

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, June 20, 2023
Approved: July 11,2023

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Ken Lodovico, Tina Kempin, Eric Tunkey
Staff, Volunteers and Public: Sean Caffrey, Robert Weisbaum, Annie Tunkey, Ric Ems, Joe Wonnacott, Beth Shaner, Ty Sweitzer, Tara Sweitzer, C-Shift, Evan Sandstrom, Amie Bielak and family, Mike Reily, Liam Reily

Changes to Agenda

Meeting called to order at 5:15 pm by Board Chairman Chris McCann.
There were no changes to the agenda.

Consent Agenda

Approval of minutes May 2023 Regular Meeting
Approval of Monthly Financial Reports
Motion to approve the consent agenda by Kempin, seconded by Dietrich. Motion passes unanimously.

Oath of Office

New members John Bielak and Tara Sweitzer were duly sworn and Engineer Bielak received his badge.
Recognition of Liam Reily and Beth Shaner for exceptional service.

EMS & Fire Chief Report

Chief Weisbaum presented his written report. In staffing, the paramedic/firefighter position is posted and Weisbaum hopes to receive 3-4 applications before June 30th. Assistant Chief Duke will return with the command vehicle next week and it should be in service next month. There is no determined date for the delivery of either the new ambulance or Engine 3. The apparatus committee will be traveling to look at vehicles in Minnesota and Rosenbauer will be bringing a vehicle to Crested Butte for committee review. Finally, the fall EMT class has interest with 8 applicants to date. Board member Kempin commends the CBFPD and CBSAR for the successful rescue at Judd Falls.

Public Comments

There were no public comments

Old Business

In Station 1 updates, CEO Caffrey states that both the County Land Use Meeting and Energy Mineral Impact Grant request were successful. There has also been forward momentum with the Town of Crested Butte with conditional approval of a sewer connection. The Crested Butte Town Council has provided a list of requests for sewer connection and CEO Caffrey believes it is ok to accept these conditions however, all the requests have a cost associated with them and staff recommends the board to request a 1.0 sewer tap as opposed to the 1.5 sewer fee. Board member Kempin has a concern about going back to the negotiating table due to time constraints that an additional request may create. Board Member Dietrich agrees with Caffrey and would like to ask for the reduced tap fee, as well as, 1.0 on the user rate for sewer service fees for both lots. After further discussion the board was comfortable asking for reduced fees, however, a denial of reduced fees by the Town would not be a reason to halt progress on the project. Motion to accept the sewer terms and conditions with request for 1.0 tap fees and 1.0 ongoing service fees for both lots by McCann, seconded by Dietrich. Motion passes unanimously.

Moving on to the Town of Crested Butte municipal water offer, CEO Caffrey states that he did not find the water offer acceptable. Tunkey and Kempin agree with Caffrey as long as there is a guarantee of water in the “long run”. In response, Caffrey states that with lot location, soils report and augmentation rights, independent water should not be a problem. Additionally, Caffrey suggests a request to lay dry pipe that could connect to municipal water in the future would be wise. Kempin asks about the practical implications and engineering for a water well, Dietrich gave some guidance on the process. Finally, Kempin asks about the expense compared to hooking into the Town of CB municipal water. Caffrey responds that initially there might be a larger up front cost for the well, augmentation certificate and on-site storage, however it would be comparable to the tap fee and substantially cheaper over time. Lodovico asks if there is room for water storage tanks and Caffrey responds in the affirmative. Motion to reject the Town of Crested Butte offer of water with the exception of a dry pipe request by McCann, Seconded by Lodovico. Motion passes unanimously.

Caffrey presents Goulding Developments updates stating that based on the schedule FCI will provide an “initial guaranteed maximum price (iGMP)” in the fall with a “final guaranteed maximum price (fGMP)” later due to the need to secure subcontractors and ordering big ticket items like structural steel prior to construction start. The plan is to break ground as soon as possible in spring 2024. Preliminary civil conversations have been taking place Caffrey thanks Ems for providing valuable insight. Finally, cash flow is on track with investment income doing so well that the District will likely have to hold back some interest income to pay an arbitrage rebate to the IRS. Our investment managers have specialists available to deal with Arbitrage rebate issues. In employee housing updates, Caffrey reports the District and County are close to reaching an agreement on the Larkspur lots. The County wanted to keep their current deed restrictions so the attorneys are drafting an independent development agreement and deed restriction agreement. CEO Caffrey requests Kempin run Section 7 of the deed restrictions by secondary mortgage market lenders. Once the agreement is finalized, CEO Caffrey suggests building on the duplex lot and offering those units for sale to qualified members and then using that income to subsequently build rental units on the triplex lot. There was board discussion about the language that would need to be developed for the employee-owned units. Kempin asked if the Larkspur HOA has changed the covenants to allow for the rental units. Caffrey responds that those covenants have not been changed yet but he will explore this once the contracts with the County are complete. Finally, Caffrey mentions that the District has their name in for the Lazy K lottery on July 20th which has two units available. Board member Dietrich states that he is not a big fan of the Lazy K units. CEO Caffrey suggests that the Lazy K units would be a bridge for our employees until CBFPD builds their own units in district.

New Business

CEO Caffrey provided his written report in the packet.

Fire Marshal Ems presented his written report and thanked his team for their work. To date the Fire Prevention Department has received 32 residential project plan reviews and 10 new development reviews. Additionally, the Town of Crested Butte restaurants are approved for opening with minor corrections in advance of the busy summer season. Board Chairman McCann suggests utilizing 3rd party review for the larger projects.

Unscheduled Business

The CBFPD Board Strategic Planning Retreat is scheduled for November 9-11.

Kempin asks if there was any follow up on the 2023 election challenge. Caffrey responds that there were no challenges filed and the District’s attorney was not concerned about the returns changing the election results. CEO Caffrey states that he did follow up with the Town of Mt. Crested Butte Town Manager regarding the election results.

Finally, although there is no money allocated for public art at the new HQ there has been interest in preserving the ranching history and cattle loader that are on the former Spann Property. The board discussed commissioning a local artist to commemorate the cattle loader and perhaps have a history of ranching in the upper Gunnison Valley at the new fire station. A call for artists will likely take place soon with the hopes of preserving the cattle loader and vacant land in a painting or some other medium.

Motion to adjourn at 6:45 pm by McCann, seconded by Lodovico. Motion passes unanimously.