

CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD
OF DIRECTORS REGULAR MEETING

Station 2

751 Gothic Road, Mt. Crested Butte, CO 81225

Tuesday November 14, 2023 5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
 - a. Todd Goulding – Goulding Development Advisors
 - b. John Chmil – Lyons Gaddis PC
 2. Review / Changes to Agenda
- 5:20 CONSENT AGENDA
1. Approval of minutes October 10, 2023 regular meeting
 2. Approval of monthly financial reports
- 5:25 FIRE PREVENTION REPORT
- 5:35 EMS & FIRE CHIEF REPORT
- 5:45 CHIEF EXECUTIVE REPORT
1. Updated 2024 Budget Draft
- 5:50 PUBLIC COMMENT
- 6:00 OLD / UNFINISHED BUSINESS
1. Larkspur Update and Closing Resolution
 2. Emergency Services Campus Update – Caffrey / Goulding
 - a. Project Update
 - b. Exhibit A Review
- 6:20 NEW BUSINESS
1. Web Site Accessibility
 2. 2024 Budget Process Update
- 6:30 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:40 EXECUTIVE SESSION
1. §24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity to receive legal advice on specific legal questions. (If needed)
 2. §24-6-402(4)(e), C.R.S., Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators. (If needed)
- 7:00 ADJOURNMENT

Online Meeting Information

<https://zoom.us/j/9703495333?pwd=ZUINRFBCL253UzlxSGNhQ0laS29TQT09>

One Tap Mobile +16699009128,,9703495333# US (San Jose)

+1 312 626 6799 US (Chicago) - Meeting ID: 970 349 5333

Password: 5333

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, October 10, 2023
Approved _____

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Tina Kempin, Eric Tunkey

Board Members Excused: Ken Lodovico

Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Ric Ems, Joe Wonnacott, Randy Felix, Jeff Duke

Guests: Todd Goulding- Goulding Development Advisors

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 September 2023 Regular Meeting

Approval of Monthly Financial Reports

Motion to approve the consent agenda by Dietrich, seconded by McCann. Motion passes 3-0 with Kempin abstaining due to absence at the last board meeting.

Fire Prevention Report

Fire Marshal Ems presented his written report providing details on the Homestead project in Mt. Crested Butte, the Whetstone affordable housing project's need to hire a fire prevention engineer for their project and the potential addition of two new hood cleaning companies out of Montrose. In addition, Ems adds that the prevention team has been levying fees for companies who are working without CBFPD plan approval. Board Chairman McCann asked several clarifying questions about companies working without plan approval and the potential issues with life safety. Ems explains that his team is working with all entities in the CBFPD service area to achieve compliance.

EMS & Fire Chief Report

Chief Weisbaum presented his written report highlighting the completion and overall success of the contract with James Rowan. Investing in employee wellness continues and CSU was recently on site to conduct health screenings and those results will be shared with Gunnison Valley Family Physicians to provide a snap shot of individual employee health. Operationally, year to date call volume is up 12% and Weisbaum anticipates this trend to continue. In personnel updates, Captain McDonnell has returned to full duty and Lieutenant Jarolimek will move to the rotational schedule and out of the fire training position in January. Captains will assist with day to day and Thursday night fire trainings. Interviews are underway for the open Firefighter/Paramedic position. Weisbaum has confirmation that the State will honor the ambulance grant awarded and is hopeful for a May 2024 delivery. Finally, October 26th is the local flu clinic at Crested Butte Community School from 2-6 pm.

Chief Executive Report

CEO Caffrey provided his written report in the packet along with a second draft of the proposed 2024 Budget, which has recalculated the assessed valuation, should Proposition HH pass. The budget will be further presented at the strategic planning retreat in November. Caffrey highlights that after the SDA conference it is apparent that employee housing is an issue for special districts and a "many pronged" approach is necessary to bridge the gap between housing and salary. Board member Tunkey asks if we are moving in the correct direction with employee housing. Caffrey responds in the affirmative. Dietrich asks for clarifying information on Proposition HH. Caffrey

states that if HH passes the board will need to take some procedural steps to certify the budget and mill levy but overall, the passing of HH will not affect the overall tax revenue significantly. Treasurer Kempin asks how we will likely end the 2023 fiscal year. Caffrey states we are currently in the “spend down” period but could likely finish the year similarly to 2022.

Public Comments

There were no public comments.

Old Business

Old business began with the discussion of the Larkspur lots. The County added a buy back provision to the development agreement in the event that the lots were undeveloped after 6 years to ensure the land is utilized for employee housing.

Motion to approve the development agreement by McCann seconded by Tunkey. Motion passes unanimously.

The District is in possession of the commissioned painting by Shaun Horne.

Goulding joined the meeting and reminded the board that FCI has the DD packages out for bid. The Initial GNP will be presented at the October 25th special meeting where the board will need to pick the contractors for key parts of the construction process. SGM is assisting with water well permit and augmentation plan, as well as, required documentation for sewer with the Town of CB. In IT planning Caffrey states that although King Systems is creating a proposal they are also looking at other vendors. Tunkey suggests talking to Electronic Solutions to get a bid. The Special Meeting is scheduled for October 25th at Station 2 from 3-6 pm.

Caffrey states that the lot lines for Station 2 will be surveyed soon to verify the location prior to making any adjustment.

New Business

The Board Strategic Planning Session will take place November 9-11 at Chipeta Lodge in Ridgway. Annie will send further details to board members and staff this week.

Unscheduled Business

No unscheduled business.

Executive Session

Motion to enter Executive Session Pursuant to Section 24-6-402(4)(a), C.R.S., concerning the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest for member housing by McCann, seconded by Dietrich. Motion passes unanimously.

Board entered executive session at 6:08 pm.

Motion to exit executive session at 6:18 by Dietrich, Seconded by McCann. Motion passes unanimously.

Discussion about the cattle loader and possible repurposing of the lumber as an accent wall, kitchen table or reconstruction.

Motion to adjourn at 6:23 pm by Dietrich, seconded by Kempin. Motion passes unanimously.

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, October 25, 2023
Approved _____

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Tina Kempin, Eric Tunkey, Ken Lodovico
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Jeff Duke, Robert Weisbaum
Guests: Todd Goulding- Goulding Development Advisors, Brian Young and Mike Potter- FCI Contractors

Changes to Agenda

Meeting called to order at 3:05 pm by Board Chairman Chris McCann.
There were no changes to the agenda.

Staff Updates

In staff updates, Chief Weisbaum reports that he has hired Brad Farson for the Paramedic/Firefighter position. Brad will start on November 13th. On the part-time employee front, 5-6 people have expressed interest in moving from volunteer to part-time status. Additionally, Chief Weisbaum is looking into hiring Captain Mark Voegeli, at 24 hours per week, as a regular part-time employee with benefits. CEO Caffrey reports that the district has the opportunity for a master lease on a Lazy K unit at \$2450/month for a period of 1 year with 2 renewals. Board member Kempin asks what the District would do if there is not an employee to fill the unit. Caffrey responds that the District would likely rent to a qualified individual for a shorter lease term if necessary.

New Business

Todd Goulding opened the Station 1 update by thanking the design team and then reminding the board members that they are present to make a financial commitment to build in spring of 2024. Goulding states that FCI has taken the initial GNP to the market for critical subcontractors, trades and suppliers to receive bids. The next step in the GNP process will be in March where the final GNP will be bid. Goulding recommends the board approve FCI to move forward with \$11 million in commitments for the initial GNP bids. The final commitment is just under \$24 million, which is slightly under the project budget.

Mike Potter with FCI took the floor and stated that his team has been carrying out the competitive bidding process with sub-contractors for key trades to and goods as many products are still approaching a year lead-time. Smart bid was utilized in Colorado with 578 subcontractors looking at the bid. Out of those, 86 downloaded documents and FCI received 26 completed packets. FCI leveled and scrubbed the bids and then Goulding and the B+G design team were able to ask questions and confirm scope. Board member Kempin asks if the bidding system incorporates local subcontractor participation. Brian Young states that there was good participation among local subcontractors who can handle a project of this size; however, the final GNP will open the door for more local participation.

Brian shared his screen and Mike showed the breakdown of cost per building s \$22,779,639 is the cost to build in today's numbers however, escalation will occur. The Final GNP is showing 6% escalation as those numbers will not be locked in until February/March 2024. The GNP number today lock in concrete, steel, elevator, sprinkler, mechanical, electrical, earthwork and the low voltage system pricing and contractors. If the board approves the GNP the subcontractors will be issued a contract. Board member Kempin asks if there is an escalation in cost for unforeseen circumstances or change order that could be passed on to the district. Goulding states that ideally, this should not occur but he is carrying a 9% contingency for the District. CEO Caffrey speaks to the cash flow projections stating liquid investments will be monitored month to month. However, the budget is still reflecting that the overall cost of the project reflects a \$300,000 shortfall.

Motion to authorize Chairman McCann to sign Exhibit A for \$11,052,515 for early procurement and onboarding

subcontractors for building in spring in 2024 by McCann, seconded by Lodovico. Motion passes unanimously.

Lodovico states the board is intimate with many of the subcontractors and taxpayers in a small community and he thanks FCI for conducting a fair process.

Unscheduled Business

No unscheduled business.

Executive Session

Motion to enter Executive Session Pursuant to Section 24-6-402(4)(e)(I), C.R.S., Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators. subject to negotiation (if needed) by McCann, Seconded by Lodovico. Motion passes unanimously.

Board entered executive session at 4:13 pm.

Motion to exit executive session at 4:31 by McCann, Seconded by Dietrich. Motion passes unanimously.

Motion to approve A133 as renegotiated by Goulding with FCI by McCann, Seconded by Lodovico. Motion passes unanimously.

Motion to adjourn at 4:32 pm by Dietrich, Seconded by Tunkey. Motion passes unanimously.

Crested Butte Fire Protection District

BUDGET VS. ACTUALS: CBFPD 2023 APPROVED - FY23 P&L

January - December 2023

	Actual	Budget	over Budget	Total % of Budget
REVENUE				
4000 Property Tax - General Fund	3,336,606.31	3,364,776.00	-28,169.69	99.16 %
4020 Specific Ownership Tax	149,664.31	130,000.00	19,664.31	115.13 %
4040 Intergovernmental Revenue	44,541.31	25,000.00	19,541.31	178.17 %
4100 Ambulance/ EMS Service Fees	283,757.88	300,000.00	-16,242.12	94.59 %
4200 Plan Review Fees	346,746.50	125,000.00	221,746.50	277.40 %
4210 Training Fees	15,500.00		15,500.00	
4220 Special Event Fees	400.00		400.00	
4240 Rental Income	84,326.00	69,500.00	14,826.00	121.33 %
4300 Impact Fees	19,813.34	25,000.00	-5,186.66	79.25 %
4400 Interest Income	115,462.42	25,000.00	90,462.42	461.85 %
4500 Grant Proceeds		150,000.00	-150,000.00	
4600 Contributions / Donations	2,011.92		2,011.92	
4710 Sale of Assets	6,300.00	2,000.00	4,300.00	315.00 %
4720 Vendor Refunds	13,560.00		13,560.00	
Unapplied Cash Payment Income	-3,104.00		-3,104.00	
Total Revenue	4,415,585.99	4,216,276.00	199,309.99	104.73 %
GROSS PROFIT	4,415,585.99	4,216,276.00	199,309.99	104.73 %
EXPENDITURES				
5010 (A) Wages - Administration	145,814.58	176,000.00	-30,185.42	82.85 %
5020 (A) Wages - Fire Prevention	244,835.20	303,208.00	-58,372.80	80.75 %
5030 (A) Part-Time / Temp Salaries		4,800.00	-4,800.00	
5060 (A) Payroll Processing Fees	5,457.95	6,000.00	-542.05	90.97 %
5130 (A) Medicare Tax	4,939.61	7,018.00	-2,078.39	70.38 %
5140 (A) Social Security Tax	4,823.60	6,112.00	-1,288.40	78.92 %
5150 (A) FPPA Pension - ER	29,735.23	41,338.00	-11,602.77	71.93 %
5160 (A) FAMILI Premium - ER	1,578.71	2,178.00	-599.29	72.48 %
5200 (A) Health Benefits	66,465.84	95,193.00	-28,727.16	69.82 %

				Total
	Actual	Budget	over Budget	% of Budget
5210 (A) EAP Program Fees	758.00	3,500.00	-2,742.00	21.66 %
5260 (A) Workers Compensation Insurance	40,664.00	45,000.00	-4,336.00	90.36 %
5270 (A) Ski Pass Benefit	6,000.00	6,000.00	0.00	100.00 %
5290 (A) Health Reimbursement	99,712.04	92,700.00	7,012.04	107.56 %
5300 (A) Advertising	4,055.06	5,000.00	-944.94	81.10 %
5320 (A) Accounting and Audit Fees	6,410.45	8,000.00	-1,589.55	80.13 %
5330 (E) Ambulance Billing Fees	11,906.23	18,000.00	-6,093.77	66.15 %
5340 (A) Bank Charges	877.93	2,500.00	-1,622.07	35.12 %
5341 QB Credit Card/ACH Fees	3,433.49		3,433.49	
Total 5340 (A) Bank Charges	4,311.42	2,500.00	1,811.42	172.46 %
5360 (A) Board Expenses	761.74	11,000.00	-10,238.26	6.92 %
5365 (A) Board Stipends	4,700.00	7,000.00	-2,300.00	67.14 %
5370 (A) Debt Service - Lease Purchase	13,978.66	13,979.00	-0.34	100.00 %
5380 (A) Down Payment Assistance		1,500.00	-1,500.00	
5400 (A) Dues & Subscriptions	7,211.50	8,000.00	-788.50	90.14 %
5420 (A) Education & Training	6,956.24	18,000.00	-11,043.76	38.65 %
5440 (A) Elections	19,153.26	25,000.00	-5,846.74	76.61 %
5460 (A) Fire Prevention & Life Safety	7,836.67	15,000.00	-7,163.33	52.24 %
5500 (A) Insurance - General	34,717.00	35,000.00	-283.00	99.19 %
5520 (A) IT Services & Subscriptions	43,130.93	40,000.00	3,130.93	107.83 %
5540 (A) Legal & Professional	22,131.74	45,000.00	-22,868.26	49.18 %
5550 (A) Meals & Incentives	6,563.53	23,500.00	-16,936.47	27.93 %
5600 (A) Office Supplies & Equipment	12,562.05	18,000.00	-5,437.95	69.79 %
5620 (A) Postage & Shipping	736.85	3,000.00	-2,263.15	24.56 %
5640 (A) Rent	27,282.78	39,000.00	-11,717.22	69.96 %
5640.1 410 Cascadilla Unit A	21,600.00		21,600.00	
Total 5640 (A) Rent	48,882.78	39,000.00	9,882.78	125.34 %
5660 (A) Repairs - Buildings	24,607.77	40,000.00	-15,392.23	61.52 %
5670 (A) - Repairs - Rental Units	2,410.92	5,000.00	-2,589.08	48.22 %
5700 (A) Snow Removal	12,432.51	10,000.00	2,432.51	124.33 %
5720 (A) Telecom - Fixed	9,709.29	9,000.00	709.29	107.88 %
5760 (A) Travel	17,962.98	20,000.00	-2,037.02	89.81 %
5780 (A) Treasurer's Fee - GF	100,278.04	102,001.00	-1,722.96	98.31 %

	Actual	Budget	over Budget	Total % of Budget
5810 (A) Utilities - Rental Units	3,849.81	3,000.00	849.81	128.33 %
5820 (A) Utilities	34,584.09	45,000.00	-10,415.91	76.85 %
5850 (A) Volunteer Pension Contribution	75,000.00	75,000.00	0.00	100.00 %
5900 (A) Miscellaneous-1		2,000.00	-2,000.00	
6010 (O) Wages - Ops FT	1,192,917.14	1,487,218.00	-294,300.86	80.21 %
6020 (O) Wages - Ops PT	134,650.12	165,000.00	-30,349.88	81.61 %
6060 (O) Unscheduled Overtime	71,717.26	79,011.00	-7,293.74	90.77 %
6070 (O) Training Pay	2,620.00	7,500.00	-4,880.00	34.93 %
6080 (O) Special Event Pay	9,828.00	1,500.00	8,328.00	655.20 %
6090 (O) Volunteer Stipends	21,924.00	50,000.00	-28,076.00	43.85 %
6130 (O) Medicare Tax	19,205.98	25,828.00	-6,622.02	74.36 %
6140 (O) Social Security Tax	11,849.85	13,330.00	-1,480.15	88.90 %
6150 (O) FPPA Pension - ER	134,123.23	178,411.00	-44,287.77	75.18 %
6160 (O) FAMLII Premium - ER	5,874.71	8,016.00	-2,141.29	73.29 %
6200 (O) Health Benefits	187,367.74	290,707.00	-103,339.26	64.45 %
6270 (O) Ski Pass Benefit	31,000.00	45,000.00	-14,000.00	68.89 %
6360 (O) Dispatch Fees	49,219.11	51,000.00	-1,780.89	96.51 %
6420 (O) Education & Training	41,395.11	50,000.00	-8,604.89	82.79 %
6440 (E) EMS Supplies	34,793.84	35,000.00	-206.16	99.41 %
6450 (F) Firefighting Supplies	13,131.46	15,000.00	-1,868.54	87.54 %
6460 (O) Fuel	34,469.64	45,000.00	-10,530.36	76.60 %
6480 (O) Hazardous Waste Disposal		1,600.00	-1,600.00	
6550 (O) Meals - Training	11,776.66	16,800.00	-5,023.34	70.10 %
6580 (E) Medical Direction	6,957.20	10,000.00	-3,042.80	69.57 %
6600 (O) Protective Equipment	22,830.20	30,000.00	-7,169.80	76.10 %
6620 (O) Radio & Computer Equipment	9,165.00	20,000.00	-10,835.00	45.83 %
6640 (O) Repairs - Equipment	5,113.21	6,000.00	-886.79	85.22 %
6660 (O) Repairs - Vehicles	79,126.42	40,000.00	39,126.42	197.82 %
6670 (O) Responder Incentives	8,150.31	10,000.00	-1,849.69	81.50 %
6675 (O) Station Supplies	8,607.57	7,500.00	1,107.57	114.77 %
6680 (E) Service Contracts	19,776.22	12,700.00	7,076.22	155.72 %
6700 (O) Special Event Expenses	7,374.12		7,374.12	
6720 (O) Telecom - Mobile	9,940.08	14,000.00	-4,059.92	71.00 %
6730 (O) Tools & Hardware	811.19	2,000.00	-1,188.81	40.56 %

	Actual	Budget	over Budget	Total % of Budget
6750 (O) Training Equipment & Supplies	8,996.87	8,000.00	996.87	112.46 %
6760 (O) Travel	18,343.93	20,000.00	-1,656.07	91.72 %
6800 (O) Uniforms	30,373.58	22,500.00	7,873.58	134.99 %
6820 (O) Wellness & Physicals	8,361.73	10,000.00	-1,638.27	83.62 %
6900 (O) Miscellaneous		2,000.00	-2,000.00	
Total Expenditures	3,439,417.76	4,217,148.00	-777,730.24	81.56 %
NET OPERATING REVENUE	976,168.23	-872.00	977,040.23	-111,945.90 %
OTHER EXPENDITURES				
8010 Capital Expenditures		472,500.00	-472,500.00	
Total Other Expenditures	0.00	472,500.00	-472,500.00	0.00%
NET OTHER REVENUE	0.00	-472,500.00	472,500.00	0.00 %
NET REVENUE	\$976,168.23	\$ -473,372.00	\$1,449,540.23	-206.22 %

Crested Butte Fire Protection District

Statement of Financial Position

As of October 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Operating Checking	21,579.92
1010 BOTW Money Market	42,246.45
1100 COLORTRUST - General Fund	3,264,469.43
1120 COLORTRUST - Debt Proceeds	0.00
1130 CSIP Operating	504,913.41
1200 Triplex Lease Purchase	0.00
Total Bank Accounts	\$3,833,209.21
Accounts Receivable	
1210 Accounts Receivable- Rent/Fees	58,241.37
1211 Mill Levy Property Tax Receivable	28,869.69
1250 Property Tax Receivable	0.00
2220 Prepaid Rent Revenue	0.00
Total Accounts Receivable	\$87,111.06
Other Current Assets	
1000.2 Payroll Posting	0.00
1000.3 Clearing Account	0.00
1150 Due from CBFPD Bond Fund	0.00
1255 Accounts Receivable - AUDIT	0.00
1260 Undeposited Funds	0.00
1300 Prepayments	57,321.41
Total Other Current Assets	\$57,321.41
Total Current Assets	\$3,977,641.68
Fixed Assets	
1500.1 306 Maroon Ave	
Depreciation	0.00
Original cost	0.00
Total 1500.1 306 Maroon Ave	0.00
1500.2 751 Gothic Road	0.00
Depreciation	0.00
Original cost	0.00
Total 1500.2 751 Gothic Road	0.00
1500.3 331 Teocalli Road	0.00
Depreciation	0.00
Original cost	0.00
Total 1500.3 331 Teocalli Road	0.00

Crested Butte Fire Protection District

Statement of Financial Position

As of October 31, 2023

	TOTAL
1500.4 104 Avion Dr	
Depreciation	0.00
Original cost	0.00
Total 1500.4 104 Avion Dr	0.00
1500.5 819,821 & 823 Teocalli Ave.	0.00
1500.6 10 9th Street	0.00
1500.8 New Station 1 Campus	0.00
1510 Vehicles	
1510.3 2020 North Star Med 46	0.00
Original cost	0.00
Total 1510.3 2020 North Star Med 46	0.00
1510.4 2020 Kenworth Tender	0.00
Original cost	0.00
Total 1510.4 2020 Kenworth Tender	0.00
1510.5 2020 Chevrolet Blazer	0.00
Original cost	0.00
Total 1510.5 2020 Chevrolet Blazer	0.00
1510.6 2020 Light Rescue	0.00
Original cost	0.00
Total 1510.6 2020 Light Rescue	0.00
1510.7 2021 Chevrolet Suburban	0.00
Original cost	0.00
Total 1510.7 2021 Chevrolet Suburban	0.00
1510.8 2022 Type 6- Brush 1	0.00
Total 1510 Vehicles	0.00
1510.1 2019 Chevrolet Colorado D-1	0.00
1510.2 2019 Chevrolet Colorado D-2	0.00
1520 Capital Equipment	164,593.17
1520.2 Machinery & Equipment	0.00
Total 1520 Capital Equipment	164,593.17
1520.1 Machinery & Equipment	0.00
1540 Computer & Office Equipment	425.88
Total Fixed Assets	\$165,019.05
Other Assets	
1600 Bond Fund Reimbursables	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$4,142,660.73

Crested Butte Fire Protection District

Statement of Financial Position

As of October 31, 2023

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
1050.1 CBFPD Mastercard	21,214.32
Total Credit Cards	\$21,214.32
Other Current Liabilities	
2005 Accounts Payable- Audit	0.00
2140 Payroll Wages Payable	0.00
2150 Payroll Taxes Payable	0.00
2151 Federal Withholding Liability	0.00
2155 FICA / Medicare Payable	0.00
2160 State Withholding Liability	0.00
2170 FPPA Pension Payable	-140.45
2180 Garnishment Payable	0.00
2225 Prepaid Rent	3,104.00
2300 Cash Due Vol Pension Fund	0.00
Total Other Current Liabilities	\$2,963.55
Total Current Liabilities	\$24,177.87
Long-Term Liabilities	
2210 Deferred Property Tax	28,869.69
2500 Rental Unit Security Deposits	2,600.00
2500.1 Triplex Lease - Purchase	-47,647.31
Total Long-Term Liabilities	\$ -16,177.62
Total Liabilities	\$8,000.25
Equity	
3000 Opening Balance Equity	0.00
3050 TABOR Reserve	124,000.00
3100 Operating Reserve	1,421,189.00
3150 Restricted for Spann Note Payable	0.00
3200 Major Incident Reserve	100,000.00
3250 Down Payment Assistance Fund	80,000.00
3300 Impact Fee (Capital) Reserve	389,815.38
3310 Mt. CB Impact Fee Reserve	0.00
3320 CB Impact Fee Reserve	0.00
3330 County Impact Fee Reserve	0.00
3350 Committed Subs Years Budget	521,021.00
3400 Unrestricted Reserve	445,258.14

Crested Butte Fire Protection District

Statement of Financial Position

As of October 31, 2023

	TOTAL
Net Revenue	1,053,376.96
Total Equity	\$4,134,660.48
TOTAL LIABILITIES AND EQUITY	\$4,142,660.73

Crested Butte Fire Protection District

Expenditures by Vendor Summary

October 2023

	TOTAL
1a Auto	36.94
5.11	169.78
ADP	484.10
Al's Backhoe Service	300.00
Alerus	1,342.00
Amazon	161.41
Amazon Web Services	7.05
Ambulance Medical Billing	1,503.93
Apple	0.99
AT&T	714.49
ATMOS Energy	416.36
Bank of the West	83.07
Blue Beam	2,400.00
BND Batteries	484.25
Bound Tree Medical	883.52
Brimar Industries	516.05
Camp 4 Coffee	75.75
Cascade Fire Equipment	197.80
CEBT	29,196.72
CenturyLink	211.69
Chopwood Mercantile	670.02
Chris McCann	100.00
City Market	352.24
CoDFPC - Colorado Division of Fire Prevention and Control	40.00
Colorado ALS	178.00
Colorado Division of Oil and Public Safety	80.00
Colorado Firecamp	510.00
Colorado Wildland & Incident Management Academy	328.00
Crested Butte Ace Hardware	532.28
Crested Butte News	425.78
Crested Butte South Metro District	314.63
CSU Human Performance Clinical Research Laboratory	4,163.93
Dragon Sheet Metal	285.45
Drew Hoehn	200.00
East River Sanitation District	84.19
Emergency Medical Services Association of Colorado	1,257.00
Exxon Mobil	3,576.91
Fairfield By Marriott	408.00
Fastenal	59.56
Galls	763.83
Gobin's, Inc.	77.18
Golden Rule Creations	496.80
Grainger	118.89
Gunnison County Electric Association	509.94
Guru Importer	10.00

Crested Butte Fire Protection District

Expenditures by Vendor Summary

October 2023

	TOTAL
Halvorson Alpine Condos	1,575.00
Henry Schein	51.44
Home Depot	1,538.43
IKON Fire, LLC	5,192.00
International Association of Fire Chiefs	270.00
Jack Dietrich	100.00
Joe Wonnacott	250.00
Jose at Elevation	380.50
Ken Lodovico	100.00
Keystone Resort	1,763.99
Kwiki Tire Service	2,913.06
L.N. Curtis & Sons	1,638.57
Life Assist	670.61
Locality Media Inc	7,980.00
Lyft	16.87
Lyons Gaddis	1,166.00
Marriott	165.09
Microsoft	41.84
Montrose Water Factory	149.25
Monty's Auto Parts	665.31
Mt. Crested Butte Water& Sanitation	115.49
National Assoc of EMS Physicians	225.00
NEMSMA	105.00
Paper Clip	347.36
Pat's Screen Printing	291.10
QuickBooks Payments	228.80
Restaurant (Generic)	30.13
Rosenbauer Minnesota, LLC	4,600.00
Ryce Asian Bistro	249.50
SatCom Global	116.41
Secret Stash	69.85
Shaun Horne Gallery	2,520.00
Shay Krier MD	475.00
SlingTV	55.00
Sock Club	1,722.80
Spectrum	342.11
Stanford Computer & Technical Services LLC	1,325.00
Summitcove Rentals	1,182.41
Super Vacuum Manufacturing	541.46
Teocalli Tamale	209.99
The Fire Store	67.92
Tire Rack	3,909.48
Town of Crested Butte	129.13
UMR	9,067.17
Verizon	400.42

Crested Butte Fire Protection District

Expenditures by Vendor Summary

October 2023

	TOTAL
Visionary Broadband	216.44
W. Eric Tunkey	100.00
Waste Management	463.52
Not Specified	192,210.87
TOTAL	\$302,673.85

Crested Butte Fire Protection District Capital Funds Project

Profit and Loss January - October, 2023

	TOTAL
Income	
4010 Property Tax - Capital Fund	1,665,018.91
4020 Specific Ownership Tax	75,342.40
4100.2 Interest Income (Capital)	371,297.40
4100.3 Interest Income (Bond)	2,371.40
Total Income	\$2,114,030.11
GROSS PROFIT	\$2,114,030.11
Expenses	
5300 Land	349,266.33
5400 Soft Costs	490,474.41
5780 Treasure's Fee - CF	50,058.23
5790.2 Bank Charges (Capital)	270.67
5790.3 Bank Charges (Bond)	35.00
5795 Bond Interest	527,350.00
Total Expenses	\$1,417,454.64
NET OPERATING INCOME	\$696,575.47
NET INCOME	\$696,575.47

Crested Butte Fire Protection District Capital Funds Project

Balance Sheet

As of October 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Checking	26,554.18
1010 Money Market	418,755.24
1050 CSIP Investment Account - Bond Payment	926,857.11
1051 Colotrust Account- Multi-Year Land Purchase	1,903,315.02
1100 CSIP Investment Account - Proceeds	26,946,655.01
Total Bank Accounts	\$30,222,136.56
Accounts Receivable	
1211 Mill Levy Property Tax Receivable	14,681.09
Total Accounts Receivable	\$14,681.09
Other Current Assets	
1260 Capital Accrued Interest- CSIP	42,438.52
1520 Bond Cash with County Treasurer	0.00
2010 Due to CBFPD Operating Account	0.00
Total Other Current Assets	\$42,438.52
Total Current Assets	\$30,279,256.17
TOTAL ASSETS	\$30,279,256.17
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
2210 Deferred Property Tax	14,681.09
Total Long-Term Liabilities	\$14,681.09
Total Liabilities	\$14,681.09
Equity	
3100 Restricted for Debt Service	-2,605,747.00
3150 Restricted Spann Note Payable	2,605,747.00
Retained Earnings	29,567,999.61
Net Income	696,575.47
Total Equity	\$30,264,575.08
TOTAL LIABILITIES AND EQUITY	\$30,279,256.17

Crested Butte Fire Protection District Capital Funds Project

Expenses by Vendor Summary

January - October, 2023

	TOTAL
Bio-Environs	1,080.00
Blythe Group + co	379,840.43
BOK Financial	527,350.00
Cesare, Inc.	2,108.28
Goulding Development Advisors	25,492.43
Gunnison County	4,165.00
Lyons Gaddis	7,249.27
Maureillo Planning Group, LLC	51,795.00
McDowell Engineering, LLC	6,780.00
Panterra Energy, LLC	11,964.00
Virgil & Lee Spann Ranches, Inc	349,266.33
Not Specified	50,363.90
TOTAL	\$1,417,454.64

Crested Butte Fire Protection District Capital Funds Project

Transaction Report

January - October, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
01/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	-25.00
01/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	0.00
01/03/2023	Expense		Bank of the West	Wire Fee Spann Payment Miscellaneous Fees OUTGOING DOMESTIC WIRE/REF # 230	5790.2 Bank Charges (Capital)	1000 Checking	35.00	35.00
01/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	60.00
02/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	85.00
02/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	60.00
02/10/2023	Journal Entry	28			5780 Treasure's Fee - CF	-Split-	4,760.60	4,820.60
02/21/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	4,845.60
03/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	4,820.60
03/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	4,845.60
03/14/2023	Journal Entry	30			5780 Treasure's Fee - CF	-Split-	14,833.89	19,679.49
03/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	19,704.49
04/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	19,729.49
04/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	19,704.49
04/10/2023	Journal Entry	48			5780 Treasure's Fee - CF	-Split-	5,351.80	25,056.29
04/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	25,081.29
05/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	25,056.29
05/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	25,081.29
05/10/2023	Journal Entry	53			5780 Treasure's Fee - CF	-Split-	11,263.86	36,345.15
05/11/2023	Expense		Bank of the West	Wire Fee	5790.3 Bank Charges (Bond)	1010 Money Market	35.00	36,380.15
05/22/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	36,405.15
06/02/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	36,430.15
06/02/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	36,405.15
06/10/2023	Journal Entry	55			5780 Treasure's Fee - CF	-Split-	3,778.57	40,183.72
06/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	40,208.72
07/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	40,233.72
07/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	40,208.72
07/11/2023	Journal Entry	59			5780 Treasure's Fee - CF	-Split-	7,687.37	47,896.09
07/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	47,921.09
08/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	47,896.09
08/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	47,921.09

Crested Butte Fire Protection District Capital Funds Project

Transaction Report

January - October, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
08/11/2023	Journal Entry	63			5780 Treasure's Fee - CF	-Split-	1,621.46	49,542.55
08/21/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	49,567.55
09/01/2023	Deposit			MISCELLANEOUS FEE REFUND VALUED CUSTOMER MONTHLY SERVICE CHARGE REBATE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	49,542.55
09/01/2023	Expense			MISCELLANEOUS FEES PREVIOUS PERIOD ACTIVITY RESULTED IN MONTHLY SERVICE CHARGE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	49,567.55
09/11/2023	Journal Entry	65			5780 Treasure's Fee - CF	-Split-	579.53	50,147.08
09/20/2023	Expense		Bank of the West	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.2 Bank Charges (Capital)	1000 Checking	25.00	50,172.08
10/10/2023	Journal Entry	67			5780 Treasure's Fee - CF	-Split-	181.15	50,353.23
10/30/2023	Expense		Bank of the West	ACH Fees ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.2 Bank Charges (Capital)	1000 Checking	10.67	50,363.90
TOTAL							\$50,363.90	

CBFPD NEW STATION	iGMP Budget 10/23/23	Budget Revisions	Current Budget	Previously Billed to date	Draw No 29 October 2023	Cost to Date	Percent Complete	Cost to Complete	NOTES
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SOFT COSTS

12	Water/Sewer Fees	\$250,000	\$250,000	\$0		\$0	0%	\$250,000	Sewer Tap, Legal Water, FCI carries water
13	Gas Fees	\$50,000	\$50,000	\$0		\$0	0%	\$50,000	Atmos (pipe, boring, trench/backfill)
14	Electric Fees	\$150,000	\$150,000	\$0		\$0	0%	\$150,000	new 3-phase, 1-phase loop
15	Comcast/CenturyLink Connection Fees	\$15,000	\$15,000	\$0		\$0	0%	\$15,000	Visionary/Spectrum
16	ROW & CDOT fees	\$20,000	\$20,000	\$0		\$0	0%	\$20,000	CDOT
17	Bldg Permits & Fire Impact Fee	\$200,000	\$200,000	\$3,788		\$3,788	2%	\$196,212	County
18	Traffic Study	\$13,000	\$13,000	\$12,920		\$12,920	99%	\$80	McDowell Eng
19	Soils/Geotechnical/Geothermal	\$40,000	\$40,000	\$36,790	\$198.90	\$36,989	92%	\$3,011	Cesare/Panterra
20	Surveying	\$5,000	\$5,000	\$0		\$0	0%	\$5,000	JVA
21	Planning/Entitlements	\$85,000	\$85,000	\$83,461		\$83,461	98%	\$1,539	BG/TCA
22	Design (Arch, Struct, MEP)	\$1,600,000	\$1,600,000	\$932,247	\$19,798.00	\$952,045	60%	\$647,955	BG/TCA
22a	Modular Study	\$0	\$0	\$0		\$0	#DIV/0!	\$0	N/A
23	Civil Engineering	\$0	\$0	\$0		\$0	0%	\$0	JVA
24	Wetlands Consultant	\$15,000	\$15,000	\$1,680		\$1,680	11%	\$13,320	Bio-Environs
25	3rd Party Insp/Material Testing	\$100,000	\$100,000	\$0		\$0	0%	\$100,000	Cesare
26	Commissioning	\$50,000	\$50,000	\$0		\$0	0%	\$50,000	Typ testing, blower door
27	Monument Signage	\$0	\$0	\$0		\$0	0%	\$0	By FCI
28	IT/Low Voltage	\$400,000	\$400,000	\$0		\$0	0%	\$400,000	Access, control, cameras, cabling, etc
29	CMGC	\$20,000	\$20,000	\$20,000		\$20,000	100%	\$0	FCI
30	Project Mgmt	\$300,000	\$300,000	\$74,987	\$4,331.25	\$79,319	26%	\$220,681	GDA
31	Condo Map	\$25,000	\$25,000	\$0		\$0	0%	\$25,000	
32	Legal Costs	\$20,000	\$20,000	\$3,327		\$3,327	17%	\$16,673	
33	Financing Costs	\$0	\$0	\$0		\$0	0%	\$0	net of bond proceeds
34	Insurance/PP Bond	\$50,000	\$50,000	\$0		\$0	0%	\$50,000	1.20%
35	Reimburseables	\$92,900	\$92,900	\$3,813	\$172.16	\$3,986	4%	\$88,914	4%
36	Soft Cost Contingency	\$390,732	\$390,732	\$0		\$0	0%	\$390,732	8%
Subtotal Soft Costs		\$3,891,632	\$0	\$3,891,632	\$1,173,014	\$24,500.31	31%	\$2,694,118	

HARD COSTS

37	Hard Construction Fire/EMS	\$17,251,755	\$17,251,755	\$0		\$0	0%	\$17,251,755	10/23/23 FCI iGMP Estimate
38	Hard Construction SAR	\$3,634,536	\$3,634,536	\$0		\$0	0%	\$3,634,536	10/23/23 FCI iGMP Estimate
	Temp Construction Utilities	\$45,000	\$45,000	\$0		\$0	0%	\$45,000	Elec/Water (temp gas by FCI)
39	SAR Climbing Wall	\$0	\$0	\$0		\$0	0%	\$0	Not Included
40	Sitework	\$2,918,423	\$2,918,423	\$0		\$0	0%	\$2,918,423	10/23/23 FCI iGMP Estimate
41	Housing	\$1,200,000	\$1,200,000	\$0		\$0	0%	\$1,200,000	Placeholder
42	Fitness Equipment	\$75,000	\$75,000	\$0		\$0	0%	\$75,000	By Owner
43	Electrical Car Charging Stations	\$25,000	\$25,000	\$0		\$0	0%	\$25,000	Placeholder
44	FF&E	\$300,000	\$300,000	\$0		\$0	0%	\$300,000	TBD
45	Window Coverings	\$35,000	\$35,000	\$0		\$0	0%	\$35,000	By Owner
46	OSE	\$125,000	\$125,000	\$0		\$0	0%	\$125,000	Operating Supplies & Equipment
47	Hard Contingency	\$2,304,874	\$2,304,874	\$0		\$0	0%	\$2,304,874	9.00%
Subtotal Hard Costs		\$27,914,588	\$0	\$27,914,588	\$0.00	\$0	0%	\$27,914,588	

Total Soft & Hard Costs

\$31,806,220	\$0	\$31,806,220	\$1,173,014	\$24,500.31	\$1,197,514	4%	\$30,608,706	Does not include Spann Land Costs
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Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

For the Month Ending
October 31, 2023

Crested Butte Fire Protection District

Client Management Team

Chris Blackwood

Managing Director
950 17th Street, DN-CO-T8
Denver, CO 80202
720-955-2530
blackwoodc@pfmam.com

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Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement

2210106001	Crested Butte Fire Protection District
2210106002	Operating Account Fund
2210106003	Bond Payment Fund

Important Messages

CSIP will be closed on 11/23/2023 for Thanksgiving Day.

CRESTED BUTTE FIRE PROTECTION DISTRICT
SEAN CAFFREY
P.O. BOX 1009
CRESTED BUTTE, CO 81224

Online Access www.csipinvest.com

Customer Service 1-855-274-7468



Important Disclosures

Important Disclosures

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Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by Refinitiv or Bloomberg. For certain short-term investments or where prices are not available from generally recognized sources the securities are priced using a yield-based matrix system to arrive at an estimated market value. Prices that fall between data points are interpolated. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

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Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

Monthly distribution yield represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

YTM at Cost The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

YTM at Market The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Managed Account A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

Unsettled Trade A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management LLC
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED NO BANK GUARANTEE MAY LOSE VALUE



Consolidated Summary Statement

Account Statement
For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District

Portfolio Summary			
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Current Yield
CSIP LGIP	9,606.11	2,147,195.13	5.53 %
CSIP TERM	35,268.96	26,500,000.00	* N/A
CSIP Managed Account	28,456.25	0.00	* N/A
Total	\$73,331.32	\$28,647,195.13	

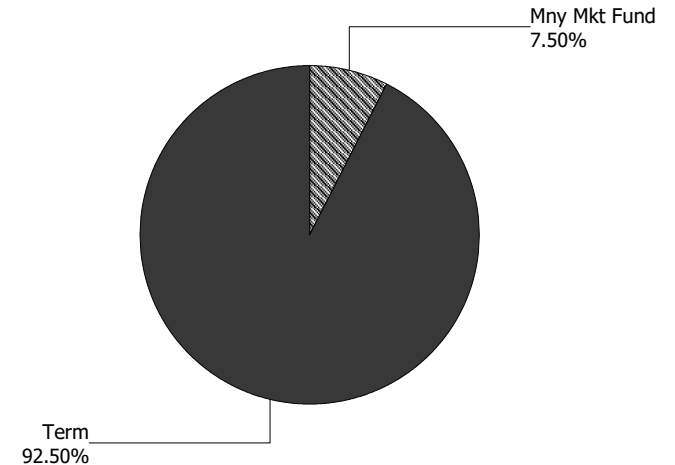
* Not Applicable

Investment Allocation		
Investment Type	Closing Market Value	Percent
Money Market Mutual Fund	2,147,195.13	7.50
Term Investment	26,500,000.00	92.50
Total	\$28,647,195.13	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	8,147,195.13	28.44
31 to 60 days	0.00	0.00
61 to 90 days	0.00	0.00
91 to 180 days	6,000,000.00	20.94
181 days to 1 year	14,500,000.00	50.62
1 to 2 years	0.00	0.00
2 to 3 years	0.00	0.00
3 to 4 years	0.00	0.00
4 to 5 years	0.00	0.00
Over 5 years	0.00	0.00
Total	\$28,647,195.13	100.00%
Weighted Average Days to Maturity	164	

Sector Allocation





Account Statement

For the Month Ending **October 31, 2023**

Consolidated Summary Statement

Crested Butte Fire Protection District

Account Number	Account Name	Opening Market Value	Purchases / Deposits	Redemptions / Sales/ Maturities	Unsettled Trades	Change in Value	Closing Market Value	Cash Dividends and Income
2210106001	Crested Butte Fire Protection District	27,162,044.07	3,455,579.22	(3,450,452.52)	0.00	3,036.30	27,170,207.07	33,129.22
2210106002	Operating Account Fund	504,916.47	528,736.84	(504,580.40)	0.00	0.00	529,072.91	24,156.44
2210106003	Bond Payment Fund	931,869.49	492,238.21	(476,192.55)	0.00	0.00	947,915.15	16,045.66
Total		\$28,598,830.03	\$4,476,554.27	(\$4,431,225.47)	\$0.00	\$3,036.30	\$28,647,195.13	\$73,331.32



Account Statement - Transaction Summary

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

CSIP LGIP	
Opening Market Value	1,215,080.37
Purchases	1,455,579.22
Redemptions	(2,000,452.52)
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value	\$670,207.07
Cash Dividends and Income	4,672.97

CSIP TERM	
Opening Market Value	24,500,000.00
Purchases	2,000,000.00
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

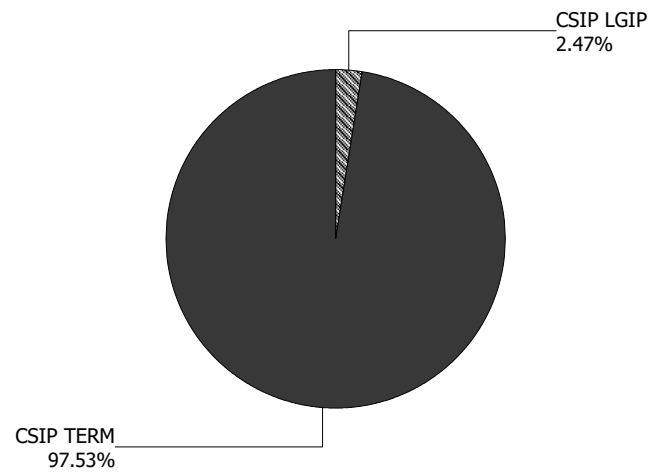
Closing Market Value	\$26,500,000.00
Cash Dividends and Income	0.00

CSIP Managed Account	
Opening Market Value	1,446,963.70
Purchases	0.00
Redemptions	(1,450,000.00)
Unsettled Trades	0.00
Change in Value	3,036.30

Closing Market Value	\$0.00
Cash Dividends and Income	28,456.25

Asset Summary		
	October 31, 2023	September 30, 2023
CSIP LGIP	670,207.07	1,215,080.37
CSIP TERM	26,500,000.00	24,500,000.00
CSIP Managed Account	0.00	1,446,963.70
Total	\$27,170,207.07	\$27,162,044.07

Asset Allocation





Investment Holdings

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Security Description	Maturity Date	Rate	Investment Amount	Estimated Earnings	Est. Value at Maturity
CSIP TERM							
12/08/22	12/08/22	TERM - Colorado Statewide Investment Pool Term Dec 23	11/03/23	5.1400	2,000,000.00	92,379.18	2,092,942.47
11/08/22	11/09/22	TERM - Colorado Statewide Investment Pool Term Dec 23	11/06/23	5.3400	4,000,000.00	208,918.35	4,211,844.38
02/03/23	02/03/23	TERM - Colorado Statewide Investment Pool Term Dec 24	02/01/24	4.9900	2,000,000.00	74,098.08	2,099,253.15
02/13/23	02/13/23	TERM - Colorado Statewide Investment Pool Term Dec 24	02/13/24	5.0400	2,000,000.00	72,078.90	2,100,800.00
04/18/23	04/19/23	TERM - Colorado Statewide Investment Pool Term Dec 24	04/16/24	5.2400	2,000,000.00	56,122.40	2,103,940.98
05/22/23	05/23/23	TERM - Colorado Statewide Investment Pool Term Dec 24	05/20/24	5.2400	2,000,000.00	46,386.88	2,103,940.98
06/15/23	06/16/23	TERM - Colorado Statewide Investment Pool Term Dec 24	06/11/24	5.8200	3,500,000.00	76,804.92	3,700,917.21
07/18/23	07/19/23	TERM - Colorado Statewide Investment Pool Term Dec 24	07/17/24	5.8900	2,000,000.00	33,795.08	2,117,156.28
08/24/23	08/25/23	TERM - Colorado Statewide Investment Pool Term Dec 24	08/23/24	5.9000	3,000,000.00	32,885.25	3,176,032.79
09/21/23	09/22/23	TERM - Colorado Statewide Investment Pool Term Dec 24	09/20/24	5.8900	2,000,000.00	12,874.32	2,117,156.28
10/17/23	10/17/23	TERM - Colorado Statewide Investment Pool Term Dec 24	10/16/24	5.8900	2,000,000.00	4,827.87	2,117,478.14
Total					\$26,500,000.00	\$711,171.23	\$27,941,462.66



Managed Account Summary Statement

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001 - (15231590)

Transaction Summary - Money Market		Transaction Summary - Managed Account		Account Total	
Opening Market Value	\$1,215,080.37	Opening Market Value	\$1,446,963.70	Opening Market Value	\$2,662,044.07
Purchases	1,455,579.22	Maturities/Calls	(1,450,000.00)		
Redemptions	(2,000,452.52)	Principal Dispositions	0.00		
		Principal Acquisitions	0.00		
		Unsettled Trades	0.00		
		Change in Current Value	3,036.30		
Closing Market Value	\$670,207.07	Closing Market Value	\$0.00	Closing Market Value	\$670,207.07
Dividend	4,672.97				

Earnings Reconciliation (Cash Basis) - Managed Account		Cash Balance	
Interest/Dividends/Coupons Received	906.25	Closing Cash Balance	\$0.00
Less Purchased Interest Related to Interest/Coupons	0.00		
Plus Net Realized Gains/Losses	27,550.00		
Total Cash Basis Earnings	\$28,456.25		

Earnings Reconciliation (Accrual Basis)	Managed Account	Total	Cash Transactions Summary- Managed Account	
Ending Amortized Value of Securities	0.00	670,207.07	Maturities/Calls	1,450,906.25
Ending Accrued Interest	0.00	0.00	Sale Proceeds	0.00
Plus Proceeds from Sales	0.00	2,000,452.52	Coupon/Interest/Dividend Income	0.00
Plus Proceeds of Maturities/Calls/Principal Payments	1,450,906.25	1,450,906.25	Principal Payments	0.00
Plus Coupons/Dividends Received	0.00	0.00	Security Purchases	0.00
Less Cost of New Purchases	0.00	(1,455,579.22)	Net Cash Contribution	(1,450,906.25)
Less Beginning Amortized Value of Securities	(1,449,325.86)	(2,664,406.23)	Reconciling Transactions	0.00
Less Beginning Accrued Interest	(830.73)	(830.73)		
Dividends	0.00	4,672.97		
Total Accrual Basis Earnings	\$749.66	\$5,422.63		



Managed Account Security Transactions & Interest

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001 - (15231590)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
MATURITY										
10/16/23	10/16/23	FREDDIE MAC NOTES DTD 10/16/2020 0.125% 10/16/2023	3137EAEY1	1,450,000.00	1,450,000.00	906.25	1,450,906.25	27,550.00	0.00	
Transaction Type Sub-Total				1,450,000.00	1,450,000.00	906.25	1,450,906.25	27,550.00	0.00	
Managed Account Sub-Total					1,450,000.00	906.25	1,450,906.25	27,550.00	0.00	
Total Security Transactions					\$1,450,000.00	\$906.25	\$1,450,906.25	\$27,550.00	\$0.00	



Account Statement

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					1,215,080.37
10/16/23	10/16/23	Purchase - Principal 3137EAEY1	1.00	1,450,906.25	2,665,986.62
10/17/23	10/17/23	Redemption - TERM Investment	1.00	(2,000,000.00)	665,986.62
10/25/23	10/25/23	IP Fees September 2023	1.00	(160.85)	665,825.77
10/25/23	10/25/23	U.S. Bank Fees August 2023	1.00	(291.67)	665,534.10
10/31/23	11/01/23	Accrual Income Div Reinvestment - Distributions	1.00	4,672.97	670,207.07
Closing Balance					670,207.07

	Month of October	Fiscal YTD January-October		Closing Balance	Average Monthly Balance	Monthly Distribution Yield
Opening Balance	1,215,080.37	2,345,229.22		670,207.07		
Purchases	1,455,579.22	21,335,683.99		996,241.83		
Redemptions (Excl. Checks)	(2,000,452.52)	(23,010,706.14)				5.53%
Check Disbursements	0.00	0.00				
Closing Balance	670,207.07	670,207.07				
Cash Dividends and Income	4,672.97	75,336.85				

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
10/17/23	10/17/23	Purchase - TERM Investment	10/16/24	5.8900	2,000,000.00



Account Statement - Transaction Summary

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

CSIP LGIP	
Opening Market Value	336.07
Purchases	528,736.84
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

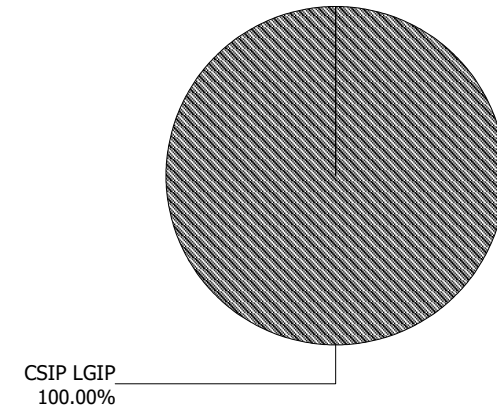
Closing Market Value	\$529,072.91
Cash Dividends and Income	1,756.94

CSIP TERM	
Opening Market Value	504,580.40
Purchases	0.00
Redemptions	(504,580.40)
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value	\$0.00
Cash Dividends and Income	22,399.50

Asset Summary		
	October 31, 2023	September 30, 2023
CSIP LGIP	529,072.91	336.07
CSIP TERM	0.00	504,580.40
Total	\$529,072.91	\$504,916.47

Asset Allocation





Account Statement

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					336.07
10/10/23	10/10/23	Purchase - TERM Maturity	1.00	526,979.90	527,315.97
10/31/23	11/01/23	Accrual Income Div Reinvestment - Distributions	1.00	1,756.94	529,072.91
Closing Balance					529,072.91

	Month of October	Fiscal YTD January-October		
Opening Balance	336.07	323.60	Closing Balance	529,072.91
Purchases	528,736.84	528,749.31	Average Monthly Balance	374,378.48
Redemptions (Excl. Checks)	0.00	0.00	Monthly Distribution Yield	5.53%
Check Disbursements	0.00	0.00		
Closing Balance	529,072.91	529,072.91		
Cash Dividends and Income	1,756.94	1,769.41		

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
10/10/23	10/10/23	Redemption - TERM Maturity			(526,979.90)



Account Statement - Transaction Summary

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

CSIP LGIP	
Opening Market Value	455,676.94
Purchases	492,238.21
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

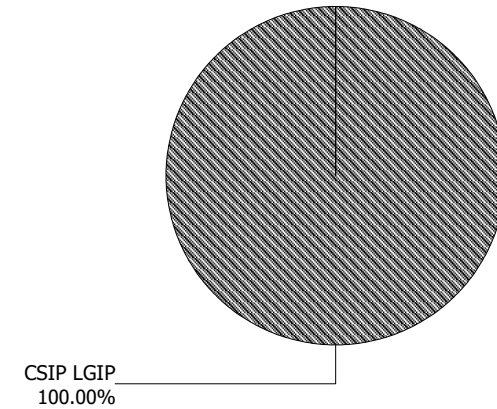
Closing Market Value	\$947,915.15
Cash Dividends and Income	3,176.20

CSIP TERM	
Opening Market Value	476,192.55
Purchases	0.00
Redemptions	(476,192.55)
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value	\$0.00
Cash Dividends and Income	12,869.46

Asset Summary		
	October 31, 2023	September 30, 2023
CSIP LGIP	947,915.15	455,676.94
CSIP TERM	0.00	476,192.55
Total	\$947,915.15	\$931,869.49

Asset Allocation





Account Statement

For the Month Ending **October 31, 2023**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					455,676.94
10/18/23	10/18/23	Purchase - TERM Maturity	1.00	489,062.01	944,738.95
10/31/23	11/01/23	Accrual Income Div Reinvestment - Distributions	1.00	3,176.20	947,915.15
Closing Balance					947,915.15

	Month of October	Fiscal YTD January-October		
Opening Balance	455,676.94	139,578.20	Closing Balance	947,915.15
Purchases	492,238.21	1,284,529.50	Average Monthly Balance	676,646.11
Redemptions (Excl. Checks)	0.00	(476,192.55)	Monthly Distribution Yield	5.53%
Check Disbursements	0.00	0.00		
Closing Balance	947,915.15	947,915.15		
Cash Dividends and Income	3,176.20	10,467.49		

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
10/18/23	10/18/23	Redemption - TERM Maturity			(489,062.01)



2023 October EMS & Fire Chief
Board Report

CBFPD responded to 54 calls for service this month. While this is typically the beginning of our shoulder season, we saw a slight increase in comparison to last year which remains the trend. We are thankful to Mt. Crested Butte, the Homestead HOA, and those who provided the opportunity to utilize the homestead project as a training ground prior to demolition. These types of opportunities are extremely valuable to our organization. Thanks to Veronica for his work on a DFPC grant that secured a little of \$2000 for new wildland packs.

Personnel/Volunteers

Beth Shaner, Jordan Okes, and Sean Slattery have transitioned to part time employee roles.

Brad Farson accepted the position of full time FF/Paramedic. He begins the week of November 13.

Melvin Seyfried has put in his resignation. He has chosen to concentrate on his personal life with a focus on health and wellness. As such, we will open up an internal posting for the full time position of FF/EMT.

Congratulations to Captain Felix who successfully obtained his NEMSA SPO (supervising paramedic officer) credential.

Joe Mirza officially completed his state certification for Driver Operator/Pumper and was promoted to the position of Engineer.

Congratulations to Joe Blunn who was recognized at this year's EMSAC EMS state conference as the 2023 Critical Care Paramedic of the year.

Training

Fire: Elevator emergency training

Fire: Firefighter CPR

EMS: Respiratory emergencies

EMS: CPR recertification

Homestead site - Bail out drills, roof ventilation

Vehicles

The apparatus committee continues work on developing a specification sheet for our next apparatus. We are awaiting proposals from Spartan and E-One for an aerial truck.

We have secured our chassis for the EMTS Grant funded ambulance. It is currently scheduled to be built and delivered in June of 2024.

Maintenance

Station 2 paint job is complete and looks great. Maintenance projects are moving along well. In addition to this, the roof at 10 9th street received some repair work and Station 3 interior bays received new paint.



CRESTED BUTTE FIRE PROTECTION DISTRICT

306 MAROON AVENUE
P.O. BOX 1009
CRESTED BUTTE, CO 81224
(970) 349-5333 FAX: (970) 349-3420
WEBSITE: WWW.CBFPD.ORG

November 7, 2023

CBFPD Board of Directors (BOD)

RE: Fire Prevention Division work summary for October 2023

Dear Board of Directors,

The list below are some of the larger projects in the plan development and review stages:

Major Projects: (planning, fire requirements & pre application meetings) ON GOING

Mount Crested Butte

- Prospect II-on going
- North Village-on going
- Honey Rock Ridge
- CB Ridge (old Nevada Ridge)
- Bear Crossing

Crested Butte

- Academy Place Multifamily
- Mineral Point
- New Town WWTP
- Fire Campus
- 48 affordable housing units
- Clark's Market
- Bruhaus
- CBCS-new addition

County

- County Whetstone Housing (240 units)
- New subdivision at Cement Creek & Hwy, 135 (75 homes)
- changing commercial district in CBS to One-Way traffic
- Solar Farm on Hwy 135
- Clark commercial expansion-CBS

Approved Plan Reviews/Letters: completed in September- (14 total)

Mount Crested Butte

- Cinnamon Mt. Rd.

Crested Butte

- Anthracite Dr.
- Ruby Drive
- butte Ave.

County

- Country Club Dr.
- Hwy 135
- Cty. Rd. 738
- Pyramid
- Teocalli Rd.
- Country Club Dr.
- Anderson
- Cisneros lane
- Red Mt. Ranch Rd.
- St. Andrews Circle

Inspections & Meetings: 43

Mount Crested Butte

5

Crested Butte

14

County

24

Company Level Annual Life Safety Inspections: 1 performed in the month of October

Fire Prevention Division summary:

1. The Fire Prevention offices desktops were going on 7 years old. Four new desktops have been installed. The bugs are slowly being addressed.
2. The wildland signage program is moving forward. Many HOA's/subdivisions have to change their current covenants in order to utilize the new signage program. That process will take a lot of time.
3. There is a new restaurant, Yuki Hana, going into the old Margo's Philly building.
4. Joe Wonnacott and Dale Hoots did attend the Fire Marshal track at the Leadership conference in Keystone.
5. Clark's is scheduled to reopen on Monday, December 18th. Our team has been to a lot

of pre inspection meetings to help facilitate a smoother process to ensure compliance by the 18th.

Updates & Enforcement issues:

1. The Town of Crested Butte has issued a STOP WORK order for 223 Elk Ave. –(The Brauhaus)
The new ductwork was installed which covered up all the existing fire sprinkler heads.
All fire suppression and fire alarm systems are required to be maintained during construction due to the occupancies (occupied offices) upstairs.
2. The Big Al's addition fire underground was installed without any prior plan submittal or approval by the State or CBFPD. There project and the fire suppression system is on hold until such time as they receive compliance from the State of Colorado.
2. The fire underground at 502 Whiterock Avenue has been installed and the State of Colorado will not sign off on it because the fire underground does not terminate in the fire riser room as per plan approval. More to follow.
6. After two years of being damaged by contractors, the fire hydrants at Homestead in Mt. C.B. have been repaired, and tested. The older Homestead affordable housing project is scheduled for demolition soon.
7. We have entered into conversations with Gunnison County Road & Bridge because they want to update their "road & bridge" standards.

Action request to the Board of Directors:

-none as of this packet submittal

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

November 14, 2023

1. Consent Agenda

- a) October 10th Regular Meeting Minutes
- b) October 15th Special Meeting Minutes
- c) Monthly Financial Reports

2. Chief Executive's Comments

My thanks to the Board, our leadership team, and Jeff Dyar for a productive strategic planning retreat in Ridgway. In addition to our planning and social activities, I enjoyed spending an hour or so exploring downtown Ridgway. We had the opportunity to get a brief tour of the Fire District, checked out some infill development, newly built housing and some recently improved park spaces. As Ridgway is a bedroom community for Telluride and Ouray, I was pleased to see you can actually pull off a vibrant, mostly working class town in the vicinity of major resort areas. Perhaps a good sign for our area.

Since we are on the heels of our multi-day strategic planning work, there is not too much to report this month. We are in the brief lull before ski season, however, a number of activities are underway. We will be welcoming Brad Farson as our newest Firefighter / Paramedic later this month. We were also pleased to hear the chassis for our new ambulance arrived with construction expected to begin shortly. We are also continuing to negotiate the master lease terms for the 3 bedroom Lazy K unit in Gunnison. Finally, we are now meeting weekly with the design team to complete the construction documents for the emergency services campus.

As discussed during the strategic planning session, the latest draft of the proposed 2024 budget is included in the board packet. We will wait to see what transpires as the upcoming special session of the Colorado General Assembly regarding property tax rates and will schedule our budget hearing and adoption for December 12th once we have a more complete sense of the property tax revenue picture and determine what changes or reductions become necessary.

In old business this month we are working on the closing of the purchase of the Larkspur parcels. The closing will be scheduled the week of December 11th and the board is being asked to review and approve the resolution that will allow Chairman McCann to execute the closing documents.

Additionally in old business this month our owner's representative, Todd Goulding will update the board on the progress of the fire station project. As noted at the special meeting, FCI is currently finalizing the first batch of contracts following our iGMP budget approval. As noted above, significant work is also underway in the next few months to finalize design details.

In new business this month Annie will update the board on our implementation plans for HB21-1110 which requires all state and local government web sites meet accessibility requirements for individuals with disabilities. The deadline for compliance for this law is July 1, 2024.

Finally this month, two optional executive sessions have been scheduled to receive legal advice and/or discuss contracting regarding the emergency services campus if the Board desires. I suspect our old business discussions will determine if the executive sessions will be of value.

3. Action Items

- a) Approve consent agenda
- b) Review and approve Larkspur closing resolution
- c) Determine need for executive sessions regarding emergency services campus

Mill Levy Calculation Worksheet

	2024		2023	
Assessed Valuation	\$676,383,080		\$440,762,790	
	<u>Tax Revenue</u>	<u>Mill Levy</u>	<u>Tax Revenue</u>	<u>Mill Levy</u>
Maximum General Fund Levy	\$3,570,626	5.279	\$2,326,787	5.279
<u>Allowed TABOR Base</u>	N/A	N/A	\$1,240,652	2.815
<u>Ballot Authorizations:</u>				
1998 Ballot Authorization	541,106	0.800	352,610	0.800
2002 Ballot Authorization	338,192	0.500	220,381	0.500
2017 Ballot Authorization	<u>2,367,341</u>	<u>3.500</u>	<u>1,542,670</u>	<u>3.500</u>
<u>Maximum General Fund</u>	6,817,265	10.079	4,442,448	10.079
<u>Temporary Tax Credit</u>	(\$1,446,107)	(2.138)	(\$1,086,040)	(2.464)
Effective General Fund Levy	5,371,158	7.941	3,356,409	7.615
Bond Fund	1,679,700	2.483	1,679,700	3.811
Total Mill Levy	\$7,050,858	10.424	\$5,036,109	11.426
<u>Abatements</u>	14,149	0.021	8,462	0.019
TOTAL LEVY	\$ 7,065,007	10.445	\$ 5,044,571	11.445

CRESTED BUTTE FIRE PROTECTION DISTRICT

Budget 2024

	ACTUAL <u>2022</u>	BUDGET <u>2023</u>	ESTIMATED <u>2023</u>	BUDGET <u>2024</u>
Beginning Fund Balance	\$ 2,242,433	\$ 3,097,629	\$ 3,097,629	\$ 3,034,173
Revenue				
General Property Tax	\$ 3,261,678	\$ 3,364,776	\$ 3,364,776	\$ 5,385,307
Specific Ownership Tax	\$ 211,653	\$ 130,000	\$ 149,664	\$ 130,000
Intergovernmental Revenue	\$ 41,840	\$ 25,000	\$ 44,541	\$ 25,000
EMS Service Fees	\$ 386,073	\$ 300,000	\$ 350,000	\$ 325,000
Plan Review / Inspection Fees	\$ 464,592	\$ 125,000	\$ 365,000	\$ 150,000
Training Fees	\$ 1,750	\$ -	\$ 15,500	\$ -
Special Event Fees	\$ 80,279	\$ -	\$ 90,000	\$ -
Rental Income	\$ 73,006	\$ 69,500	\$ 92,000	\$ 124,800
Impact Fees	\$ 37,095	\$ 25,000	\$ 23,000	\$ 25,000
Interest Income	\$ 61,567	\$ 25,000	\$ 130,000	\$ 50,000
Grants	\$ -	\$ 150,000	\$ -	\$ 300,000
Contributions & Donations	\$ 1,000	\$ -	\$ 2,000	\$ -
Sale of Assets	\$ -	\$ 2,000	\$ 6,300	\$ 2,000
Debt Proceeds	\$ 125,875			
Vendor Refunds	\$ -	\$ -	\$ 13,560	\$ -
Miscellaneous	\$ 20	\$ -	\$ -	\$ -
Total Operating Revenue	\$ 4,746,427	\$ 4,216,276	\$ 4,646,341	\$ 6,517,107
Total Available Revenue	\$ 6,988,860	\$ 7,313,905	\$ 7,743,970	\$ 9,551,280
Expenditures				
General Services	\$ 1,248,958	\$ 1,436,528	\$ 1,436,528	\$ 1,726,953
Operations	\$ 2,436,050	\$ 2,780,621	\$ 2,780,621	\$ 3,408,651
Subtotal Operating Expenditures	\$ 3,685,008	\$ 4,217,149	\$ 4,217,149	\$ 5,135,604
Revenue Above Operating Expenditures	\$ 1,061,419	\$ (873)	\$ 429,192	\$ 1,381,503
Capital Purchases	\$ 154,659	\$ 472,500	\$ 445,000	\$ 1,061,000
Total Capital Expenditures	\$ 154,659	\$ 472,500	\$ 445,000	\$ 1,061,000
Multi-Year & Lease Purchase Principal	\$ 193,129	\$ 47,648	\$ 47,648	\$ 47,648
Total Debt Principal	\$ 193,129	\$ 47,648	\$ 47,648	\$ 47,648
Total Annual Expenditures	\$ 4,032,796	\$ 4,737,297	\$ 4,709,797	\$ 6,244,252
Reserves				
TABOR Reserve (3%)	\$ 118,193	\$ 142,119	\$ 142,119	\$ 187,328
Operating Reserve (30%)	\$ 1,063,740	\$ 1,421,189	\$ 1,421,189	\$ 1,873,276
Impact Fee Reserve	\$ 389,815	\$ 426,910	\$ 426,910	\$ 449,910
Additional Capital Reserve		\$ 200,000	\$ 200,000	\$ 500,000
Down Payment Assistance Fund	\$ 80,000	\$ 120,000	\$ 120,000	\$ 120,000
Major Incident Contingency	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Restricted Reserve (Land Purchases)	\$ 400,000	\$ -	\$ -	\$ -
Unrestricted Reserve	\$ 945,881	\$ 166,390	\$ 623,955	\$ 76,515
Ending Fund Balance	\$ 3,097,629	\$ 2,576,608	\$ 3,034,173	\$ 3,307,028

General Obligation Bond Fund

General Obligation Bonds

Date Executed		1/15/2022
Maturity Date		1/15/2047
Amount Financed	\$	25,950,000
Bond Premium	\$	4,000,000
Total Funds Available	\$	<u>29,950,000</u>
Principal Balance as of Jan 1	\$	23,925,000
Principal - Current year	\$	650,000
Interest - Current Year	\$	1,029,700
Total Current Year	\$	<u>1,679,700</u>
Principal Balance as of Dec 31	\$	23,275,000

Schedule A - General Services / Administration Expenditures

	<u>Budget 2023</u>	<u>Budget 2024</u>	<u>Comments</u>
Salaries - Administration	\$ 176,000	\$ 200,400	
Salaries - Fire Prevention	\$ 303,208	\$ 345,740	
Salary - Temporary Employees	\$ 4,800	\$ 6,900	
Payroll Processing Fees	\$ 6,000	\$ 6,000	
Housing Stipend	\$ -	\$ 24,700	
Medicare Tax	\$ 7,018	\$ 8,019	
Social Security Tax	\$ 6,112	\$ 6,186	Temporary & PT Employees
Colorado FAMLII Premium	\$ 2,178	\$ 2,489	
Retirement Contributions - Employer	\$ 41,338	\$ 50,123	
Health Insurance & Related Benefits	\$ 95,193	\$ 96,730	
EAP Program Fees	\$ 3,500	\$ 3,500	
Workers Compensation	\$ 45,000	\$ 45,000	
Ski Pass Benefit - Employee	\$ 6,000	\$ 6,000	
Health Reimbursement	\$ 92,700	\$ 131,435	35% of Health Ins Premiums
Advertising	\$ 5,000	\$ 5,000	
Accounting & Audit Services	\$ 8,000	\$ 8,000	
Ambulance Billing Fees	\$ 18,000	\$ 19,500	6% of Collected EMS Billing
Bank Charges	\$ 2,500	\$ 5,000	Increased Credit Card Payments
Board Expenses	\$ 11,000	\$ 4,000	No Off Site Year
Board Stipends	\$ 7,000	\$ 7,000	Meeting Stipends
Debt Service	\$ 13,979	\$ 12,876	Triplex
Down Payment Assistance Fund	\$ 1,500	\$ 1,500	Service Fee
Dues and Subscriptions	\$ 8,000	\$ 8,000	
Education & Training - Admin	\$ 18,000	\$ 15,000	
Elections	\$ 25,000	\$ -	No Election for 2024
Fire Prevention & Life Safety	\$ 15,000	\$ 15,000	Major Project Plan Reviews
Insurance - General	\$ 35,000	\$ 45,000	New Vehicles and Buildings
IT Services	\$ 40,000	\$ 60,000	Web Site Accesibility
Legal and Professional	\$ 45,000	\$ 50,000	Add'l Ambulance Billing Audit Svc
Meals & Incentives	\$ 23,500	\$ 26,000	Increased banquet costs
Office Supplies & Equipment	\$ 18,000	\$ 15,000	Includes computer upgrades
Postage & Shipping	\$ 3,000	\$ 3,000	
Rent	\$ 39,000	\$ 112,896	See Schedule F - Rent
Repairs - Building	\$ 40,000	\$ 40,000	
Repairs - Rental Units	\$ 5,000	\$ 5,000	
Snow Removal	\$ 10,000	\$ 12,000	
Telephone	\$ 9,000	\$ 10,000	Landlines - VOIP System
Travel	\$ 20,000	\$ 22,500	Increased Travel Costs
Treasurer's Fees	\$ 102,001	\$ 165,459	3% of tax collections
Utilities - Rental Units	\$ 3,000	\$ 4,000	
Utilities	\$ 45,000	\$ 45,000	
Volunteer Pension Contribution	\$ 75,000	\$ 75,000	
Miscellaneous	\$ 2,000	\$ 2,000	
Total General Services & Admin	\$ 1,436,527	\$ 1,726,953	

Schedule B - Operations Expenditures

	<u>Budget 2023</u>	<u>Budget 2024</u>	<u>Comments</u>
Salary - EMS & Fire Chief	\$ 123,120	\$ 131,760	
Salary - Logistics Chief	\$ 86,848	\$ 93,380	
Salary - Captains	\$ 250,130	\$ 312,149	4 Positions
Salary - Lieutenants	\$ 223,200	\$ 158,000	2 Positions
Salary - Paramedic / Firefighters	\$ 383,100	\$ 513,280	6 Positions
Salary - Engineers	\$ -	\$ 241,000	3 Positions
Salary - Firefighter / EMTs	\$ 420,820	\$ 294,000	4 Positions
Salary - Maintenance	\$ -	\$ 54,375	1 Position
Salary - Part-Time	\$ 165,000	\$ 170,500	
Salary - Unscheduled Overtime	\$ 79,011	\$ 80,102	
Training Pay	\$ 7,500	\$ 5,000	Instructor Expenses
Special Event Pay	\$ 1,500	\$ 1,500	
Volunteer Stipends	\$ 50,000	\$ 50,000	
Housing Stipend	\$ -	\$ 68,900	
Medicare Tax	\$ 25,828	\$ 30,429	
Social Security Tax	\$ 13,330	\$ 13,671	
Colorado FAMLPI Premium	\$ 8,016	\$ 9,443	
Retirement Contributions - Employer	\$ 178,411	\$ 224,030	
Health Insurance & Related Benefits	\$ 290,707	\$ 355,131	
Ski Pass Benefit - Employee	\$ 25,000	\$ 30,000	30 Total
Ski Pass Benefit - Volunteers	\$ 20,000	\$ 20,000	20 Total
Dispatch Fees	\$ 51,000	\$ 56,000	
Education & Training	\$ 50,000	\$ 50,000	
EMS Supplies	\$ 35,000	\$ 40,000	
Firefighting Supplies	\$ 15,000	\$ 25,000	
Fuel	\$ 45,000	\$ 45,000	
Hazardous Waste Disposal	\$ 1,600	\$ 2,000	
Meals - Training	\$ 16,800	\$ 18,000	
Medical Direction	\$ 10,000	\$ 10,000	
Protective Equipment	\$ 30,000	\$ 50,000	
Radio & Mobile Computer Equipment	\$ 20,000	\$ 80,000	Additional Radios
Repairs - Equipment	\$ 6,000	\$ 6,000	
Repairs - Vehicles	\$ 40,000	\$ 40,000	
Responder Incentives	\$ 10,000	\$ 10,000	
Station Supplies	\$ 7,500	\$ 9,000	
Service Contracts	\$ 12,700	\$ 18,000	
Telephone - Mobile	\$ 14,000	\$ 14,000	
Tools & Hardware	\$ 2,000	\$ 2,000	
Training Equipment & Supplies	\$ 8,000	\$ 8,000	
Travel	\$ 20,000	\$ 25,000	Increased Travel Costs
Uniforms	\$ 22,500	\$ 30,000	Increased Quantities
Vaccines - Physicals - Wellness	\$ 10,000	\$ 12,000	
Miscellaneous	\$ 2,000	\$ 2,000	
	\$ 2,780,621	\$ 3,408,651	

Schedule C - Capital Expenditures

Budget 2023

Buildings & Land	\$ 600,000
Vehicles	\$ 325,000
Capital Medical Equipment	\$ 36,000
Capital Fire Equipment	\$ -
Capital Equipment (Other)	\$ 100,000
Total Capital Expenditures	\$ 1,061,000

Item Detail

Capital Purchases have a value of >\$5,000

Buildings & Land

Transfer to Capital Project Fund	\$ 600,000
Housing purchase	\$ -
Subtotal Buildings & Land	\$ 600,000

Vehicles

New Ambulances	\$ 240,000
New Pickup	\$ 85,000
Subtotal Vehicles	\$ 325,000

Capital Medical Equipment

LifePak 15	\$ 36,000
Subtotal Medical Equipment	\$ 36,000

Capital Fire Equipment

N/A	\$ -
Subtotal Fire Equipment	\$ -

Capital Equipment - Other

Satellite Communications Grant	\$ 100,000
Subtotal Equipment - Other	\$ 100,000

Schedule D - Reserve

	<u>Budget 2023</u>	<u>Comments</u>
Annual Expenditures	\$ 6,244,252	
TABOR Reserve (3%)	\$ 187,328	
Operating Reserve (30%)	\$ 1,873,276	
Impact Fee Reserve*	\$ 449,910	
Additional Capital Reserve	\$ 500,000	
Down Payment Assistance Fund	\$ 120,000	
Major Incident Contingency	\$ 100,000	
Restricted Reserve (Land Purchase)	\$ -	
Unrestricted Reserve	\$ 76,515	
	\$ -	
Total Reserve	\$ 3,307,028	

Schedule E - Lease Purchase

Triplex Lease Purchase

Date Executed	10/22/2020
Maturity Date	3/20/2034
Interest Rate	2.30%

Amount Financed	\$ 730,000.00
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Principal Balance as of Jan 1	\$ 588,824.09
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Principal - Current year	\$ 48,750.00
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Interest - Current Year	\$ 12,876.47
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Total Current Year	\$ 61,626.47
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Principal Balance as of Dec 31	\$ 540,074.09
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Schedule F - Rent Income and Expenditures

<u>Rental Income</u>		<u>Monthly</u>	<u>Annual (Assumes 10 Months)</u>
819 Teocalli (Triplex 2 Bedroom)	\$	1,470	\$ 14,700
821 Teocalli (Triplex 1 Bedroom)	\$	1,120	\$ 11,200
823 Teocalli (Triplex 3 Bedroom)	\$	2,020	\$ 20,200
10 Ninth St (2 Bedroom)	\$	1,470	\$ 14,700
410 Cascadilla Unit A (3 Bedroom)	\$	2,100	\$ 21,000
65 Paradise Rd (3 Bedroom)	\$	2,200	\$ 22,000
<u>105 Ouray Unit B (3 Bedroom)</u>	<u>\$</u>	<u>2,100</u>	<u>\$ 21,000</u>
Total Rental Income	\$	12,480	\$ 124,800

<u>Rent Expense</u>		<u>Monthly</u>	<u>Annual</u>
308 Third Street Offices	\$	1,558	\$ 18,696
410 Cascadilla Unit A	\$	2,500	\$ 30,000
65 Paradise Rd	\$	2,800	\$ 33,600
105 Ouray Unit B	\$	2,550	\$ 30,600
Total Rent Expense	\$	9,408	\$ 112,896

Salary Schedule

2024

Full-Time	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5
Firefighter / EMT	\$ 57,960	\$ 63,480	\$ 69,000	\$ 74,520	\$ 80,040
AEMT / Firefighter	\$ 63,000	\$ 69,000	\$ 75,000	\$ 81,000	\$ 87,000
Engineer	\$ 63,000	\$ 69,000	\$ 75,000	\$ 81,000	\$ 87,000
Paramedic / Exterior FF	\$ 66,360	\$ 72,680	\$ 79,000	\$ 85,320	\$ 91,640
Paramedic / Firefighter	\$ 69,720	\$ 76,360	\$ 83,000	\$ 89,640	\$ 96,280
Fire Lieutenant	\$ 66,360	\$ 72,680	\$ 79,000	\$ 82,950	\$ 91,640
EMS Lieutenant / Exterior FF	\$ 69,720	\$ 76,360	\$ 83,000	\$ 89,640	\$ 96,280
EMS Lieutenant	\$ 71,400	\$ 78,200	\$ 85,000	\$ 89,250	\$ 98,600
Captain	\$ 72,240	\$ 79,120	\$ 86,000	\$ 90,300	\$ 99,760
			\$ -		
Fire Inspector	\$ 60,900	\$ 66,700	\$ 72,500	\$ 78,300	\$ 84,100
Deputy Fire Marshal	\$ 71,400	\$ 78,200	\$ 85,000	\$ 91,800	\$ 98,600
Fire Marshal	\$ 85,260	\$ 93,380	\$ 101,500	\$ 109,620	\$ 117,740
			\$ -		
Chief I	\$ 85,260	\$ 93,380	\$ 101,500	\$ 109,620	\$ 117,740
Chief II	\$ 102,480	\$ 112,240	\$ 122,000	\$ 131,760	\$ 141,520
			\$ -		
Fleet & Facilities Manager	\$ 60,900	\$ 66,700	\$ 72,500	\$ 78,300	\$ 84,100
Executive Assistant	\$ 63,000	\$ 69,000	\$ 75,000	\$ 81,000	\$ 87,000
Chief Executive Officer	\$ 109,200	\$ 119,600	\$ 130,000	\$ 140,400	\$ 150,800

Part-Time	Grade 1	Grade 2	Grade 3
EMT	\$ 19.00	\$ 21.00	\$ 23.00
Firefighter	\$ 19.00	\$ 21.00	\$ 23.00
AEMT	\$ 22.00	\$ 24.00	\$ 26.00
Firefighter / EMT	\$ 24.00	\$ 26.00	\$ 28.00
Engineer	\$ 25.00	\$ 27.00	\$ 29.00
Paramedic (Single Role)	\$ 28.00	\$ 30.00	\$ 32.00
Paramedic Firefighter	\$ 32.00	\$ 34.00	\$ 36.00
Captain	\$ 33.00	\$ 35.00	\$ 37.00

RFFR Survey Comparables 2023			Current Rate	% Change
50th Percentile	% of Statwide	Title		
\$ 69,271	99.6%	Firefighter / EMT	\$ 67,000	2.90%
\$ 74,785	100.3%	Firefighter / EMT-I	\$ 69,500	7.33%
			\$ 69,500	7.33%
\$ 82,884	95.3%	Firefighter / Paramedic	\$ 72,500	8.23%
\$ 82,884	100.1%	Firefighter / Paramedic	\$ 75,700	8.80%
\$ 95,374	82.8%	Lieutenant	\$ 72,500	8.23%
			\$ 75,700	8.80%
			\$ 78,300	7.88%
\$ 98,767	87.1%	Captain	\$ 81,500	5.23%
\$ 78,155	92.8%	Fire Inspector	\$ 68,800	5.10%
\$ 100,096	84.9%	Asst Fire Marshal	\$ 78,300	7.88%
\$ 118,014	86.0%	Fire Marshal	\$ 96,200	5.22%
\$ 117,973	86.0%	Fire Battalion Chief	\$ 94,400	7.00%
\$ 138,453	88.1%	Deputy Chief	\$ 114,000	6.56%
\$ 86,661	83.7%	Fleet Supervisor		
\$ 72,747	103.1%	Executive Admin	\$ 65,625	12.50%
\$ 165,456	78.6%	Fire Chief	\$ 123,500	5.00%

7.12%

Employee Insurance Rates

Deductible (Single)	\$ 5,000.00	\$585
HRA Estimate (Single)	\$ 4,500.00	
Out of Pocket (Single)	\$ 500.00	

Monthly Rates

	<u>Health</u>	<u>Dental</u>	<u>Vision</u>
Employee Only	\$ 585.00	\$ 40.00	\$ 7.00
Employee + Spouse	\$ 1,288.00	\$ 82.00	\$ 13.00
Employee + Child	\$ 1,226.00	\$102.00	\$ 14.00
Employee + Children	\$ 1,226.00	\$102.00	\$ 14.00
Family	\$ 1,460.00	\$138.00	\$ 24.00

Appropriation

General Fund

Operating Expenditures	\$	6,244,252
Emergency TABOR Reserve	\$	187,328
Additional Reserves	\$	3,119,701

Capital Projects Fund

Capital Projects	\$	14,123,149
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Bond Fund

Bond Principal and Interest	\$	1,679,700
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RESOLUTION NO. 2023 – 11 - 1

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
CRESTED BUTTE FIRE PROTECTION DISTRICT AUTHORIZING THE PURCHASE OF
PROPERTY AND NAMING THE BOARD PRESIDENT AS AUTHORIZED AGENT TO
COMPLETE THE TRANSACTION**

WHEREAS, the Crested Butte Fire Protection District (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado, organized and existing pursuant to Title 32 of the Colorado Revised Statutes; and

WHEREAS, the Board of Directors (“Board”) of the District is statutorily authorized to “acquire, dispose of, and encumber real and personal property” pursuant to § 32-1-1001(1)(f), C.R.S.; and

WHEREAS, the Board has previously reviewed and approved the documents necessary to purchase Lots EM2 and EM3 in the Larkspur Subdivision, as further described in the attached Exhibit A, currently owned by Gunnison County (“Property”); and

WHEREAS, the Board now seeks to authorize the purchase of the Property pursuant to its statutory and corporate authority; and

WHEREAS, the Board further seeks to authorize the Board President, Chris McCann, or their designee, to execute all documents necessary for the completion of the purchase of the Property; and

WHEREAS, the purchase of the Property under the terms of the documents previously approved by the Board is in the best interests of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO:

1. That the District authorizes the purchase of the Property and states that the Board has been duly authorized in the premises by the corporation.
2. The Board President, Chris McCann, or their designee, is authorized to review and execute all documents necessary to complete the purchase of the Property, consistent with the terms previously approved by the Board.

ADOPTED, this 14th day of November, 2023.

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: _____
Chris McCann, Chairman

The undersigned, Secretary of the Crested Butte Fire Protection District, hereby certifies that the foregoing Resolution is a true, complete, and correct copy of the Resolution of the Board of Directors of the Crested Butte Fire Protection District duly and regularly entered by the Board at its regular public meeting held on November 14, 2023.

SEAL:

W. Eric Tunkey, Secretary

EXHIBIT A
(Property Description)

LOTS EM2 AND EM3, LARKSPUR, ACCORDING TO THE PLAT THEREOF RECORDED
AUGUST 21, 2006 AT RECEPTION NO. 568254, AND THE AMENDED PLAT OF LARKSPUR
RECORDED JUNE 19, 2009 AT RECEPTION NO. 591518, AND THE RATIFICATION RECORDED
JUNE 29, 2009 UNDER RECEPTION NO. 591757,

COUNTY OF GUNNISON,
STATE OF COLORADO.

DEVELOPMENT AND
PURCHASE AGREEMENT

This DEVELOPMENT AND PURCHASE AGREEMENT (the “Agreement”), dated [_____], 2023, is between the Board of County Commissioners of Gunnison County, Colorado (the “County”) and Crested Butte Fire Protection District, a special district and political subdivision of the State of Colorado (“Developer”). The County and the Developer may be referred to herein individually as a “Party,” or collectively as the “Parties.”

RECITALS

WHEREAS:

A. The County owns the following real property (the “Property”): LOTS EM2 and EM3, LARKSPUR SUBDIVISION as identified on the plat titled “PLAT OF LARKSPUR LOCATED WITHIN THE E1/2 NE1/4 SECTION 12 T14S, R86W, 6TH PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO dated August 21, 2006, bearing reception # 568254.

B. The County desires to have the Property developed to provide affordable housing for residents of Gunnison County (the “Project”).

C. In the interest of furthering public policy, the Colorado General Assembly has declared at Colorado Revised Statutes § 29-26-101. Legislative Declaration: “(1) The general assembly hereby finds and declares that:

1. It is in the public interest to maintain a diverse housing stock in order to preserve some diversity of housing opportunities for [Colorado’s] residents and people of low—and moderate—income.

2. A housing shortage for persons of low—and moderate—income is detrimental to the public health, safety and welfare. In particular, the inability of such persons to reside near where they work negatively affects the balance between jobs and housing in many regions of the state and has serious detrimental transportation and environmental consequences.”

D. The Colorado General Assembly has defined affordable housing to include rentals as follows: C.R.S. § 29-26-102, Definitions, “(1) Affordable housing dwelling unit” means a residential structure that is purchased or rented by and is occupied as a primary residence by one or more income eligible households, or a comparable definition as established by a local government.”

E. The Gunnison County Land Use Resolution, which evidences the County’s policy with respect to affordable housing, defines “Essential Housing” as “housing for qualified households as determined by the Gunnison

County Housing Authority,” and in turn defines “qualified household” as a “household that earns less than 120 percent of the AMI as qualified by the Gunnison County Housing Authority.”

F. The Board has the legal authority to convey real property as follows: C.R.S. § 30-11-101, Powers of counties. (1) Each organized county within the state...shall be empowered...(c) To sell, convey, or exchange any real...property owned by the county and make such order respecting the same as may be deemed conducive to the interests of the inhabitants...” (d) To make all contracts and do all other acts in relation to the property and concerns necessary to the exercise of its corporate or administrative powers. Any such contract may by its terms exceed one year and shall be binding upon the parties thereto as to all of its rights, duties and obligations.

G. The Parties have negotiated this Agreement to meet their mutual needs and goals in providing affordable housing for individuals that live and work in the County.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for valuable consideration, the receipt and adequacy of which are hereby acknowledged, County and Developer agree as follows:

1. THE PROJECT.

a. The Project consists of the transfer of ownership of the Property to the Developer, and the development of a single-structure, two (2) residential unit complex on Lot EM2 of the Property and a single-structure, three (3) residential unit complex on Lot EM3 of the Property, by the Developer, in accordance with the following “Project Documents”:

- i. This Agreement; and
- ii. Deed Restriction, attached as Exhibit A;
- iii. Deed of Trust, attached as Exhibit B.

b. Upon transfer of ownership of the Property to the Developer, the Property will be encumbered by the Deed Restriction, which will be recorded against title to the lots and each of the residential units, and will, among other restrictions:

- i. Mandate that the units are available for households that include one or more employees or volunteers of Developer, or which meet the parameters as qualified owners or qualified occupants under the Deed Restriction.
- ii. Mandate that rental rates include utilities (water, wastewater, trash, electricity, heat), but do not include telephone, internet, or television.
- iii. Prohibit short term rentals, with minimum lease terms of three months.
- iv. Provide a process for the Gunnison Valley Housing Authority or County to verify household qualifications and compliance with the Deed Restriction.
- v. Provide protection of the Deed Restriction in case of sale of the Property.

2. PURCHASE AND SALE OF THE PROPERTY.

a. Within 14 days of the mutual execution of this Agreement, Developer shall obtain an updated commitment to issue a title insurance policy for the Property. Developer shall disclose any title objections to County within 25 days of mutual execution of this Agreement.

b. Closing shall occur within 55-65 days of mutual execution of this Agreement, on a date and time that is mutually acceptable to the Developer and County (“Closing”).

c. The purchase price shall be \$200,000, payable by Developer to County in good funds at Closing.

d. Within 20 days of mutual execution of this Agreement, County shall disclose all documents in its possession related to the Property. Developer shall report any objections to County’s disclosures within 10 days of receiving County’s disclosures.

e. Any objections must be resolved within 40 days of mutual execution of this Agreement. Notwithstanding any other provision of this Agreement, the Developer may terminate this Agreement, without penalty, upon written notice to County at least 10 days prior to Closing, subject to any unavoidable costs charged by the company handling the Closing, which shall be Developer’s sole responsibility.

f. Title shall transfer from County to Developer at Closing by special warranty deed, subject to the following permitted encumbrances: The Deed Restriction and matters shown on the Land Title Guarantee Company title commitment for Order No. _____ dated _____.

g. Developer shall be responsible for the cost of the title insurance policy, any closing fee charged by the closing agent, and the cost of recording any documents to be recorded at Closing.

h. The County shall not cause or allow additional exceptions to title to affect the Property prior to Closing without the Developer’s prior written consent.

i. At any time prior to Closing and during regular business hours, Developer shall be entitled to enter upon the Property to conduct any review or inspection thereof at the Developer’s sole cost and assuming all risk. Developer hereby waives any claims against County that may arise from Developer, or any of Developer’s agents, entering the Property.

3. DEVELOPMENT OF THE PROJECT.

a. Developer shall develop the Project, in accordance with the plans finalized and approvals obtained pursuant to the Project Documents, and in accordance with all applicable laws, regulations, and codes.

b. Except for the obligations of the County expressly set forth herein, the management, conduct, and operation of the Project shall be at the expense and risk of the Developer, and the County shall have no obligations hereunder to facilitate or otherwise promote the completion of the Project.

c. The Developer shall use good faith efforts to solicit and obtain bids from local business concerns which are located in, or owned in substantial part by persons residing within, Gunnison County (a "Local Business") for the completion of the Project by making available to local contractors all plans for the improvements, in the manner reasonably selected by the Developer, which may include, without limitation, publication of solicitations for bids in a newspaper of general circulation in Gunnison County. To the extent the Developer reasonably determines it is feasible, contracts for work to be performed in connection with the construction of the improvements shall be awarded to Local Businesses, provided, however, the Developer shall not be required to award contracts to the lowest bidder, and may award contracts in accordance with the Developer's normal contracting and purchasing policies based upon criteria such as the experience, financial strength, and dependability of the contractors and subcontractors submitting bids.

d. In connection with the foregoing, Developer shall utilize Local Businesses for no less than 50% of the cost of completing the Project. Costs of completing the Project shall include planning and design costs in addition to actual construction costs. Materials purchased directly by Developer from a supplier with a physical presence in Gunnison County and materials purchased by a general contractor or sub-contractor that is a Local Business shall count towards achieving this requirement. The Developer may request a variance from the requirements of this paragraph, and consent shall not be unreasonably withheld by the County, if the Developer demonstrates that the Developer has used reasonable and good faith efforts to procure labor or materials from Local Businesses, but due to market conditions no Local Businesses are able to provide the labor or materials at a cost that allows the project to be completed in a timely and cost-effective manner.

e. Developer shall commence construction of the Project within 6-years of execution of this Agreement. In the case that Developer does not commence construction within the 6-year time period, the County shall have the option to repurchase the Property for the amount of the purchase price in Paragraph 2(c) (\$200,000). Developer may request that the Parties engage in good faith negotiation for an extension of the above 6-year deadline if Developer has not commenced construction of the Project by the Fifth (5th) anniversary of this Agreement.

4. INSPECTIONS.

a. The County has the right to inspect the Project upon reasonable notice to the Developer to ensure compliance with this Agreement and to ensure throughout construction that materials, installation and workmanship are of good quality as considered acceptable by industry standards. The inspections may include a review of all construction and other documents applicable to confirming compliance with this Agreement (other than the construction contract); site visits; problem identification and resolution; and provision of reports verifying compliance with this Agreement.

b. The County shall promptly notify Developer of any concerns that the County has regarding the Project.

5. TERM; TERMINATION.

a. The term of this Agreement shall commence on mutual execution of the Agreement and shall continue in full force and effect until terminated in accordance with paragraph 5.c below. Unless expressly and mutually agreed to by the Parties, termination of the Agreement shall have no effect on any provision of this Agreement that is expressly stated to survive termination.

b. The following terms and conditions shall survive termination:

i. The terms of the County Deed Restriction and County Deed of Trust;

ii. Developer's obligation to indemnify and hold the County harmless from any claims or causes of action that arise out of any damage caused by the Developer Parties to the Property during the term of the license described in paragraph 6.a.

c. This Agreement shall terminate upon the any of the following events:

i. The date of issuance of a Certificate of Occupancy for the entire Project; or

ii. The express mutual agreement of the Parties.

6. Breach; Cure; Default; Enforcement.

a. Breach; Cure. If one party breaches any of the terms, obligations, covenants, representations or warranties under this Agreement, the non-breaching Party shall notify the breaching Party of such breach. The breaching party shall have 42 days after written notice from the non-breaching party to cure the breach, or if the breach by its nature cannot be cured within 42 days, the breaching party shall have 42 days to commence a cure and shall act diligently and in good faith to complete the cure in a timely manner.

b. It will not be a breach of this Agreement if a Party is unable to perform its obligations under this Agreement if such inability is caused by acts or omissions of the other Party or its officers, employees, agents, or contractors or is caused by a Force Majeure Event. A "Force Majeure Event" is an Act of God (e.g., fire, flood, inclement weather, epidemic, earthquake); war or act of terrorism; governmental acts, orders, or restrictions; or any other reason where failure to perform is beyond the reasonable control, and is not caused by the negligence, intentional conduct or misconduct of the Party or the Party's officers, employees, agents, or contractors; provided, however, an event of Force Majeure shall not relieve any Party of its obligation to make timely payments of any amounts due hereunder.

c. "Event of Default" means the occurrence of any one of the following events during the term of this Agreement:

- i. A breach that is not cured pursuant to paragraph 8.a above;
 - ii. The dissolution, liquidation, or event of bankruptcy of Developer;
 - iii. The voluntary or involuntary transfer of ownership of the Property by Developer to any third party without the County's prior written consent.
- d. Waiver of breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party of either the same or any other provision of this Agreement.
- e. Remedies in Event of Default.
- i. The Parties agree that damages may not be an adequate remedy for an Event of Default under this Agreement. Therefore, the remedy of specific performance will be available to either party as well as any other remedy available at law or at equity.

7. GENERAL PROVISIONS.

a. Notice. All notices and demands required or allowed to be given hereunder shall be given in writing and delivered by U.S. certified mail, postage prepaid, and return receipt requested, by personal delivery, or by electronic mail, to the address provided below, or to such other address as a Party made provide in writing pursuant to this paragraph. Notices shall be considered given upon the earlier of (a) three business days after deposit in the United States mail, postage prepaid, certified or registered, return receipt requested; (b) personal delivery; or (c) transmission to the electronic mail address provided.

If to County:

Matthew Birnie
MBirnie@gunnisoncounty.org

with a copy to:
Matthew Hoyt
MHoyt@gunnisoncounty.org

John Cattles
JCattles@gunnisoncounty.org

Cathie Pagano
CPagano@gunnisoncounty.org

If to Developer:

Sean Caffrey
scaffrey@cbfpd.org

with a copy to:
Lyons Gaddis, PC
Attn: John Chmil
PO Box 978
Longmont, CO 80502

b. Nature of Relationship. This Agreement creates a contractual relationship. The parties do not intend for this Agreement to create a joint venture, fiduciary, partnership, or principal/agent relationship in any respect, either between the Parties or between one or both of them and any third party. Each party shall be solely responsible for its own acts and omissions in the performance of this Agreement.

c. Amendment. This Agreement may be amended only by a written document duly authorized and executed by the Parties hereto.

d. Effect of Invalidity. Nothing contained herein shall be construed as to require the commission of any act contrary to law, and wherever there is a conflict between any provision contained herein and any present or future law or regulation, the latter shall prevail, but the provisions of this Agreement affected shall be limited only to the extent necessary to bring it within the requirements of such law. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either Party or as to both Parties, the Parties will immediately negotiate valid alternative portion(s) that as nearly as possible give effect to any stricken portion(s).

e. Assignability. Neither Party may assign its rights or delegate its duties hereunder without the prior written consent of the other, except that either Party may assign its rights or delegate its duties hereunder to an enterprise or other legal entity wholly owned and controlled by such Party without prior notice or consent of the other Party. Any assignment or transfer of this Agreement without the requisite prior written approval shall be void.

f. Successors and Assigns. This Agreement and the rights and obligations created hereby shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns in the event assignment is allowed.

g. No Third-Party Beneficiaries. Enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, and nothing contained in this Agreement shall give or allow any claim or right of action by any other person or entity. It is the express intention of the Parties hereto that any person or entity, other than the Parties to this Agreement, receiving services or benefits under this Agreement shall be deemed to be incidental beneficiaries only.

h. Definitions and Interpretations. Except as otherwise provided herein, nouns, pronouns and variations thereof shall be deemed to refer to the singular or plural, and masculine or feminine, as the context may require. Any reference to a policy, procedure, law, regulation, rule or document shall mean such policy, procedure, law, regulation, rule or document as it may be amended from time to time. Headings and titles contained herein are intended for the convenience and reference of the Parties only and are not intended to define, limit, or describe the scope of intent of any provision of this Agreement.

i. Governing Law; Venue. This Agreement and its application shall be construed in accordance with the laws of the State of Colorado. Venue for the trial of any action arising out of any dispute hereunder shall be exclusively in the District Court, Gunnison County, Colorado.

j. Fees / Costs. Should either Party hereto commence any action or proceeding in court to enforce any provision hereof or for damages by reason of an alleged breach of any provision of this Agreement or for declaratory relief, the prevailing Party shall be

entitled to recover from the losing party or parties the costs of such action, including such amount as the court may adjudge to be reasonable attorney fees for services rendered to the prevailing party in such action.

k. Indemnification. Developer, to the extent permitted by law, agrees to indemnify, defend and hold harmless County, its Commissioners, agents and employees of and from any and all liability, claims, liens, demands, actions and causes of action whatsoever (including reasonable attorney's and expert's fees and costs) arising out of or related to any loss, cost, damage or injury, including death, of any person or damage to property of any kind caused by the misconduct or negligent acts, errors or omissions of Developer or its employees, subcontractors or agents in connection with this Agreement.

l. No Waiver of Governmental Immunity. Nothing in this Agreement is, or shall be construed to be, a waiver, in whole or part, by the County or Developer of governmental immunity provided by the Colorado Governmental Immunity Act or otherwise.

m. Joint Draft. The Parties agree they drafted this Agreement jointly with each having the advice of legal counsel and an equal opportunity to contribute to its content. Therefore, this Agreement shall not be construed for or against a Party on the basis of authorship.

n. Other Interests. Each Party may have other business interests and may engage in any other business, trade, professions, or employment whatsoever, on its own account, or partnership or joint venture with any other person, firm, or corporation, or any other capacity, including, without limitation, the ownership, financing, leasing, operation, management, syndication, brokerage, or development of any real property whether or not in the vicinity of the Property.

o. Time of the Essence. Time is of the essence of this Agreement and of each provision hereof.

p. Additional Acts and Further Assurances. The Parties agree to cooperate as required to carry out the intent of this Agreement. Each Party agrees to execute and deliver whatever additional documents and to perform such additional acts as may be necessary or appropriate to effectuate and perform all of the terms, provisions, and conditions of this Agreement and the transactions contemplated by this Agreement.

q. Authority. The signatories below represent and affirm they are legally authorized to bind their respective Parties by this Agreement.

r. Counterparts; Facsimile / Electronic Signatures. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same document. The Parties will accept facsimile signatures or electronic signatures as original signatures.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

The Crested Butte Fire Protection District, a political subdivision of Colorado

By: _____
Name: Chris McCann Date
Title: Chairman

The Board of County Commissioners of the County of Gunnison, Colorado

By: _____
Name: Matthew Birnie Date
Title: County Manager

Website Accessibility

Impact of HB21-1110

[HB21-1110](#) makes it a state civil rights violation for a government agency to exclude people with disabilities from receiving services or benefits because of lack of accessibility.

Any Colorado government entity that doesn't meet OIT's web accessibility standards could be subject to injunctive relief, meaning a court order to fix the problem; actual monetary damages; or a fine of \$3,500 payable to the plaintiff, who must be someone from the disability community.

Summary

- Legislation places responsibility for compliance on both platform providers and content owners.
- OIT has statutory authority in C.R.S. 24-85-101 to establish statewide accessibility standards. Previously, there was no formal process and little enforcement.
- All state agencies and local governments must be compliant with state standards by July 1, 2024.
- OIT will provide resources, training on the state standards, and tools to assist with accessibility, but agencies and local government will need to make the changes and improvements to their online content.
- [FAQ: HB21-1110 Colorado Laws For Persons With Disabilities](#)

Responsibilities for Local Governments

- Compliance in the creation and publishing of any online content and materials.
 - Including but not limited to text, links, images, forms, PDFs, documents and embedded third-party applications.

Transparency vs. Accessibility

PDF's are costly to make accessible \$5-11/page (October packet was 129 pages)

Solutions range from \$390 - \$25,000 annually

Overlay vs. site integration vs. site migration

<https://www.forbes.com/sites/gusalexioiu/2021/06/26/largest-us-blind-advocacy-group-bans-web-accessibility-overlay-giant-accessible/?sh=649c02685a15>

<https://www.forbes.com/sites/forrester/2021/05/27/whats-wrong-with-quick-fix-products-for-digital-accessibility/?sh=4c42f74a681d>