and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the State Controller's Office or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Larry Bain, CPA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to State Controller's Office or its designee. The State Controller or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Larry Bain, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on February 18, 2026, and to issue our report no later than April 2026.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses,

will not exceed \$9,850. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 45 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of Copperopolis Fire Protection District's financial statements. Our report will be addressed to management and those charged with governance of Copperopolis Fire Protection District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Copperopolis Fire Protection District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Larry Bain, CPA
An Accounting Corporation

RESPONSE:

This letter correctly sets forth the understanding of Copperopolis Fire Protection District.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

Cement Proposal for Station 1

Proposals are for the new drive through driveway at commercial spec as primary job, patio area by septic and rear door as secondary, and 16'x20' pad for Pergola/BBQ/fire pit area as the third objective.

Proposal Candidates:

Matt Burgess General Contractor

(209)768-0224, Bid Day 1/12/2026

See attached proposal. Wishes to donate all milled materials for Pergola.

Gates Concrete and Construction (Brian Gates Owner)

(209)763-1057, Bid Day 1/12/2026

See Attached proposal.

Kevin London, K&D London Concrete Inc.

(209)770-0166 cell

(209)588-9073 Bid day 1/18/2026

Proposal by 1/23/2026 to be added

Contact person Drake Morehouse

drake.morehouse@copperopolisfire.gov

MBC

12851 Lake Valley Lane | Sonora, California 95370
2097680224 | mattburgess29@gmail.com

RECIPIENT:

Drake Morehouse
370 Main Street
Copperopolis, California 95228

Quote #1

Sent on Jan 13, 2026

Total \$8,700.00

Bay door

Pour concrete encroachment for drive through bay

Product/Service	Description	Qty.	Unit Price	Total
Concrete Pouring	Pouring and finishing of concrete for driveways, walkways, or patios, including excavation and base preparation.	1	\$8,700.00	\$8,700.00
Concrete Pouring	Pouring and finishing of concrete for driveways, walkways, or patios, including excavation and base preparation. 6" thick slab with 18x18 rebar grid	1	\$0.00	\$0.00
			Total	\$8,700.00

This quote is valid for the next 30 days, after which values may be subject to change.

MBC

12851 Lake Valley Lane | Sonora, California 95370
2097680224 | mattburgess29@gmail.com

RECIPIENT:

Drake Morehouse
370 Main Street
Copperopolis, California 95228

Quote #2

Sent on Jan 13, 2026

Total \$10,000.00

Product/Service	Description	Qty.	Unit Price	Total
Concrete Pouring	Pouring and finishing of concrete for driveways, walkways, or patios, including excavation and base preparation. 4" thick concrete pad and sidewalk as discussed with 24x24 rebar grid	1	\$10,000.00	\$10,000.00
			Total	\$10,000.00

This quote is valid for the next 30 days, after which values may be subject to change.

MBC

12851 Lake Valley Lane | Sonora, California 95370
2097680224 | mattburgess29@gmail.com

RECIPIENT:

Drake Morehouse

370 Main Street
Copperopolis, California 95228

Quote #3

Sent on Jan 13, 2026

Total \$10,000.00

Product/Service	Description	Qty.	Unit Price	Total
Concrete Pouring	Pouring and finishing of concrete for driveways, walkways, or patios, including excavation and base preparation. 16x20 Slab on existing grass area behind fire staion	1	\$10,000.00	\$10,000.00
			Total	\$10,000.00

This quote is valid for the next 30 days, after which values may be subject to change.

. . . GATES CONCRETE CONSTRUCTION, INC.
P.O. BOX 69
BURSON, CA 95225
CELL (209) 304-1212 PHONE (209) 763-1057
License # 776221

PROPOSAL AND CONTRACT

Proposal # 90134

Date: 01/13/2026

Project Location: Copperopolis Fire Department

Amount:\$ Listed Below

Attention: Drake Morehouse

To:

Phone:

Fax:

For the sum set forth above, we agree to furnish, install and perform all the following work at the above referenced job, in accordance to plans and specification provided.

PROVIDE CONCRETE LISTED BELOW, INCLUDING (IF NEEDED) TRENCHING OF FOOTINGS, MATERIAL, SUPPLY ALL LABOR AND FORMS NECESSARY TO COMPLETE STATED WORK, AS PER PLANS APPROVED BY CITY/COUNTY.

Various Concrete Pads

Done All at Same Time
All material left onsite
No Haul Off

240sq.ft at 6" with #4 at 12"
839sq.ft at 4" with #4 at 18"
Amount: \$18,000.00

#1 Shop Driveway
240sq.ft at 6" with #4 at 12"
Amount: \$6,950.00

#2 Rear Corner of Shop at Septic Tank Area
Amount: \$8,500.00

#3 Pergola and Walkway
4" with #3 at 18"
Amount: \$6,750.00

THE PROPOSAL/CONTRACT DOES NOT INCLUDE ANY COSTS OR CONTINGENCIES FOR ROCK OR OTHER ABNORMAL SURFACE CONDITIONS, AND OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTING ANY SUCH CONDITIONS. SHOULD SUCH ABNORMAL CONDITIONS BE ENCOUNTERED ON THE BUILDING SITE IN CONNECTION WITH FOUNDATIONS, FOOTING OR PIER EXCAVATION OR OTHER SERVICE UTILITIES, CONTRACTOR SHALL PROMPTLY INFORM OWNER OF THE SAME AND ESTIMATED COSTS OF THE ADDITIONAL WORK. SUCH COSTS MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, BLASTING EXPENSES, JACK HAMMER AND DRILL OPERATIONS. THE ACTUAL COSTS WILL BE REFLECTED IN AN INCREASE IN THE PROPOSAL/CONTRACT, WHICH INCREASE SHALL NOT BE SUBJECT TO THE GUARANTEED MAXIMUM PRICE, IF ANY.

ALL SQUARE FOOTAGE IS APPROXIMATE, TO BE FIELD MEASURED FOR BILLING PURPOSES.

**** PUMP CHARGE TO BE EXTRA CHARGE TO PRIME CONTRACTOR/OWNER IF NECESSARY TO USE. ****

NOTE: PRICES QUOTED IN THIS PROPOSAL ARE BASED UPON PRESENT PRICES AND UPON THE CONDITION THAT THE PROPOSAL WILL BE ACCEPTED IN THIRTY DAYS.

GATES CONCRETE CONSTRUCTION WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO ANY UNDERGROUND UTILITIES, IRRIGATION SYSTEMS.

Payments to be paid in full without retention, upon receipt of invoices. All payments not received in accordance with the terms of this agreement are subject to 1.5% per month, 18% annual service charge until paid in full.

In the event legal action is instituted to enforce the terms of this agreement, the prevailing party shall be entitled to reasonable attorneys fees and costs.

All work shall be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Any work condemned or is not approved for which Sub-Contractor is responsible; Sub-contractor shall be notified of such condemned work to have the opportunity to repair and/or replace work. Failure to contact Sub-Contractor prior to hiring another Sub-Contractor to repair/or replace condemned or unapproved work shall result in an extra cost to Prime Contractor/Owner. *** Sub-Contractor does not guarantee against cracking of concrete, with tolerance of three-sixteenth of an inch.***

ACCEPTANCE OF PROPOSAL- The above prices, specifications and conditions are satisfactory and are hereby accepted. Gates Concrete Construction, Inc. Is authorized to do the work as outlined above.

SIGNATURE: _____

DATE: _____

SIGNATURE: _____
GATES CONCRETE CONSTRUCTION, INC.

DATE: _____

*****IF ACCEPTED PLEASE SIGN, DATE AND RETURN TO OUR OFFICE ALONG WITH THE CALIFORNIA PRELIMINARY LIEN INFORMATION. A COPY WILL BE MAILED TO YOU FOR YOUR RECORDS.*****

Proposal

Job #



17934 Lime Rock Dr.
Sonora, CA 95370
londonconcrete@yahoo.com
Phone (209) 588-9073

Kevin London Cell (209) 770-0166
Darrell London Cell (209) 770-1041

Proposal Submitted To: DRAKE MOREHOUSE	Job Name:	Date: 1-22-2026
Address: OBYANES FERRY	Job Location: COPPEROPOLIS FIREHOUSE	
Phone #: 1-209-743-5345	Fax #	Date of Plans: fire.gov
		Architect:

We hereby submit specifications and estimates for:

- **DRIVE THRU • FLATWORK APPROX 13' x 20'. DEMO EXISTING CURB AND SMALL SLAB REMOVE SITE. BUILD NEW CONCRETE SLAB 6" THICK WITH 1/2" DIA REBAR 24" CENTERS ON 1" to 2" OF COMPACT SUBGRADE CLEAN MATERIAL. BROOM FINISH. BID \$8,100.00**
- **PATIO AREA • PATIO FLATWORK APPROX 15' x 30' AND WALKWAY APPROX 18' x 4' DEMO EXISTING CONCRETE REMOVE FROM SITE. REBUILD WITH CONCRETE 4 1/2" THICK 3/8" DIA REBAR ON 18" CENTERS ON 1" to 2" OF COMPACT SUBGRADE CLEAN MATERIAL. BROOM FINISH. BID \$9,100.00**
- **PERGOLA • PERGOLA FLATWORK 16' x 20' BUILD CONCRETE SLAB 4 1/2" THICK WITH 3/8" DIA REBAR ON 18" CENTERS ON COMPACT SUBGRADE CLEAN MATERIAL. REMOVE EXISTING SOIL FROM SITE ALSO EXCAVATE #4 PIER HOLES 18" x 18" BROOM FINISH. BID \$9,250**

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of \$ **TWENTY SIX THOUSAND FOUR HUNDRED FIFTY** with payments to be made as follows: **PAYMENT AT COMPLETION**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted **K. LONDON**

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
Signature _____

Date of Acceptance _____



Accessible Document Service Proposal

Transform Your PDFs into Fully Accessible, Searchable, and Translatable Documents

PREPARED FOR

Copperopolis Fire Protection District

Administrator

Copperopolis Fire Protection District

scott.hertzog@copperopolisfire.gov

PREPARED BY

Yennifer Herschelman

Account Manager

DocAccess by CivicPlus

yenni@getstreamline.com

(916) 900-6619

Executive Summary

Copperopolis Fire Protection District faces a critical deadline for PDF accessibility compliance. After analyzing 54 links across its web properties, the DocAccess tool discovered at least 52 documents containing approximately 3,000 pages. With this agreement, DocAccess will ensure 3,000 pages on copperopolisfireprotection.specialdistrict.org are served in an accessible format.

DocAccess offers an immediate, cost-effective solution at just \$1,800/year – that's 91% less than traditional remediation in the first year alone, with instant deployment and ongoing compliance.

The Accessibility Challenge

Under the Americans with Disabilities Act (ADA) and recent Department of Justice guidelines, all public-facing digital content must be accessible to people with disabilities. This includes:

- ✓ Meeting WCAG 2.1 AA standards for all PDF documents
- ✓ Providing equal access to information for all users
- ✓ Avoiding costly lawsuits and compliance penalties
- ✓ Serving your community's **15-20%** of residents with disabilities
- ✓ Copperopolis is in Calaveras County, CA. According to the American Community Survey (ACS) 2018-2022 5-year estimates for Calaveras County, about 8-10% of residents speak a language other than English at home, with Spanish being the largest group, followed by Tagalog/Filipino and Chinese and other Asian languages. As an emergency services provider, even a single-digit percentage of non-English speakers is operationally important for equitable access to safety and emergency information.

The DocAccess Solution

DocAccess transforms your existing PDFs into fully accessible documents without changing your files or website structure. Our cloud-based solution provides:



Instant Accessibility

Automatic conversion to screen-reader compatible HTML with proper semantic structure and WCAG 2.1 AA compliance.



150+ Language Translation

Real-time translation powered by Google Translate, prioritizing languages spoken in your service area.



AI-Powered Search & Q&A

Users can search within documents and ask questions in plain language, getting instant answers in their preferred language.



Live Visual Interpretation

24/7 access to professional interpreters via Aira for users who need additional assistance - included at no extra cost.



Mobile Optimization

Responsive design ensures perfect viewing on all devices, from smartphones to desktop computers.



Smart Image Description

AI-generated comprehensive alt-text for all images, charts, maps, and diagrams following WCAG best practices.

Standards & Laws We Help You Meet



ADA Title II & III

Compliance with Americans with Disabilities Act requirements for public entities and places of public accommodation.



Section 508

Federal accessibility standard required for all federal agencies and contractors.



WCAG 2.1 AA








International Web Content Accessibility Guidelines—the gold standard for digital accessibility.



PDF/UA (ISO 14289)

We test your documents against the International standard for universally accessible PDF documents.

Every Plan Includes

-  **Unlimited document views** – No per-view charges, ever
-  **Automatic new document processing** – New PDFs are processed as they're published
-  **150+ language translation** – Real-time translation powered by Google Translate
-  **AI-powered Q&A** – Users can ask questions about document content in plain language
-  **Live visual interpretation** – 24/7 Aira access for users who need additional assistance
-  **Compliance dashboard** – Monitor your accessibility status in real-time
-  **No setup fees** – Simple installation, no hidden costs



Why Not Traditional Remediation?

✗ Traditional PDF Remediation

- \$7-15+ per page, one-time
- 20+ minutes of staff time per page
- Requires reprocessing when documents update
- No translation or search functionality
- You own the compliance burden forever

✓ DocAccess Solution

- Predictable annual pricing
- Instant processing—no staff time required
- Automatically handles document updates
- Includes translation, search, and Q&A
- We handle compliance—you focus on your mission

Technical Excellence & Compliance



DocAccess is built on industry-leading standards and partnerships:

- ✓ Testing PDFs for WCAG 2.1 AA and PDF/UA compliance verified by VeraPDF validation
- ✓ Section 508 and ADA Title II & III compliance
- ✓ ISO 14289 (PDF/UA) standard adherence
- ✓ Tested with all major screen readers (JAWS, NVDA, VoiceOver)
- ✓ Regular audits by accessibility experts
- ✓ Continuous improvement through user and community feedback

Simple Implementation Process

Quick Installation (15 minutes)

1

Add one line of code to your website - similar to Google Analytics. Works with any CMS or platform.

Automatic Processing (24 hours)

2

DocAccess scans and processes all your PDFs, creating accessible versions without touching your original files.

Go Live & Stay Compliant

3

Your PDFs are now served in an accessible, translatable, and mobile-friendly format. New documents are processed automatically. Full dashboard for monitoring.

Recommended Plan: Page-Based

\$1,800/year

For 3,000 pages on copperopolisfireprotection.specialdistrict.org

What's Included:

- ✓ Unlimited document views and downloads
- ✓ Automatic processing of new documents
- ✓ All accessibility features (translation, Q&A, live assistance)
- ✓ Compliance monitoring dashboard
- ✓ Regular accuracy reviews by experts
- ✓ No setup fees or hidden costs

Frequently Asked Questions

Do I need to remediate my existing PDFs?

No. DocAccess creates WCAG 2.1 AA compliant HTML formats that are the gold standard for ADA requirements. Your original PDFs remain unchanged as an alternative format for printing.

How quickly can we be compliant?

Most organizations are fully operational within 24-48 hours of installing the DocAccess code. Complex documents may take slightly longer for our quality review process.

What about documents on external sites we link to?

DocAccess uniquely handles external PDFs you link to, ensuring your users have an accessible experience even with third-party documents.

Is this solution legally compliant?

DocAccess meets all federal ADA requirements and state-specific regulations for accessible document creation. No customer using DocAccess has paid even a dollar for any ADA lawsuit, claim, or fine related to its documents. If you encounter an issue, contact us immediately so we can assist you with our unlimited accessibility and legal support program.

Service Agreement

This Software as a Service Agreement ("Agreement") is entered into on **February 6, 2026**, between CivicPlus, LLC ("Provider") and **Copperopolis Fire Protection District** ("Customer").

Services Provided

DocAccess is a subscription-based accessibility solution that includes:

- Automated document accessibility compliance
- Real-time translation to 150+ languages
- AI-powered search and Q&A functionality
- 24/7 live visual interpretation services
- Compliance monitoring and reporting

Subscription

- **Page-Based Plan - 3,000 pages on copperopolisfireprotection.specialdistrict.org**

Terms

- **Fee: \$1,800 per year**
- **Contract Term: Feb 6, 2026 - Feb 5, 2027 - 5% annual uplift**
- **Payment Schedule: Every year, beginning April 1, 2026**
- **Payment Terms: Net 45**
- **Room to Grow: Customer page capacity increases by 10% each month (300 pages) to allow Customer to publish more documents. Customer may upgrade for additional pages anytime, with prorated billing on next invoice.**

Payment Schedule

Invoice	Dates of Service	Rate	Amount
Complimentary Service	2/5/2026 - 3/31/2026	Free	\$0
First Invoice	4/1/2026 - 3/31/2027	\$1,800/year	\$1,800
Future Invoice	4/1/2027 - 3/31/2028	\$1,800/year + 5% uplift	\$1,890

The CivicPlus accounting department will gladly work with you to adjust the payment schedule to meet your needs. Amounts may not include certain state or local imposed sales taxes.

This Service Agreement is governed by the terms and conditions of the [Master Services Agreement](#) and the [DocAccess Terms and Conditions](#), both available at: <https://www.civicplus.help/docs/legal-terms-and-conditions-for-services> (collectively, the "Agreement"). By executing this Service Agreement, Customer acknowledges and agrees to be bound by all terms and conditions set forth in the Agreement referenced above. In the event a Master Services Agreement is already executed between the parties, the existing agreement shall take precedence over the linked Master Services Agreement.

Customer may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Customer are considered null and will not alter the Binding Terms, the Agreement, or this service agreement.

CivicPlus, LLC

Copperopolis Fire Protection District



Name: Mac Clemmens
Title: SVP, DocAccess Co-Founder
Date: February 6, 2026

Name: Copperopolis Fire Protection District
Title: Administrator
Date: February 6, 2026

W-9 available at getstreamline.com/w9 | Fed Tax ID: 48-1202104