

CRESTED BUTTE FIRE PROTECTION DISTRICT  
MINUTES OF REGULAR MEETING  
Mt. Crested Butte Fire Station 2  
Tuesday, September 10, 2024  
Approved: October 22, 2024

Attendance

Board Members Present: Jack Dietrich, Eric Tunkey, Ken Lodovico, Matt Halvorson, Chris McCann  
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Rob Weisbaum, Jeff Duke, Ric Ems, Dale Hoots, Kevin Schiferl

Changes to the Agenda

Meeting called to order at 5:15 pm by Board Vice Chairman Ken Lodovico.  
No changes to the agenda.

Consent Agenda

Approval of minutes July Regular Meeting  
Approval of Monthly Financial Reports for July and August  
Motion to approve the consent agenda by Dietrich, seconded by Tunkey. Motion passes unanimously.

Fire Prevention Report

Fire Marshal Ems presented his written report. In addition, Ems reports that the signage program has early success, there is forward progress with the Community School construction, Wonnacott is issuing restaurant violation notices, and First Due will be fully functional and running after we receive their newest update. CEO Caffrey states that the Homestead fee waiver request will be pushed to the October agenda. Board Secretary Dietrich asks if Ems is in support of the Homestead waiver. Ems responds in the affirmative. Finally, Board Vice Chairman Ken Lodovico states that he received a request from John Nichols for a fee reduction for an affordable housing unit he is building. Staff responds they are in receipt of the request and it will be on the agenda of the October meeting.

EMS & Fire Chief Report

Chief Weisbaum presented his written report highlighting steady call volume and collaboration with CBSAR. In addition, Weisbaum reports the District's Type 6 truck was deployed to Oregon where Joe Blunn was able to achieve his Engine Boss certification and Randy Felix just returned from a helicopter deployment. Weisbaum thanks volunteers and employees who will be moving on from the CBFPD including Cynthea Gunderson, Brandon Blomberg, and Annie Grace Haddorff. Weisbaum is looking to increase reserve membership and may approach some of the current EMT students. Weisbaum commends Captain Randy Felix for his Fire Officer designation and Joe Blunn for Engine Boss certification. Finally, Medic 41 went to the second bidder and will be going to a new home soon. Board member Tunkey asks if the wildland deployment revenue can be used to backfill the PT employee budget. Weisbaum and Caffrey state that deployments are not a consistent revenue stream so it is hard to budget for that revenue. Caffrey states that the part-time payroll budget will be up for discussion at the 2025 budget meeting. Likewise, he states that deployment revenue does cover personnel backfill. Secondly, Tunkey asks if anyone in the EMT class has Fire 1 certification. Weisbaum responds in the negative.

Chief Executive Report

CEO Caffrey provided his written report in the packet. In addition, Caffrey presented the property tax/special legislative session update which made additional property tax cuts at the state level ahead of proposed ballot measures. There is both an adjusted assessment rate and adjusted property tax limit of \$5.25 million annually. It is

currently unclear if the TABOR cap will apply. Assessment rates for residential were supposed to go back to 6.99% but now are set 6.4% in perpetuity and the commercial rate of 27.9% will go down to 25%. Additionally, it is likely that our assessed evaluation will be impacted in 2026. Caffrey states that the bottom line is the State is taking money out of the base rate and that will impact future revenues. If the District is growing this isn't a problem; however, if we are flat or declining then there will be tax less revenue on lesser property value. The District will need to be fiscally careful going into 2026 and 2027. McCann asks about the potential revenue loss if the tax base stays the same. Caffrey suggest he anticipates a \$500,000-700,000 annual loss. Caffrey states that Safe Streets for All (SS4A) Grant will be used for traffic circle construction at Red Lady and/or Whetstone additionally; funds were requested for "post-crash care" or communications software for dispatchers to give instructions prior to EMS arrival, and a radio tower for better communications in CB South.

### Public Comments

Kevin Schiferl's written comments were included in the board packet. CEO Caffrey expounds on the comments stating they followed a CORA request by Schiferl and essentially, there is an issue around a setback variance in terms of attempting to fit the duplex on a pie shaped lot, allowing long-term rentals, and Schiferl feels that Assistant Chief Duke has a conflict of interest. Board member Tunkey asks if the CBFPD has done everything "out in the open and properly". Jeff Duke responds in the affirmative. Caffrey states that Larkspur HOA did not have a formal process for requesting variances. As such, the HOA is addressing this procedurally and it is possible the CBFPD will have to request the setback variance again. Additionally, Caffrey explains that historically these two multifamily lots had restrictions on rental, they must be owner occupied. The HOA has been considering these restrictions. Moving forward with any Larkspur negotiations Jeff Duke will recuse himself from voting on any CBFPD matters at the HOA. Caffrey does not see any conflict of interest for Assistant Chief Duke and states that CBFPD counsel, John Chmil has a similar opinion.

Kevin Schiferl joined the meeting stating that he has issue with the District's affordable housing plan. Schiferl asks where he can find the "measure of affordability" indicating he would like to see a defined subsidy or budget that specifically outlines affordable housing. Schiferl also is unhappy with the District asking for a setback variance and rentals to be allowed at 12 & 30 Nicky Court after purchase of the lots. Finally, Schiferl requests that CEO Caffrey's comments suggesting that long term renters will "degrade the community" be redacted from the public record on his behalf. Board Treasurer Dietrich states that he feels long term rentals for any units on either lot would be preferably to ownership and likely more affordable for CBFPD members. Schiferl responds that he would be upset to hear that a government agency purchased two lots and is now looking to change the HOA covenants. Chairman McCann asks if Kevin Schiferl feels that Assistant Chief Duke has a nefarious motive. Schiferl states that he does not, but does wonder about Duke's involvement with both CBFPD and the HOA. As an HOA member Schiferl takes exception to buying lots and then changing rules in a "platted subdivision". Schiferl further states that he would like to see the setback variance request as he has asked for it but has not received the document. Chairman McCann requests that Schiferl receive a copy of the variance request. McCann then requested the meeting move on to the next agenda item as further discussion should take place with CBFPD counsel present.

### Old Business

In old business, Todd Goulding provided a written report for board review for the emergency services campus update. There were no questions from the board. CEO Caffrey included the first schematic designs for 30 Nicky Court in the board packet. The projected cost is \$1.4-1.6 million to build two units and these units will be offered as "for sale" units. Finally, Annie Tunkey states that the audit deadline is at the end of the month and Mayberry CPA's state that they will be able to provide an audit by the deadline.

### New Business

The preliminary 2025 Budget is included in the packet for board review and statutory compliance; detailed discussion at the budget work session.

CEO Caffrey presented an update on the impact fee consultant selection reminding the board that our impact fees have not been adjusted since 1996. Impact fees are charged to new construction and offset future capital expenditures. The proposal in the packet is for a firm to conduct an analysis of the unbuilt areas of the fire

protection district and compare that to capital needs. Staff recommendation is to accept the proposal submitted by BBC. Motion to approve the BBC proposal for impact fee calculation by Dietrich, seconded by Tunkey. Motion Passes unanimously.

The board discussed a date for the budget work session. Consensus to postpone the regular board meeting and hold both the budget work session and regular meeting on 10/22/2024. The budget work session will start at 3:00 pm and the October regular board meeting will begin at 5:15 pm.

#### Unscheduled Business

Motion to adjourn at 6:40 pm by Lodovio, seconded by Tunkey. Motion passes unanimously.