

CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD
OF DIRECTORS REGULAR MEETING

Station 2

751 Gothic Road, Mt. Crested Butte, CO 81225

Tuesday, March 11, 2025

5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
 2. Review / Changes to Agenda
- 5:20 CONSENT AGENDA
1. Approval of minutes February 11, 2025 regular meeting
 2. Approval of monthly financial reports
- 5:25 FIRE PREVENTION REPORT
- 5:35 EMS & FIRE CHIEF REPORT
1. Operations & Maintenance Report
 2. Company Officer Updates
- 5:45 CHIEF EXECUTIVE REPORT
1. Cancellation of May 6 Election
 2. 2025 Pancake Breakfast
 3. Policy & SOG Updates
- 5:55 PUBLIC COMMENT
- 6:00 OLD / UNFINISHED BUSINESS
1. Emergency Services Campus Update – Goulding
 2. Training Building Update - Goulding / Caffrey
 3. Larkspur Update – Caffrey / Duke
- 6:20 NEW BUSINESS
1. Impact Fee Study
 2. Bi-Annual Strategic Planning Session
- 6:20 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:30 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, February 11, 2025
Approved _____

Attendance

Board Members Present: Jack Dietrich, Ken Lodovico, Matt Halvorson, Chris McCann

Board Members Excused: Eric Tunkey

Guests: Todd Gouling- Gouling Development Advisors

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

Changes to the Agenda

Meeting called to order at 5:15 pm by Board Chairman Chris McCann.

No changes to the agenda.

Consent Agenda

Approval of the January Regular Meeting Minutes

Approval of Monthly Financial Reports for January

Motion to approve the consent agenda by Lodovico, seconded by Halvorson. Motion passes unanimously.

Fire Prevention Report

Fire Marshal Ems presented his written report. In addition, Deputy Fire Marshal Joe Wonnacott updated the board on the status of the hood at 330 Elk Avenue, A Daily Dose. A type 1 hood will be required to resume serving their former menu.

EMS & Fire Chief Report

Chief Weisbaum presented his report, expressing satisfaction with committee work. Captain and Lieutenant reviews received good feedback, though better engagement is desired. Efforts to enhance public education on WUI (Wildland Urban Interface) fire safety will continue.

Assistant Chief Duke found a manufacturer to machine a part for Engine 3. Maintenance issues at 10 9th Street condo were discussed, including a leaky roof due to poor ventilation and initial water barrier issues. Plans are in place to add a ridge cap vent. Duke suggested considering selling the unit in the future. McCann emphasized maintaining a strong paper trail and consulting legal counsel as we make repairs to this purchased unit.

Chairman McCann requested clarification on whether Captains will be Field Training Officers (FTOs). Weisbaum aims for paramedics and engineers to serve as FTOs while Captains focus on leadership roles.

Chief Executive Report

CEO Caffrey provided his written report and additional updates.

- Colorado House Bill 25-1088 (Ambulance Billing): Passed committee (11-1). Requires insurance to pay up to 300% of Medicare allowable; currently, we are billing at 200%.
- Larkspur Duplex: Awaiting updated plans, expected next month.
- 2025 Pancake Breakfast: Planning the last event at 306 Maroon Ave., requiring full staff and board member participation.

Public Comments

No public comments.

Old Business

Todd Goulding provided an overall update. The low volt change orders are being reconciled against the allowable budget. Lift station approval is delayed until April, however, work on low-risk components may proceed.

Training building delivery is expected in May, with foundation plan and erection costs still under review. The overall project budget remains strong, with minor changes and a \$100,000 credit from FCI. Currently, 42% of the contract budget is spent, with 50% of the project completed. Weather is the primary risk.

- **CBSAR Building:** dried in, slab prep has begun, concrete pour expected in two weeks.
- **HQ Building:** fully dried in, plumbing and HVAC progressing (80% on the second floor, 5-10% on the first, masonry has begun).
- **Training Building:** final cost is pending as we await the erection cost estimate. Public engagement will be scheduled once the project is confirmed.

New Business

No new or unscheduled business.

Motion to adjourn at 5:58 pm by Dietrich, seconded by Lodovico. Motion passes unanimously.

2025 Budget vs. Actuals
Crested Butte Fire Protection District
January 1-December 31, 2025

Distribution account	Total			
	Actual	Budget	Over budget by	Percent of budget
Income				
4000 Property Tax - General Fund	240,142.00	6,008,842.00	-5,768,700.00	4.00%
4020 Specific Ownership Tax	23,663.00	130,000.00	-106,337.00	18.20%
4100 Ambulance/ EMS Service Fees	42,295.00	325,000.00	-282,705.00	13.01%
4200 Plan Review Fees	26,870.00	150,000.00	-123,130.00	17.91%
4210 Training Fees	300.00	0.00	300.00	
4240 Rental Income	17,550.00	80,000.00	-62,450.00	21.94%
4260 Vehicle Service Fees	2,282.00	0.00	2,282.00	
4300 Impact Fees	1,944.00	25,000.00	-23,056.00	7.78%
4400 Interest Income	2,969.00	50,000.00	-47,031.00	5.94%
Unapplied Cash Payment Income	0.00	0.00	0.00	
4040 Intergovernmental Revenue	0.00	25,000.00	-25,000.00	0.00%
4710 Sale of Assets	0.00	2,000.00	-2,000.00	0.00%
Total for Income	\$358,015.00	\$6,795,842.00	-\$6,437,827.00	5.27%
Cost of Goods Sold	0.00	0.00	0.00	
Gross Profit	\$358,015.00	\$6,795,842.00	-\$6,437,827.00	5.27%
Expenses				
5010 (A) Wages - Administration	33,595.00	223,856.00	-190,261.00	15.01%
5020 (A) Wages - Fire Prevention	51,978.00	342,860.00	-290,882.00	15.16%
5040 (A) Housing Stipend	4,600.00	29,900.00	-25,300.00	15.38%
5060 (A) Payroll Processing Fees	1,473.00	6,000.00	-4,527.00	24.55%
5130 (A) Medicare Tax	1,176.00	8,290.00	-7,114.00	14.19%
5140 (A) Social Security Tax	1,206.00	6,186.00	-4,980.00	19.49%
5150 (A) FPPA Pension - ER	7,941.00	55,026.00	-47,085.00	14.43%
5160 (A) FAMILI Premium - ER	365.00	2,573.00	-2,208.00	14.19%
5200 (A) Health Benefits	22,502.00	107,283.00	-84,781.00	20.97%
5210 (A) EAP Program Fees	214.00	3,500.00	-3,286.00	6.11%
5290 (A) Health Reimbursement	5,225.00	153,581.00	-148,356.00	3.40%
5300 (A) Advertising	28.00	5,000.00	-4,972.00	0.55%
5320 (A) Accounting and Audit Fees	222.00	22,500.00	-22,278.00	0.99%
5330 (E) Ambulance Billing Fees	802.00	19,500.00	-18,698.00	4.11%
5340 (A) Bank Charges	381.00	5,000.00	-4,619.00	7.61%
5341 QB Credit Card/ACH Fees	1,066.00	0.00	1,066.00	
Total for 5340 (A) Bank Charges	\$1,447.00	\$5,000.00	-\$3,553.00	28.94%
5360 (A) Board Expenses	188.00	16,000.00	-15,812.00	1.17%
5365 (A) Board Stipends	900.00	7,000.00	-6,100.00	12.86%
5370 (A) Debt Service - Lease Purchase	6,017.00	12,876.00	-6,859.00	46.73%

5400 (A) Dues & Subscriptions	4,309.00	8,000.00	-3,691.00	53.87%
5420 (A) Education & Training	2,368.00	15,000.00	-12,632.00	15.78%
5460 (A) Fire Prevention & Life Safety	227.00	15,000.00	-14,773.00	1.51%
5500 (A) Insurance - General	44,932.00	45,000.00	-68.00	99.85%
5520 (A) IT Services & Subscriptions	12,793.00	60,000.00	-47,207.00	21.32%
5540 (A) Legal & Professional	1,448.00	50,000.00	-48,552.00	2.90%
5550 (A) Meals & Incentives	273.00	26,000.00	-25,727.00	1.05%
5600 (A) Office Supplies & Equipment	375.00	30,000.00	-29,625.00	1.25%
5620 (A) Postage & Shipping	123.00	3,000.00	-2,877.00	4.09%
5640 (A) Rent	4,674.00	75,596.00	-70,922.00	6.18%
5640.1 410 Cascadilla Unit A	7,500.00	0.00	7,500.00	
Total for 5640 (A) Rent	\$12,174.00	\$75,596.00	-\$63,422.00	16.10%
5660 (A) Repairs - Buildings	133.00	40,000.00	-39,867.00	0.33%
5670 (A) - Repairs - Rental Units	783.00	5,000.00	-4,217.00	15.66%
5700 (A) Snow Removal	3,221.00	12,000.00	-8,779.00	26.84%
5720 (A) Telecom - Fixed	77.00	10,000.00	-9,923.00	0.77%
5760 (A) Travel	2,865.00	22,500.00	-19,635.00	12.73%
5780 (A) Treasurer's Fee - GF	7,200.00	184,165.00	-176,965.00	3.91%
5810 (A) Utilities - Rental Units	1,627.00	6,000.00	-4,373.00	27.12%
5820 (A) Utilities	7,669.00	45,000.00	-37,331.00	17.04%
6010 (O) Wages - Ops FT	278,270.00	1,863,716.00	-1,585,446.00	14.93%
6020 (O) Wages - Ops PT	35,096.00	217,000.00	-181,904.00	16.17%
6040 (O) Housing Stipend	11,600.00	76,700.00	-65,100.00	15.12%
6060 (O) Unscheduled Overtime	8,121.00	94,515.00	-86,394.00	8.59%
6090 (O) Volunteer Stipends	900.00	36,000.00	-35,100.00	2.50%
6130 (O) Medicare Tax	4,290.00	31,570.00	-27,280.00	13.59%
6140 (O) Social Security Tax	2,341.00	15,934.00	-13,593.00	14.69%
6150 (O) FPPA Pension - ER	34,715.00	242,323.00	-207,608.00	14.33%
6160 (O) FAMILI Premium - ER	1,331.00	9,798.00	-8,467.00	13.59%
6200 (O) Health Benefits	84,533.00	408,703.00	-324,170.00	20.68%
6420 (O) Education & Training	10,114.00	45,000.00	-34,886.00	22.48%
6440 (E) EMS Supplies	2,322.00	40,000.00	-37,678.00	5.81%
6450 (F) Firefighting Supplies	1,559.00	50,000.00	-48,441.00	3.12%
6460 (O) Fuel	2,863.00	45,000.00	-42,137.00	6.36%
6550 (O) Meals - Training	41.00	10,000.00	-9,959.00	0.41%
6580 (E) Medical Direction	1,925.00	10,000.00	-8,075.00	19.25%
6600 (O) Protective Equipment	8,551.00	40,000.00	-31,449.00	21.38%
6620 (O) Radio & Computer Equipment	22.00	25,000.00	-24,978.00	0.09%
6640 (O) Repairs - Equipment	594.00	20,000.00	-19,406.00	2.97%
6660 (O) Repairs - Vehicles	13,145.00	40,000.00	-26,855.00	32.86%
6675 (O) Station Supplies	1,578.00	9,000.00	-7,422.00	17.53%
6710 (O) Responder Incentives	135.00	10,000.00	-9,865.00	1.35%
6720 (O) Telecom - Mobile	1,573.00	14,000.00	-12,427.00	11.24%

6730 (O) Tools & Hardware	10.00	2,000.00	-1,990.00	0.50%
6750 (O) Training Equipment & Supplies	687.00	8,000.00	-7,313.00	8.59%
6760 (O) Travel	272.00	25,000.00	-24,728.00	1.09%
6800 (O) Uniforms	1,220.00	30,000.00	-28,780.00	4.07%
6810 (O) Vehicle Service Expenses	1,254.00	0.00	1,254.00	
6820 (O) Wellness & Physicals	500.00	40,000.00	-39,500.00	1.25%
5030 (A) Part-Time / Temp Salaries	0.00	5,000.00	-5,000.00	0.00%
5260 (A) Workers Compensation Insurance	0.00	55,000.00	-55,000.00	0.00%
5270 (A) Ski Pass Benefit	0.00	6,000.00	-6,000.00	0.00%
5380 (A) Down Payment Assistance	0.00	1,500.00	-1,500.00	0.00%
5440 (A) Elections	0.00	25,000.00	-25,000.00	0.00%
5850 (A) Volunteer Pension Contribution	0.00	75,000.00	-75,000.00	0.00%
5900 (A) Miscellaneous-1	0.00	2,000.00	-2,000.00	0.00%
6070 (O) Training Pay	0.00	5,000.00	-5,000.00	0.00%
6080 (O) Special Event Pay	0.00	1,500.00	-1,500.00	0.00%
6270 (O) Ski Pass Benefit	0.00	47,000.00	-47,000.00	0.00%
6360 (O) Dispatch Fees	0.00	65,000.00	-65,000.00	0.00%
6480 (O) Hazardous Waste Disposal	0.00	2,000.00	-2,000.00	0.00%
6680 (E) Service Contracts	0.00	18,000.00	-18,000.00	0.00%
6900 (O) Miscellaneous	0.00	2,000.00	-2,000.00	0.00%
Total for Expenses	\$752,041.00	\$5,448,451.00	-\$4,696,410.00	13.80%
Net Operating Income	-\$394,026.00	\$1,347,391.00	-\$1,741,417.00	-29.24%
Other Income	0.00	0.00	0.00	
Other Expenses				
8010 Capital Expenditures	0.00	515,000.00	-515,000.00	0.00%
9010 Transfer to Capital Fund	0.00	700,000.00	-700,000.00	0.00%
Total for Other Expenses	\$0.00	\$1,215,000.00	-\$1,215,000.00	0.00%
Net Other Income	\$0.00	-\$1,215,000.00	\$1,215,000.00	0.00%
Net Income	-\$394,026.00	\$132,391.00	-\$526,417.00	-297.62%

Cash Basis Saturday, March 01, 2025 04:57 PM GMTZ

Crested Butte Fire Protection District

Statement of Financial Position

As of February 28, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Operating Checking	219,027.91
1010 BOTW Money Market	81,162.50
1100 COLORTRUST - General Fund	3,443,877.87
1120 COLORTRUST - Debt Proceeds	0.00
1130 CSIP Operating	772,343.76
1200 Triplex Lease Purchase	0.00
1520	0.00
Total Bank Accounts	\$4,516,412.04
Accounts Receivable	
1210 Accounts Receivable- Rent/Fees	66,656.69
1211 Mill Levy Property Tax Receivable	-239,641.65
1250 Property Tax Receivable	0.00
2220 Prepaid Rent Revenue	0.00
Total Accounts Receivable	\$ -172,984.96
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	4,900.00
1300 Prepayments	0.00
1310 Security Deposits	0.00
Total Other Current Assets	\$4,900.00
Total Current Assets	\$4,348,327.08
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 February 28, 2025

	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
1520 Capital Equipment	20,056.58
1520.2 Machinery & Equipment	0.00
Total 1520 Capital Equipment	20,056.58
1520.1 Machinery & Equipment	0.00
Total Fixed Assets	\$20,056.58
Other Assets	
1600 Bond Fund Reimbursables	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$4,368,383.66
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
1050.1 CBFPD Mastercard	19,041.02
Total Credit Cards	\$19,041.02
Other Current Liabilities	
2005 Accounts Payable- Audit	0.00
2140 Payroll Wages Payable	24,662.79
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	-121.90
2180 Garnishment Payable	0.00
2225 Prepaid Rent	3,000.00
2300 Cash Due Vol Pension Fund	0.00
Total Other Current Liabilities	\$27,540.89
Total Current Liabilities	\$46,581.91

Crested Butte Fire Protection District

Statement of Financial Position

As of February 28, 2025

	TOTAL
Long-Term Liabilities	
2210 Deferred Property Tax	-239,641.65
2500 Rental Unit Security Deposits	700.00
2500.1 Triplex Lease - Purchase	-24,796.02
Total Long-Term Liabilities	\$ -263,737.67
Total Liabilities	\$ -217,155.76
Equity	
3000 Opening Balance Equity	0.00
3050 TABOR Reserve	173,000.00
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	419,449.31
3310 Mt. CB Impact Fee Reserve	0.00
3320 CB Impact Fee Reserve	0.00
3325 Additional Capital Reserve	200,000.00
3330 County Impact Fee Reserve	0.00
3350 Committed Subs Years Budget	0.00
3400 Unrestricted Reserve	2,551,489.14
Net Revenue	-359,588.03
Total Equity	\$4,585,539.42
TOTAL LIABILITIES AND EQUITY	\$4,368,383.66

Crested Butte Fire Protection District

Expenditures by Vendor Summary

February 2025

	TOTAL
A Daily Dose	8.65
ADP	982.42
Alerus	490.92
Amazon	1,106.66
Amazon Web Services	12.42
Ambulance Medical Billing	801.78
Apple	0.99
AT&T	835.06
ATMOS Energy	1,951.99
B2 Building Science	650.00
BGR Technical Publications	104.49
BMO	139.10
BOK Financial	500.00
Bound Tree Medical	687.73
Camp 4 Coffee	151.50
CenturyLink	77.07
Chris McCann	100.00
Clark's Market	119.31
CoDFPC - Colorado Division of Fire Prevention and Control	945.00
Colorado State Fire Chiefs	1,950.00
Courtyard By Marriott	330.00
Crested Butte Ace Hardware	363.40
Crested Butte News	27.06
Crested Butte South Metro District	338.75
Dina Ferrante	500.00
DoubleTree Hotels	630.65
Exxon Mobil	2,843.27
FedEx	32.74
Fire Department Safety Officers Association	2,083.50
Flagstar Public Funding Corp.	6,016.97
Galls	150.09
Gobin's, Inc.	58.47
Gunnison County Electric Association	1,917.15
Gunnison Valley Health	310.00
Guru Importer	10.00
Henry Schein	311.62
Inland Truck Parts & Service	1,128.02
International Code Council, Inc	1,020.00
Jack Dietrich	100.00
Jayson Simons Jones	2,500.00
Joe Wonnacott	350.00
Ken Lodovico	100.00
King of the Mountain Earthworks	315.00
L.N. Curtis & Sons	8,551.45
Lacy Construction	356.25

Crested Butte Fire Protection District

Expenditures by Vendor Summary

February 2025

	TOTAL
Life Assist	111.30
Lucidchart	95.40
Lyons Gaddis	916.80
Marios	40.77
Matthew L Halvorson	100.00
Microsoft	369.68
Montrose Water Factory	187.50
Monty's Auto Parts	396.13
Mt. Crested Butte Water& Sanitation	132.21
National Gear Repair Inc	4,750.00
NFPA	1,552.50
Paper Clip	539.82
Paradox	229.74
Park Whiz	14.84
QuickBooks Payments	668.01
Restaurant (Generic)	350.83
Rocky Mountain Suspension Products	1,247.17
Safeway	135.29
SatCom Global	155.95
Sean Caffrey	627.04
Shay Krier MD	475.00
Shock Surplus	4,345.30
SHRM	165.00
SlingTV	60.99
Spectrum	244.55
Town of Crested Butte	112.99
UMR	944.34
Upper Gunnison River Water Activity Enterprise	1,369.35
Visionary Broadband	159.97
VRBO	129.22
Waste Management	625.93
Witmer Public Safety Group, Inc.	-25.27
Zequel Technologies, Inc.	2,979.00
Not Specified	245,027.22
TOTAL	\$311,194.05

Crested Butte Fire Protection District

Transaction Report

February 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
02/04/2025	Check	37129	Veronica Jarolimek.	Grand Junction NFA Per Diem	6760 (O) Travel	1000 Operating Checking	125.00	125.00
02/05/2025	Deposit			Stryker Refund	6440 (E) EMS Supplies	1010 BOTW Money Market	-2,140.61	-2,015.61
02/06/2025	Check	37133	Gunnison County Treasurer	123 Deer Creek Circle	5540 (A) Legal & Professional	1000 Operating Checking	31.59	-1,984.02
02/07/2025	Journal Entry	00699		CO FAMILI - ER	6160 (O) FAMILI Premium - ER	-Split-	4.05	-1,979.97
02/07/2025	Journal Entry	00699		Regular Earnings	6090 (O) Volunteer Stipends	-Split-	900.00	-1,079.97
02/07/2025	Journal Entry	00699		ADP - ER CO FAMILI	6130 (O) Medicare Tax	-Split-	13.05	-1,066.92
02/07/2025	Journal Entry	00699		ADP - ER CO FAMILI	6140 (O) Social Security Tax	-Split-	55.80	-1,011.12
02/10/2025	Journal Entry	00701			5780 (A) Treasurer's Fee - GF	-Split-	7,200.21	6,189.09
02/11/2025	Journal Entry	00700		SICK	6010 (O) Wages - Ops FT	-Split-	2,322.96	8,512.05
02/11/2025	Journal Entry	00700		ER PENSION CONT	6150 (O) FPPA Pension - ER	-Split-	7,022.30	15,534.35
02/11/2025	Journal Entry	00700		CO FAMILI - ER	6160 (O) FAMILI Premium - ER	-Split-	321.77	15,856.12
02/11/2025	Journal Entry	00700		Regular Earnings	5010 (A) Wages - Administration	-Split-	8,620.01	24,476.13
02/11/2025	Journal Entry	00700		Fire Prevention	5020 (A) Wages - Fire Prevention	-Split-	13,150.36	37,626.49
02/11/2025	Journal Entry	00700		Housing2	5040 (A) Housing Stipend	-Split-	150.00	37,776.49
02/11/2025	Journal Entry	00700		Housing3	5040 (A) Housing Stipend	-Split-	1,000.00	38,776.49
02/11/2025	Journal Entry	00700		Employer Social Security Tax	5140 (A) Social Security Tax	-Split-	306.81	39,083.30
02/11/2025	Journal Entry	00700		ER AD&D CORRECT	5150 (A) FPPA Pension - ER	-Split-	237.36	39,320.66
02/11/2025	Journal Entry	00700		ER PENSION CONT	5150 (A) FPPA Pension - ER	-Split-	1,789.34	41,110.00
02/11/2025	Journal Entry	00700		Employer Medicare Tax	5130 (A) Medicare Tax	-Split-	298.93	41,408.93
02/11/2025	Journal Entry	00700		CO FAMILI - ER	5160 (A) FAMILI Premium - ER	-Split-	92.77	41,501.70
02/11/2025	Journal Entry	00700		Voluntary Life Contribution	5200 (A) Health Benefits	-Split-	-60.57	41,441.13
02/11/2025	Journal Entry	00700		Overtime Earnings	6010 (O) Wages - Ops FT	-Split-	4,237.80	45,678.93
02/11/2025	Journal Entry	00700		Regular Earnings	6010 (O) Wages - Ops FT	-Split-	55,797.24	101,476.17
02/11/2025	Journal Entry	00700		VACATION	6010 (O) Wages - Ops FT	-Split-	2,796.00	104,272.17
02/11/2025	Journal Entry	00700		Regular Earnings	6020 (O) Wages - Ops PT	-Split-	9,403.84	113,676.01
02/11/2025	Journal Entry	00700		Housing1	6040 (O) Housing Stipend	-Split-	300.00	113,976.01
02/11/2025	Journal Entry	00700		Housing2	6040 (O) Housing Stipend	-Split-	600.00	114,576.01
02/11/2025	Journal Entry	00700		Housing3	6040 (O) Housing Stipend	-Split-	2,000.00	116,576.01
02/11/2025	Journal Entry	00700		OVERTIME UNSCH	6060 (O) Unscheduled Overtime	-Split-	3,042.39	119,618.40
02/11/2025	Journal Entry	00700		Employer Medicare Tax	6130 (O) Medicare Tax	-Split-	1,036.75	120,655.15
02/11/2025	Journal Entry	00700		Employer Social Security Tax	6140 (O) Social Security Tax	-Split-	654.84	121,309.99
02/11/2025	Journal Entry	00700		ER AD&D CORRECT	6150 (O) FPPA Pension - ER	-Split-	1,182.02	122,492.01
02/12/2025	Journal Entry	00703			5010 (A) Wages - Administration	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			5030 (A) Part-Time / Temp Salaries	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			5050 (A) Overtime	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			5130 (A) Medicare Tax	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			5140 (A) Social Security Tax	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			5150 (A) FPPA Pension - ER	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6010 (O) Wages - Ops FT	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6020 (O) Wages - Ops PT	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6030 (O) On-Call Pay	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6060 (O) Unscheduled Overtime	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6070 (O) Training Pay	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6080 (O) Special Event Pay	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6130 (O) Medicare Tax	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6140 (O) Social Security Tax	-Split-	0.00	122,492.01
02/12/2025	Journal Entry	00703			6150 (O) FPPA Pension - ER	-Split-	0.00	122,492.01
02/25/2025	Journal Entry	00714		HOLIDAY	5010 (A) Wages - Administration	-Split-	254.21	122,746.22
02/25/2025	Journal Entry	00714		Regular Earnings	5010 (A) Wages - Administration	-Split-	8,371.76	131,117.98
02/25/2025	Journal Entry	00714		Fire Prevention	5020 (A) Wages - Fire Prevention	-Split-	13,083.55	144,201.53
02/25/2025	Journal Entry	00714		Housing2	5040 (A) Housing Stipend	-Split-	150.00	144,351.53
02/25/2025	Journal Entry	00714		Housing3	5040 (A) Housing Stipend	-Split-	1,000.00	145,351.53
02/25/2025	Journal Entry	00714		Employer Medicare Tax	5130 (A) Medicare Tax	-Split-	298.21	145,649.74
02/25/2025	Journal Entry	00714		Employer Social Security Tax	5140 (A) Social Security Tax	-Split-	307.81	145,957.55
02/25/2025	Journal Entry	00714		ER AD&D CORRECT	5150 (A) FPPA Pension - ER	-Split-	235.90	146,193.45
02/25/2025	Journal Entry	00714		ER PENSION CONT	5150 (A) FPPA Pension - ER	-Split-	1,782.95	147,976.40
02/25/2025	Journal Entry	00714		CO FAMILI - ER	5160 (A) FAMILI Premium - ER	-Split-	92.55	148,068.95
02/25/2025	Journal Entry	00714		Voluntary Life Contribution	5200 (A) Health Benefits	-Split-	-60.57	148,008.38
02/25/2025	Journal Entry	00714		HOLIDAY	6010 (O) Wages - Ops FT	-Split-	4,295.20	152,303.58
02/25/2025	Journal Entry	00714		MISCELLANEOUS	6010 (O) Wages - Ops FT	-Split-	1,782.60	154,086.18
02/25/2025	Journal Entry	00714		Overtime Earnings	6010 (O) Wages - Ops FT	-Split-	3,686.97	157,773.15
02/25/2025	Journal Entry	00714		Regular Earnings	6010 (O) Wages - Ops FT	-Split-	54,156.50	211,929.65
02/25/2025	Journal Entry	00714		SICK	6010 (O) Wages - Ops FT	-Split-	1,416.96	213,346.61
02/25/2025	Journal Entry	00714		VACATION	6010 (O) Wages - Ops FT	-Split-	6,776.16	220,122.77
02/25/2025	Journal Entry	00714		HOLIDAY	6020 (O) Wages - Ops PT	-Split-	265.36	220,388.13
02/25/2025	Journal Entry	00714		Regular Earnings	6020 (O) Wages - Ops PT	-Split-	9,403.66	229,791.79
02/25/2025	Journal Entry	00714		Housing1	6040 (O) Housing Stipend	-Split-	300.00	230,091.79
02/25/2025	Journal Entry	00714		Housing2	6040 (O) Housing Stipend	-Split-	600.00	230,691.79
02/25/2025	Journal Entry	00714		Housing3	6040 (O) Housing Stipend	-Split-	2,000.00	232,691.79
02/25/2025	Journal Entry	00714		OVERTIME UNSCH	6060 (O) Unscheduled Overtime	-Split-	1,013.34	233,705.13

Crested Butte Fire Protection District

Transaction Report

February 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
02/25/2025	Journal Entry	00714		Employer Medicare Tax	6130 (O) Medicare Tax	-Split-	1,101.64	234,806.77
02/25/2025	Journal Entry	00714		Employer Social Security Tax	6140 (O) Social Security Tax	-Split-	611.88	235,418.65
02/25/2025	Journal Entry	00714		ER AD&D CORRECT	6150 (O) FPPA Pension - ER	-Split-	1,281.77	236,700.42
02/25/2025	Journal Entry	00714		ER PENSION CONT	6150 (O) FPPA Pension - ER	-Split-	7,579.90	244,280.32
02/25/2025	Journal Entry	00714		CO FAMILI - ER	6160 (O) FAMILI Premium - ER	-Split-	341.90	244,622.22
02/26/2025	Journal Entry	00715			5010 (A) Wages - Administration	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			5030 (A) Part-Time / Temp Salaries	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			5050 (A) Overtime	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			5130 (A) Medicare Tax	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			5140 (A) Social Security Tax	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			5150 (A) FPPA Pension - ER	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6010 (O) Wages - Ops FT	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6020 (O) Wages - Ops PT	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6030 (O) On-Call Pay	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6060 (O) Unscheduled Overtime	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6070 (O) Training Pay	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6080 (O) Special Event Pay	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6130 (O) Medicare Tax	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6140 (O) Social Security Tax	-Split-	0.00	244,622.22
02/26/2025	Journal Entry	00715			6150 (O) FPPA Pension - ER	-Split-	0.00	244,622.22
02/26/2025	Check	37144	Dale Hoots	Per Diem Loveland ICC	5760 (A) Travel	1000 Operating Checking	175.00	244,797.22
02/26/2025	Check	37143	Chris Carver.	Per Diem Loveland ICC	5760 (A) Travel	1000 Operating Checking	175.00	244,972.22
02/27/2025	Check	382		Health Reimbursement	5290 (A) Health Reimbursement	1000 Operating Checking	55.00	245,027.22
TOTAL							\$245,027.22	

Crested Butte Fire Protection District

Balance Sheet

As of February 28, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Checking	48,009.80
1000.3 Clearing Account	0.00
1010 Money Market	100,607.73
1020 COLOTrust Arbitrage Rebate	430,139.59
1050 CSIP Investment Account - Bond Payment	305,768.95
1051 Colotrust Account- Multi-Year Land Purchase	1,452,883.52
1100 CSIP Investment Account - Proceeds	18,647,930.75
Total Bank Accounts	\$20,985,340.34
Accounts Receivable	
1211 Mill Levy Property Tax Receivable	-66,784.72
Total Accounts Receivable	\$ -66,784.72
Other Current Assets	
1260 Capital Accrued Interest- CSIP	0.00
1520 Bond Cash with County Treasurer	0.00
2010 Due to CBFPD Operating Account	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$20,918,555.62
TOTAL ASSETS	\$20,918,555.62
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2005 Accounts Payable- AUDIT	0.00
2006 Retainage Payable	11,582.48
Total Accounts Payable	\$11,582.48
Total Current Liabilities	\$11,582.48
Long-Term Liabilities	
2210 Deferred Property Tax	-66,784.72
Total Long-Term Liabilities	\$ -66,784.72
Total Liabilities	\$ -55,202.24
Equity	
3100 Restricted for Capital Projects	27,569,843.67
3150 Restricted Spann Note Payable	1,820,937.50
Retained Earnings	-7,089,230.63
Net Income	-1,327,792.68
Total Equity	\$20,973,757.86
TOTAL LIABILITIES AND EQUITY	\$20,918,555.62

Crested Butte Fire Protection District

Profit and Loss

January - February, 2025

	TOTAL
Income	
4010 Property Tax - Capital Fund	66,784.72
4020 Specific Ownership Tax	7,481.12
4100.2 Interest Income (Capital)	140,024.95
4100.3 Interest Income (Bond)	1,177.72
Total Income	\$215,468.51
GROSS PROFIT	\$215,468.51
Expenses	
5200 Hard Costs	
5201 Fire Station	984,323.84
5202 SAR Building	143,077.84
5204 Sitework	16,522.06
Total 5200 Hard Costs	1,143,923.74
5300 Land	363,831.00
5400 Soft Costs	33,438.89
5780 Treasure's Fee - CF	2,006.77
5790.3 Bank Charges (Bond)	60.79
Total Expenses	\$1,543,261.19
NET OPERATING INCOME	\$ -1,327,792.68
NET INCOME	\$ -1,327,792.68

Crested Butte Fire Protection District

Expenses by Vendor Summary

January - February, 2025

	TOTAL
Blythe Group + co	17,249.87
Cesare, Inc.	5,413.70
Colorado Department of Labor and Employment	200.00
FCI Constructors, Inc.	1,143,923.74
Goulding Development Advisors	10,013.64
Lumen	561.68
Virgil & Lee Spann Ranches, Inc	363,831.00
Not Specified	2,067.56
TOTAL	\$1,543,261.19



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

For the Month Ending
February 28, 2025

Crested Butte Fire Protection District

Client Management Team

Stefani VonHoltum-Niesent

Director
950 17th Street
Denver, CO 80202
720-990-3408

Contents

Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement

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

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



Account Statement

For the Month Ending February 28, 2025

Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM") is a division of U.S. Bancorp Asset Management, Inc. ("USBAM"), a SEC-registered investment adviser. USBAM is direct subsidiary of U.S. Bank National Association ("U.S. Bank") and an indirect subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

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 ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. 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.

Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

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
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 **February 28, 2025**

Crested Butte Fire Protection District

Portfolio Summary			
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Current Yield
CSIP LGIP	15,539.45	3,786,643.73	4.47 %
CSIP TERM	45,060.82	16,000,000.00	* N/A
Total	\$60,600.27	\$19,786,643.73	

* Not Applicable

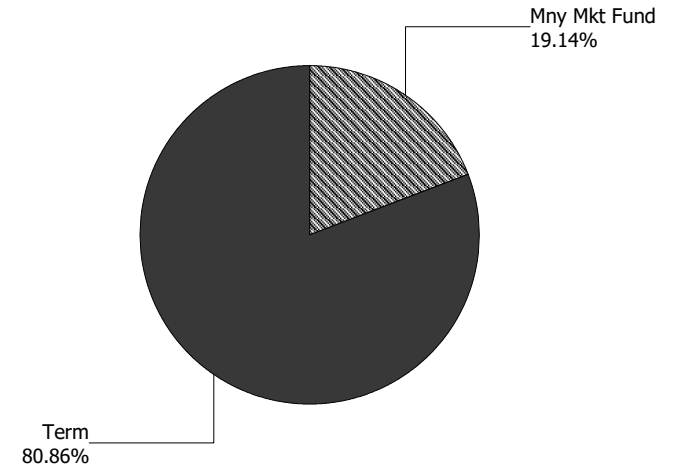
Investment Allocation		
Investment Type	Closing Market Value	Percent
Money Market Mutual Fund	3,786,643.73	19.14
Term Investment	16,000,000.00	80.86
Total	\$19,786,643.73	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	7,786,643.73	39.34
31 to 60 days	4,000,000.00	20.22
61 to 90 days	4,000,000.00	20.22
91 to 180 days	4,000,000.00	20.22
181 days to 1 year	0.00	0.00
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	\$19,786,643.73	100.00%

Weighted Average Days to Maturity 47

Sector Allocation





Account Statement

For the Month Ending **February 28, 2025**

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	19,447,930.75	8,056,888.52	(8,800,000.00)	0.00	0.00	18,704,819.27	56,888.52
2210106002	Operating Account Fund	772,343.76	2,659.04	0.00	0.00	0.00	775,002.80	2,659.04
2210106003	Bond Payment Fund	305,768.95	1,052.71	0.00	0.00	0.00	306,821.66	1,052.71
Total		\$20,526,043.46	\$8,060,600.27	(\$8,800,000.00)	\$0.00	\$0.00	\$19,786,643.73	\$60,600.27



Account Statement - Transaction Summary

For the Month Ending **February 28, 2025**

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

CSIP LGIP	
Opening Market Value	3,447,930.75
Purchases	4,056,888.52
Redemptions	(4,800,000.00)
Unsettled Trades	0.00
Change in Value	0.00

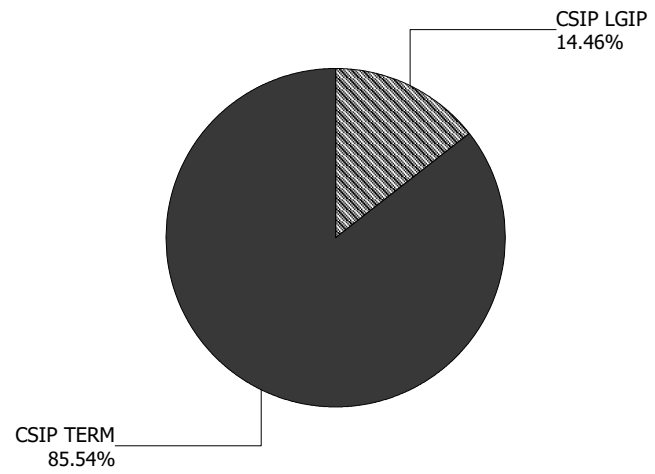
Closing Market Value **\$2,704,819.27**
 Cash Dividends and Income 11,827.70

CSIP TERM	
Opening Market Value	16,000,000.00
Purchases	4,000,000.00
Redemptions	(4,000,000.00)
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value **\$16,000,000.00**
 Cash Dividends and Income 45,060.82

Asset Summary		
	February 28, 2025	January 31, 2025
CSIP LGIP	2,704,819.27	3,447,930.75
CSIP TERM	16,000,000.00	16,000,000.00
Total	\$18,704,819.27	\$19,447,930.75

Asset Allocation





Investment Holdings

For the Month Ending **February 28, 2025**

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							
12/06/24	12/09/24	TERM - Colorado Statewide Investment Pool Term Dec 25	03/18/25	4.5500	4,000,000.00	40,887.67	4,049,364.38
12/11/24	12/12/24	TERM - Colorado Statewide Investment Pool Term Dec 25	04/11/25	4.5300	4,000,000.00	39,218.63	4,059,572.60
01/15/25	01/16/25	TERM - Colorado Statewide Investment Pool Term Dec 25	05/15/25	4.4200	4,000,000.00	21,312.88	4,057,641.64
02/06/25	02/07/25	TERM - Colorado Statewide Investment Pool Term Dec 25	06/05/25	4.4200	4,000,000.00	10,656.44	4,057,157.26
Total					\$16,000,000.00	\$112,075.62	\$16,223,735.88



Account Statement

For the Month Ending **February 28, 2025**

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					3,447,930.75
02/03/25	02/03/25	Purchase - TERM Maturity	1.00	4,045,060.82	7,492,991.57
02/07/25	02/07/25	Redemption - ACH Redemption	1.00	(800,000.00)	6,692,991.57
02/07/25	02/07/25	Redemption - TERM Investment	1.00	(4,000,000.00)	2,692,991.57
02/28/25	03/03/25	Accrual Income Div Reinvestment - Distributions	1.00	11,827.70	2,704,819.27
Closing Balance					2,704,819.27

	Month of February	Fiscal YTD January-February		
Opening Balance	3,447,930.75	4,127,579.42	Closing Balance	2,704,819.27
Purchases	4,056,888.52	9,183,239.85	Average Monthly Balance	3,433,052.50
Redemptions (Excl. Checks)	(4,800,000.00)	(10,606,000.00)	Monthly Distribution Yield	4.49%
Check Disbursements	0.00	0.00		
Closing Balance	2,704,819.27	2,704,819.27		
Cash Dividends and Income	11,827.70	24,734.65		

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
02/03/25	02/03/25	Redemption - TERM Maturity			(4,045,060.82)
02/06/25	02/07/25	Purchase - TERM Investment	06/05/25	4.4200	4,000,000.00



Account Statement - Transaction Summary

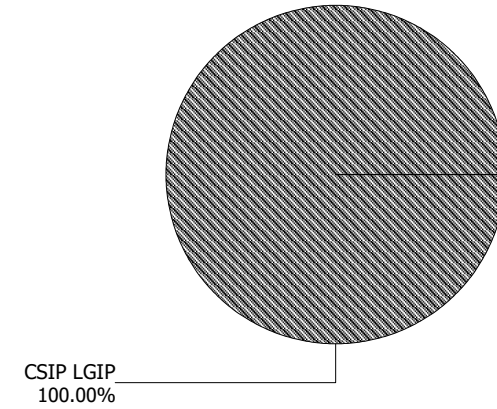
For the Month Ending **February 28, 2025**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

CSIP LGIP	
Opening Market Value	772,343.76
Purchases	2,659.04
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$775,002.80
Cash Dividends and Income	2,659.04

Asset Summary		
	February 28, 2025	January 31, 2025
CSIP LGIP	775,002.80	772,343.76
Total	\$775,002.80	\$772,343.76

Asset Allocation	
CSIP LGIP	100.00%





Account Statement

For the Month Ending **February 28, 2025**

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					772,343.76
02/28/25	03/03/25	Accrual Income Div Reinvestment - Distributions	1.00	2,659.04	775,002.80
Closing Balance					775,002.80

	Month of February	Fiscal YTD January-February
Opening Balance	772,343.76	769,375.15
Purchases	2,659.04	5,627.65
Redemptions (Excl. Checks)	0.00	0.00
Check Disbursements	0.00	0.00
Closing Balance	775,002.80	775,002.80
Cash Dividends and Income	2,659.04	5,627.65

Closing Balance	775,002.80
Average Monthly Balance	772,438.73
Monthly Distribution Yield	4.49%



Account Statement - Transaction Summary

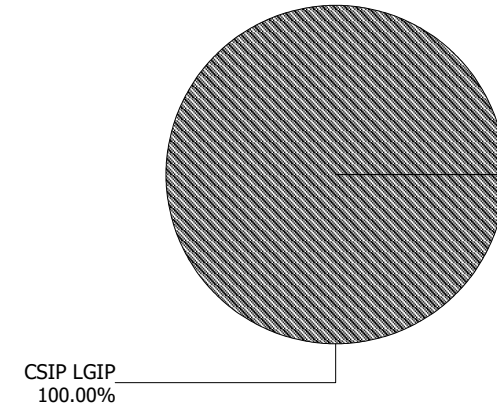
For the Month Ending **February 28, 2025**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

CSIP LGIP	
Opening Market Value	305,768.95
Purchases	1,052.71
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$306,821.66
Cash Dividends and Income	1,052.71

Asset Summary		
	February 28, 2025	January 31, 2025
CSIP LGIP	306,821.66	305,768.95
Total	\$306,821.66	\$305,768.95

Asset Allocation	
CSIP LGIP	100.00%





Account Statement

For the Month Ending **February 28, 2025**

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					305,768.95
02/28/25	03/03/25	Accrual Income Div Reinvestment - Distributions	1.00	1,052.71	306,821.66
Closing Balance					306,821.66

	Month of February	Fiscal YTD January-February		
Opening Balance	305,768.95	304,593.68	Closing Balance	306,821.66
Purchases	1,052.71	2,227.98	Average Monthly Balance	305,806.55
Redemptions (Excl. Checks)	0.00	0.00	Monthly Distribution Yield	4.49%
Check Disbursements	0.00	0.00		
Closing Balance	306,821.66	306,821.66		
Cash Dividends and Income	1,052.71	2,227.98		

CBFPD NEW STATION	Board Approved FGMP Budget 4/9/24	Budget Revisions	Current Budget	Previously Billed to date	Draw No 45 February 2025	Cost to Date	Percent Complete	Cost to Complete	NOTES
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SOFT COSTS

12	Water/Sewer Fees	\$250,000	\$15,000	\$265,000	\$256,449		97%	\$8,551	Sewer Tap, Legal Water, FCI carries water
13	Gas Fees	\$50,000		\$50,000	\$38,918		78%	\$11,082	Atmos (pipe, boring, trench/backfill)
14	Electric Fees	\$150,000		\$150,000	\$0		0%	\$150,000	new 3-phase, 1-phase loop
15	Comcast/CenturyLink Connection Fees	\$15,000		\$15,000	\$1,142	\$280.84	9%	\$13,577	Visionary/Spectrum
16	ROW & CDOT fees	\$20,000		\$20,000	\$0		0%	\$20,000	CDOT
17	Bldg Permits & Fire Impact Fee	\$200,000		\$200,000	\$72,593		36%	\$127,407	County
18	Traffic Study	\$13,000		\$13,000	\$12,920		99%	\$80	McDowell Eng
19	Soils/Geotechnical/Geothermal	\$40,000		\$40,000	\$37,836		95%	\$2,164	Cesare/Panterra
20	Surveying	\$5,000		\$5,000	\$0		0%	\$5,000	JVA
21	Planning/Entitlements	\$85,000		\$85,000	\$83,461		98%	\$1,539	BG/TCA
22	Design (Arch, Struct, MEP)	\$1,600,000		\$1,600,000	\$1,489,468	\$8,665.00	94%	\$101,867	BG/TCA
22a	Modular Study	\$0		\$0	\$0		#DIV/0!	\$0	N/A
23	Civil Engineering	\$0		\$0	\$0		0%	\$0	JVA
24	Wetlands Consultant	\$15,000		\$15,000	\$1,680		11%	\$13,320	Bio-Environs
25	3rd Party Insp/Material Testing	\$100,000		\$100,000	\$36,541	\$2,009.50	39%	\$61,450	CMT
26	Commissioning	\$50,000		\$50,000	\$7,610		15%	\$42,390	Typ testing, blower door
27	Monument Signage	\$0		\$0	\$0		0%	\$0	By FCI
28	IT/Low Voltage	\$400,000		\$400,000	\$18,400		5%	\$381,600	Alerting, Access, control, cameras, cabling, etc
29	CMGC	\$20,000		\$20,000	\$20,000		100%	\$0	FCI
30	Project Mgmt	\$300,000		\$300,000	\$179,951	\$9,600.00	63%	\$110,449	GDA
31	Condo Map	\$25,000		\$25,000	\$0		0%	\$25,000	
32	Legal Costs	\$20,000		\$20,000	\$3,327		17%	\$16,673	
33	Financing Costs	\$0		\$0	\$0		0%	\$0	net of bond proceeds
34	Insurance/PP Bond	\$50,000		\$50,000	\$0		0%	\$50,000	1.20%
35	Reimburseables	\$92,900		\$92,900	\$9,921	\$1,145.53	12%	\$81,833	4%
36	Soft Cost Contingency	\$390,732	(\$15,000)	\$375,732	\$0		96%	\$375,732	9%
Subtotal Soft Costs		\$3,891,632	\$0	\$3,891,632	\$2,270,218	\$21,700.87	59%	\$1,599,713	

HARD COSTS

37	Hard Construction Fire/EMS	\$18,074,070	\$ 547,152.00	\$18,621,222	\$7,037,218	\$663,210.14	41%	\$10,920,793	4/5/24 FCI FGMP Estimate
38	Hard Construction SAR	\$3,787,246	\$ 32,439.00	\$3,819,685	\$1,381,719	\$136,794.18	40%	\$2,301,171	4/5/24 FCI FGMP Estimate
	Temp Construction Utilities	\$55,000		\$55,000	\$1,833		3%	\$53,167	Elec/Water (temp gas by FCI)
39	SAR Climbing Wall	\$0		\$0	\$0		0%	\$0	Not Included
40	Training Building & Props	\$0	\$ 750,000.00	\$750,000	\$0	\$80,618.10	11%	\$669,382	Fire Facilities 1/6/25
40	Training Building - Site, Fdn & Utilities	\$0	\$ 450,000.00	\$450,000	\$0	\$49,988.49	11%	\$400,012	FCI estimate 1/14/25
40	Sitework	\$3,100,355	\$ 220,812.00	\$3,321,167	\$1,328,864	\$1,328,864	40%	\$1,992,303	4/5/24 FCI FGMP Estimate
	Accepted Value Engineering	(\$1,513,984)		(\$1,513,984)	\$0		0%	(\$1,513,984)	4/5/24 FCI FGMP Estimate
41	Housing	\$1,200,000		\$1,200,000	\$0		0%	\$1,200,000	Placeholder
42	Fitness Equipment	\$75,000		\$75,000	\$0		0%	\$75,000	By Owner
43	Electrical Car Charging Stations	\$25,000		\$25,000	\$0		0%	\$25,000	Placeholder
44	FF&E	\$300,000		\$300,000	\$10,875	\$10,875	4%	\$289,125	TBD
45	Window Coverings	\$35,000		\$35,000	\$0		0%	\$35,000	By Owner
46	OSE/Kitchen Appliances	\$125,000	\$51,076	\$176,076	\$25,538	\$25,538	15%	\$150,538	Operating Supplies & Equipment
47	Hard Contingency	\$2,753,633	(\$2,051,479)	\$702,154	\$0		25%	\$702,154	10.9%
Subtotal Hard Costs		\$28,016,320	\$0	\$28,016,320	\$9,786,048	\$930,610.91	38%	\$17,299,661	

Total Soft & Hard Costs	\$31,907,952	\$0	\$31,907,952	\$12,056,266	\$952,311.78	\$13,008,578	41%	\$18,899,374	Does not include Spann Land Costs
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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.CBFDP.ORG

March 3, 2025

CBFPD Board of Directors (BOD)

RE: Fire Prevention Division work summary for February 2025

Dear Board of Directors,

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

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

<u>Mount Crested Butte</u>	<u>Crested Butte</u>	<u>County</u>
-Prospect II-on going	-Fire Campus	-County Whetstone Housing (256 units)
-North Village-on going	-Mineral Point	-Starview at Cement Creek (140)
-17 Marcellina (Oros)	-CBCS-new addition	-Solar Farm on Hwy 135
-Bear Crossing	-Forest Queen	-Lacy Ranch 400 acres
-NEW Nordic Inn	-Princess	
-NEW Sunridge Estates		
-Oros (on Marcellina)		

Approved Plan Reviews/Letters: completed in February-13

<u>Mount Crested Butte:</u>	<u>Crested Butte:</u>	<u>County:</u>
0	8	5

Inspections & Meetings: 41

<u>Mount Crested Butte:</u>	<u>Crested Butte:</u>	<u>County:</u>
7	22	12

Company Level (OP's) Annual Life Safety Inspections: Totals not available as of this date

Fire Prevention Division summary:

1. Joe Wonnacott has sent out several assigned Company Level inspections to each Captain on 2/25/25 with a timeline for completion. Joe continues to assist Operation with any issues that may arise.
2. FP continues to work on the updates to the 2021 IFC to the wildland urban interface codes other amendments. I plan on going to Salida to meet with Deborah Shaner to review the proposed 2027 NFPA 1142 codes.
3. Gunnison County Road & Bridge has completed their updated draft of their Road & Bridge Standards. I will be setting up a meeting with them to review their document and ensure the same common language is reflected in our newest adoption.
4. I have been working with CBS Metro District to help evaluate their values and infrastructure at risk. They did submit their evaluation and emergency contact list dated March 2025. Those plans have been given to Operations to include in their Pre Incident Planning.
5. Update on the Whetstone Workforce housing project:

- I did circle back to work with John Cattles to review their “subdivision “ plan.
- Access (already approved by the BOC) is compliant with one concession.
- Water supply is compliant
- The “subdivision” plan review will be approved and sent out.
- FP will invoice for the building plan reviews and upon receipt of payment the building plan reviews will start.

In conclusion: I feel our working relationship the John Cattles, Assistant Gunnison County Manager, for this project, is improving in a positive manner.

Updates & Enforcement issues:

1. Upon arriving at a requested “rough-in” inspection for the Town of Crested Butte’s Mineral Point project, it was immediately evident that there was an imminent threat to life safety to include the work force and any first responders. Immediate action was taken by the Town of C.B. and CBFDP to issue a Red Tag/Stop work order (2/25/2025). The main issue was total disregard for ingress and egress to the site and to all 3 buildings. There was snow and construction debris everywhere, RV camping on-site and evidence of flammables and bon fires. Over the next several days excavators were on-site removing all the snow. Trash roll-offs were brought to the site to properly dispose of all the construction debris. On Monday March 3rd, 2025 I performed a thorough site inspection and lifted the Red Tag Stop Work order with continued requirements. Per and post Red Tag pictures are available upon request.
2. Update on the Daily Dose grease fire in Crested Butte. In cooperation with the Town of Crested Butte, the Daily Dose is removing the hood and exhaust ventilation system with limits their menu to not cooking. They cannot prepare any foods that create heat, steam or grease. We will continue to monitor the type of food they prep.
- 2 Western Regional Wildfire Counsel has 12 assessments already scheduled in our area. FP will be finishing their on-site field training during these first assessments.
- 3 This fall, we are sponsoring a wildfire defensible space community education program. This will include landscape engineers, the local reality associations, etc. More to follow.
- 4 We have received the fire alarm plans for the Grand Lodge fire alarm system. Those plans are currently under review. The new fire alarm system will be installed, tested and completed by June 1st, 2025.

Action request to the Board of Directors:

-none at this time



2025 February EMS & Fire Chief Board Report

February marked a record-breaking month for call volume, with approximately 70% of incidents being EMS-related. The high volume of concurrent EMS calls placed a strain on our system, necessitating multiple mutual aid requests from Gunnison EMS. Response and chute times remained consistent throughout the month.

Several critical EMS incidents provided valuable feedback from Dr. Krier and me, reinforcing the importance of vigilance, ongoing training, and proactive education to mitigate complacency. No major fire incidents occurred in February, reflecting the effectiveness of fire prevention efforts, including stop-work orders for safety concerns and diligent follow-up after the grease fire incident.

Overall, I am satisfied with our operational performance and crew effectiveness. Recognizing the continuous need for improvement, we have identified key focus areas. The recently completed officer 360 reviews also provided valuable input to help guide improvement areas.

Key Improvement Areas:

Fire Prevention and Inspections: We will enhance collaboration with fire prevention to improve proficiency in company-level inspections and pre-incident planning. Continued training on the First Due software, improved communication, and clear expectations will ensure accurate and timely completion of inspections.

Operational Consistency: We will refine daily operations, task assignments, and implement a consistent methodology for completing station duties, apparatus checks, training, inspections, and administrative tasks. Increased documentation and tracking will be implemented to ensure accountability.

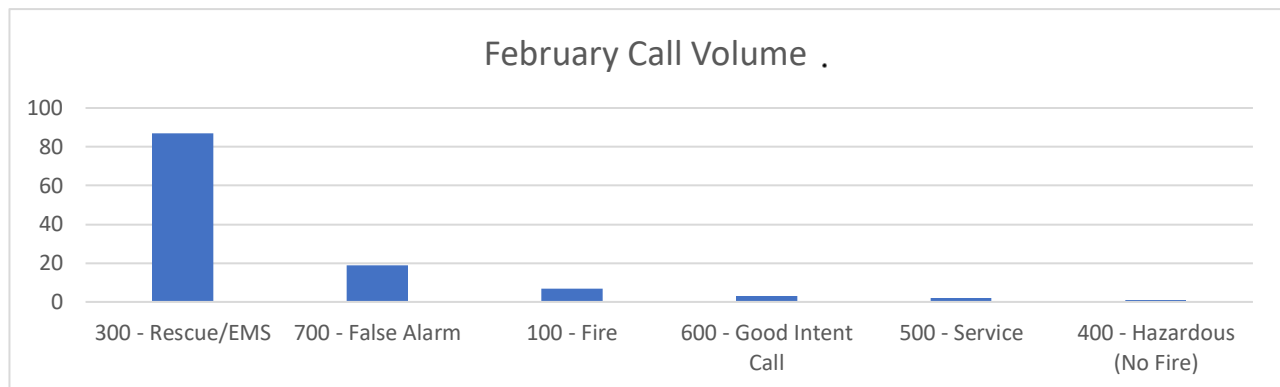
Training and Administrative Duties: A detailed report on shift-specific training activities will be provided to the board. We will also prioritize the addition of administrative duties. I extend my gratitude to Annie and Sean for their work on ADP, granting officers permissions for payroll, vacation, and sick time review.

Standard Operating Guidelines (SOGs): Our SOGs, currently several years old, will undergo a comprehensive review and update. We will work with officers to revise existing guidelines and add new ones as needed. I am pleased with the progress of the high-rise committee and anticipate the addition of a pictorial guide upon receipt of the revised high-rise kit components.

I commend the crews for their dedication and hard work. As we continue our growth as a combination department, it is essential to refine our operations. I am confident in our ability to grow, improve, and excel as an organization. I appreciate the collaborative efforts, insights, and leadership that drive our progress.

Operational Highlights:

1. We answered 119 calls for service
2. 4 mutual aid requests for Gunnison EMS to transport from GVH mountain clinic to GVH
3. A representative for our Hypha mesh system visited our organizations to help train on our communications demonstration project. As of now, all federal funding/reimbursement for this project has been paused. We are hoping we will be able to resume this project to improve connectivity within our district on specified vehicles.
4. Company level inspections are in progress. There has been some additional communication with fire prevention, setting expectations, and continued training for that the crew can effectively perform company level inspections accurately.



Personnel/Volunteer Update:

1. Thank you to our FTO group who interviewed 4 new recruits. We will be adding them to our roster. We are in the process of pre-employment checks. All 4 recruits are EMTs.
2. We have finalized the captain's annual reviews by incorporating their 360 reviews.
3. Clare has been approved to utilize her ESB. Her anticipated return to work is April 27th.
4. The job posting for training officer has been posted. We will be accepting applications until the end of March with a tentative interview date in May. As of now, we have 1 candidate.

Training, Professional Development, and Recognitions:

1. Various EMS topics were covered in addition to AHA ACLS renewal for members
2. Fire topics included company level drills. Station 4 was utilized to practice a simulated structure fire with occupants trapped. Crews covered various skills that included scene size-up, water supply, fire attack, primary and secondary search. This exercise was timed to help measure opportunities of improvement.
3. Some members have been tasked with revising our acting Driver/Operator task book. We are close to having a newly revised version

Vehicle and Equipment Updates:

1. Engine 3 machined gear for the four-wheel drive has shipped. Final repair work should be completed by mid-March.
2. John performed multiple jobs for Gunnison EMS's ambulances
3. Repair work performed on multiple vehicles. This includes brakes and struts on Medic 45, fuel sender on Rescue 2, and the exhaust manifold on D12.

Maintenance (Chief Duke and John Zeikus)

1. District rental properties repair work
2. Update Station 3 exterior lighting and community presence
3. Preventative maintenance on various district vehicles
4. Troubleshoot/evaluate inspection concerns on apparatus in addition to education so features.
5. The roof work at 10 9th street has been completed and the ridge has been vented. additional repair work at the property includes LED lights that will seal better than the can lights that are currently present.

Custom ▾ Feb 1, 2025 - Feb 28, 2025 ▾

45%

FIRE
Percentage of Total Incidents

55%

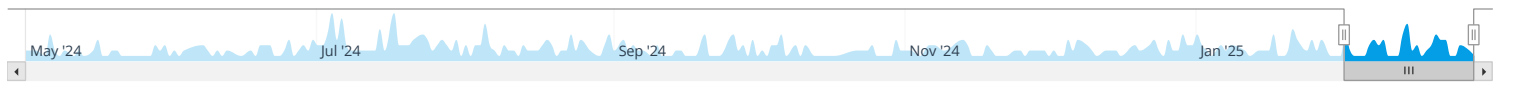
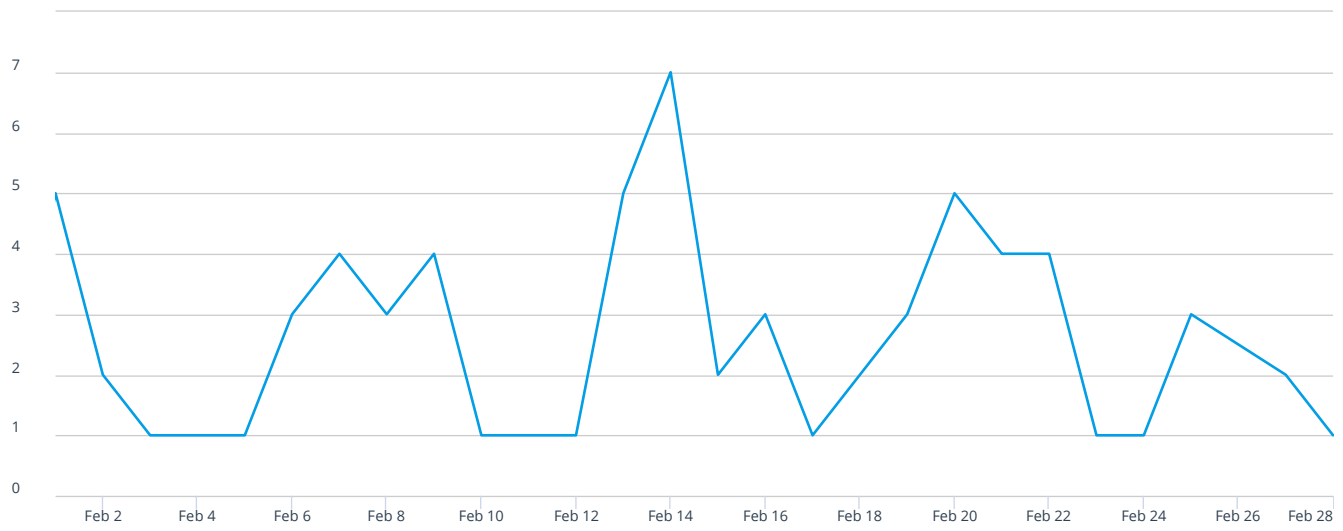
EMS
Percentage of Total Incidents

71

INCIDENTS
In Selected Time Slice

28

DAYS
In Selected Time Slice



Counts | % Rows | % Columns | % All

Week Ending	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	Total
(11) Structure Fire		1												1
(30) Rescue, emergency medical call (EMS), other		5	4	3	3									15
(31) Medical assist	1			5	2									8
(32) Emergency medical service (EMS) incident	4	4	4	2	2									16
(42) Chemical release, reaction, or toxic condition			3											3
(44) Electrical wiring/equipm. problem	1			1										2
(52) Water problem		1	1											2
(55) Public service assistance		1		1										2
(61) Dispatched and canceled en route	1	3	4											8
(70) False alarm and false call, other		1		2										3
(71) Malicious, mischievous false alarm			1	1										2
(73) System or detector malfunction		1		1										2
(74) Unintentional system/detect... operation (no fire)			3	4										7
Total	7	17	20	20	7									71

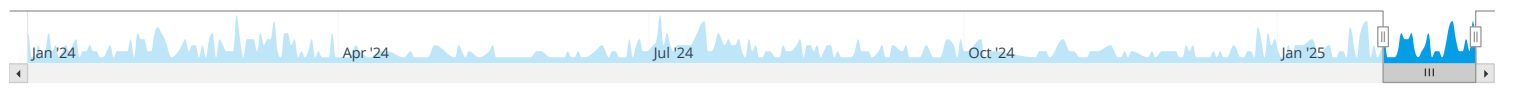
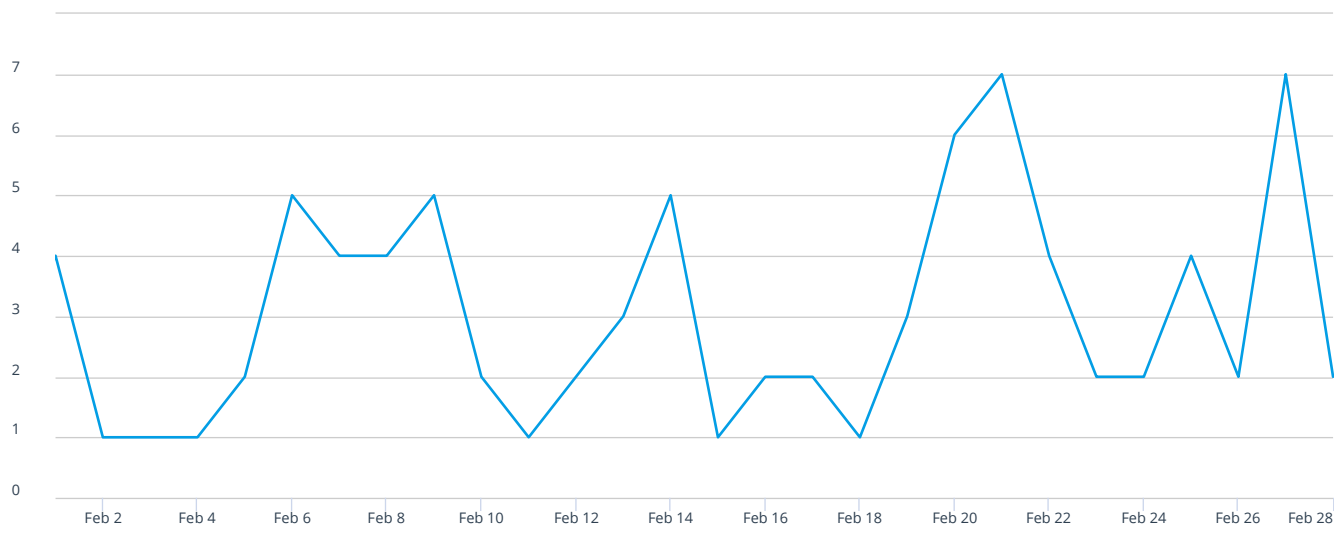
Custom ▾ Feb 1, 2025 - Feb 28, 2025 ▾

65%
TRANSPORTS
Percentage of Patient Encounters

22%
NON TRANSPORTS
Percentage of Patient Encounters

7%
OTHER DISPOSITIONS
Percentage of Patient Encounters

85
RECORDS
In Selected Time Slice



Counts | % Rows | % Columns | % All

Week Ending	2/2/25	2/9/25	2/16/25	2/23/25	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	Total
Assist, Public	1	1												2
Cancelled (Prior to Arrival at Scene)				3										3
Cancelled on Scene/No Patient Found			1											1
Patient Evaluated, No Treatment/Tra.. Required		2			1									3
Patient Refused Evaluation/Ca... (Without Transport)	1	4	1	3	1									10
Patient Treated, Released (AMA)					1									1
Patient Treated, Released (per protocol)	1		1		2									4
Patient Treated, Transported by Private Vehicle				1										1
Transported Lights/Siren		2	3		1									6
Transported No Lights/Siren	2	10	10	16	11									49
NULL		3		2										5
Total	5	22	16	25	17									85



Month in REVIEW:
2025

911

119
total incidents



EMS calls
85
65% transported
22% non-transport
7% other dispositions



Fire calls
51
45% Fire calls
55% EMS calls
Fire - 1
Service calls/false alarm - 14



Avg. Chute time –
01:53
Avg. Response time –
08:21



Calls by zone
Town of CB – 28 Mt. CB – 70 CB South – 2 County – 19

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

March 11, 2025

1. Consent Agenda

- a) February 11 Regular Meeting Minutes
- b) Monthly Financial Reports

2. Chief Executive's Comments

Response activity picked up in February to a record-breaking 119 calls as our snow conditions continued to be variable. As of March 7th, the Gunnison Basin was reporting a snowpack of about 88% of normal which is more favorable than areas to our west and south. Visitor numbers in February tracked about the same as or slightly above 2024. It also appears we are off to a strong start with construction related activity and plan reviews.

Speaking of construction, our project continues to move along at a brisk pace with exterior masonry, windows, HVAC and ground floor concrete currently going in. In the next month or so the community should have a good view of what the headquarters building will look like for years to come. In terms of finances we have about \$17M remaining in the bond-funded construction account with over half of the project completed. Regarding our general revenues, we are finishing up the lean portion of the year with property tax funds beginning to arrive in quantity next month. Most items, including payroll, are on target so far with vehicle maintenance looking to be area of increased expenditures so far.

In old business this month the fire prevention team will update on their activities. We had a somewhat dramatic shut down of the Mineral Point apartments project for a few days. Conversely, however, we have come to a joint understanding with town officials regarding the Daily Dose cooking situation. Gunnison County has also released the draft update to their road standards which look pretty good on first pass.

Chief Weisbaum will update on operational activities. We have been continuing our work with our mid-level leaders, particularly the captains, on improved priorities and procedures. Inspections and pre-incident planning is the major area of focus which involves collaboration with fire prevention regarding the best use of our First Due software platform. Training and standardization of operational procedures will be the next area of focus. Chief Duke will update on maintenance activities.

In my report there are a few updates. First and foremost, we were able to cancel our board elections this year as we did not have more candidates than positions available. As such Directors McCann and Lodovico are re-elected for 4-year terms and Director Halvorson is elected for a 2-year term. Directors Dietrich, Halvorson and Tunkey will be up for re-election to 4-year terms in 2027. We have also spoken with the team and have decided we will be able to pull off one more pancake breakfast on July 4th. We are beginning the planning in earnest and will need plenty of help to make it happen.

Assistant Chief Duke and I looked at a town house property on Castle Road that was being made available for private sale. Details are contained in the electronic packet. Based on the layout of the property it does not appear the property will serve any current housing needs. Furthermore, considering the age, layout, limited parking, bedrooms and storage it does not appear that it will meet our long-term needs for recruiting. As such I suggest we take a pass on this one. Finally, we have purchased a new software platform to better organize our policies and procedures. I will be taking the lead on that item over the next few months.

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

We have not received any indication of public comments this month.

In old business, this month Todd will be doing an update on the current status of the project. As mentioned there has been much progress in the past few weeks. We are working through a number of change orders with the most significant being the add back of the decorative training room ceiling and the heating pads for the mechanical spaces. Those will be about \$90k total from the remaining contingency which is sitting at about \$1.1M.

Todd and I will also review the updated pricing for the training building and we will be looking for a vote to proceed following questions and discussion. We will also provide a brief update on the plan to conduct public engagement regarding the building use.

We are continuing to see delays with the updated Larkspur drawings from our architect. I do not expect we will have an update on that item so it will remain as a placeholder.

In new business we have received the draft of our updated impact fee study from BBC Research & Consulting. The document is about 12 pages and provides a good overview of impact fees in general as well as an analysis of what we could support for an impact fee amount. As the report is currently in draft form, I would be happy to take comments and questions. We also have the option to ask BBC to clarify any of the findings or calculations. As this is a first step, I was thinking we schedule some time with BBC representatives next month and make any decisions change to fees later in the year.

Finally for this month we are looking to schedule our bi-annual strategic planning session. As we will have a new headquarters facility with a conference room available by October, the proposal is to hold the session at Station 1 sometime in late October or November. In addition we are looking to hire a facilitator for the session. We would like to take comments and suggestions from the board regarding when and how we would like to conduct the session.

I do not anticipate any unscheduled business, however, staff always welcomes questions or comments from the board.

3. Action Items

- a) Approve consent agenda
- b) Review and/or approve training building updated budget
- c) Provide questions and feedback on draft impact fee study
- d) Provide feedback on strategic planning session

RESOLUTION NO. 2025 – 1 – 2

A RESOLUTION APPOINTING A DESIGNATED ELECTION OFFICIAL AND AUTHORIZING THE DESIGNATED ELECTION OFFICIAL TO CANCEL ELECTION FOR THE REGULAR ELECTION TO BE HELD MAY 6, 2025

WHEREAS, a regular special district biennial election for Board of Director candidates of the Crested Butte Fire Protection District ("District") shall be conducted as a polling place election on May 6, 2025 in accordance with Local Government Election Code, Title 1, Article 13.5, C.R.S., and all laws amendatory thereof and supplemental thereto; and

WHEREAS, pursuant to §1-1-111(2), C.R.S., the Board of Directors of the District is authorized to designate an election official to exercise the statutory authority of the Board in conducting an election pursuant to Local Government Election Code, Title 1, Article 13.5, C.R.S., and all laws amendatory thereof and supplemental thereto; and

WHEREAS, pursuant to § 1-5-208, C.R.S., the Board can authorize the Designated Election Official to cancel the election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE CRESTED BUTTE FIRE PROTECTION DISTRICT THAT:

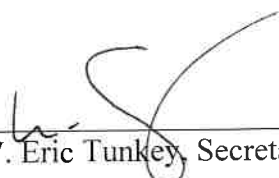
- (1) The Board hereby names Sean Caffrey as Designated Election Official for the regular biennial special district election scheduled for May 6, 2025; and
- (2) The Board hereby authorizes and directs the Designated Election Official to cancel said election and declare the candidates elected if at the close of business on the sixty-third day before the election there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; and
- (3) The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation at each polling place and in the offices of the Designated Election Official, Clerk and Recorder of each county in which the District is located, and file the notice with the Division of Local Government. In such event, the Designated Election Official shall also notify the candidates that the election was canceled and that they were elected by acclamation.

ADOPTED, this 14th day of January, 2025.

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: 
Chris McCann, Chairman

ATTEST:

By: 
W. Eric Tunkey, Secretary


NOTICE OF CANCELLATION
AND
CERTIFIED STATEMENT OF RESULTS

§1-13.5-513(6), 32-1-104, 1-11-103(3) C.R.S.

NOTICE IS HEREBY GIVEN by the Crested Butte Fire Protection District, Gunnison County, Colorado, that at the close of business on the sixty-third day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 6, 2025 is hereby canceled pursuant to section 1-13.5-513(6) C.R.S.

The following candidates are hereby declared elected:

Ken Lodovico	4 year term	until May, 2029
Chris McCann	4 year term	until May, 2029
Matthew Halvorson	2 year term	until May, 2027


3-4-25
(Signature of the Designated Election Official)

Sean Caffrey



Contact Person for the District:	Sean Caffrey, CEO
Telephone Number of the District:	970.349.5333
Address of the District:	306 Maroon Ave, PO Box 1009, Crested Butte, CO 81224
District Facsimile Number:	970.349.3420
District Email:	office@cbfpd.org



Crested Butte Fire Protection District Impact Fee Study

DRAFT REPORT

Draft Report

February 21st, 2025

Crested Butte Fire Protection District Impact Fee Study

Prepared for

Crested Butte Fire Protection District
306 Maroon Avenue
Crested Butte, CO 81224

Prepared by

BBC Research & Consulting
1999 Broadway, Suite 1470
Denver, Colorado 80202-9750
303.321.2547 fax 303.399.0448
www.bbcresearch.com
bbc@bbcresearch.com



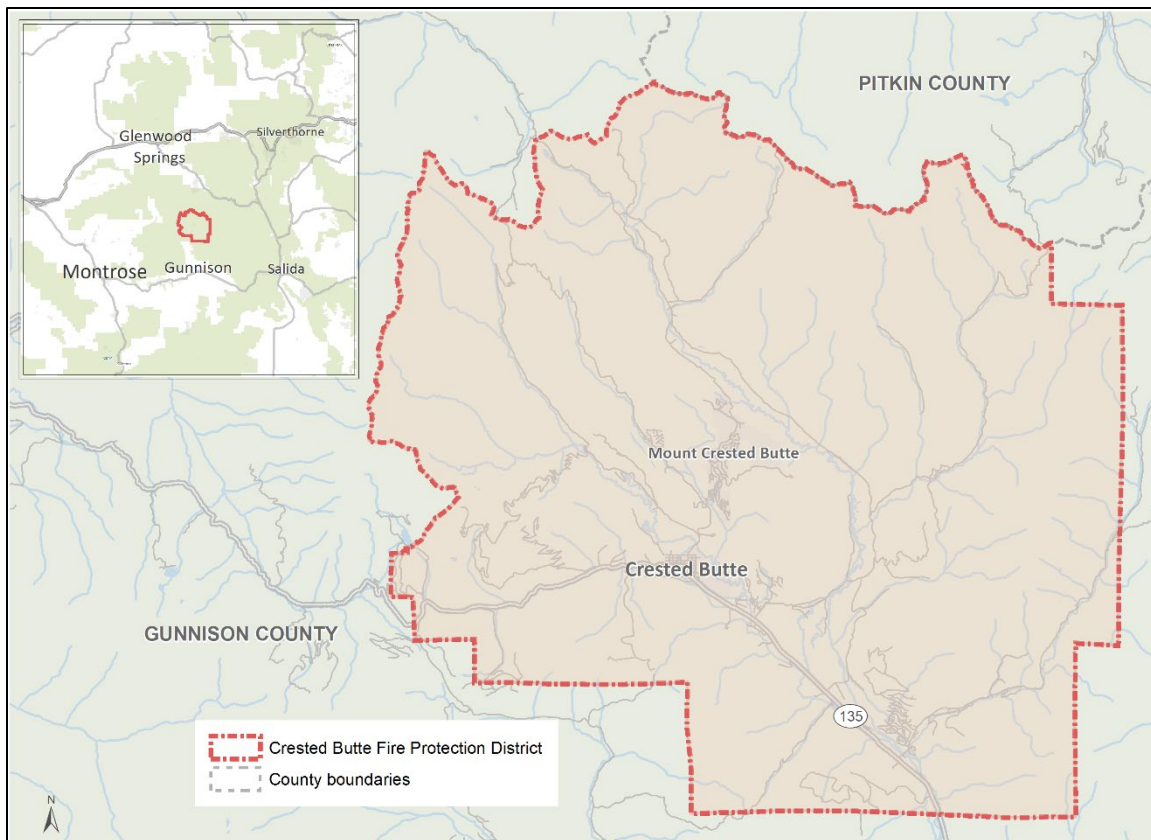
SECTION I.

Introduction

This report presents the analysis underlying the calculation of proportional development impact fees for Crested Butte Fire Protection District (CBFPD or the District). This section describes fee design requirements and various implementation considerations.

CBFPD provides emergency medical, fire suppression, rescue, and non-emergency services throughout Crested Butte, Mt. Crested Butte, Crested Butte South, and unincorporated parts of Gunnison County.¹ The service area covers approximately 220 square miles and serves the District’s local and seasonal residents.

Figure I-1.
Crested Butte Fire Protection District Service Area



Source: BBC Research & Consulting from ArcGIS shapefiles, 2025.

¹ Crested Butte Fire Protection District, <https://cbfpd.org>

Objectives

Many fire districts in Colorado impose development impact fees for expansion of public infrastructure. Colorado statute and a series of United States Supreme Court decisions dictate the amounts that districts can charge in impact fees and how they can devise, impose, and spend them. Because of those requirements, CBFDP retained BBC Research & Consulting (BBC) to prepare a report documenting the calculation of proportional and defensible impact fees to ensure it can maintain its existing service standards as development occurs in its service area.

This report documents BBC's analysis and recommendations for an impact fee that recovers the proportional capital costs associated with new development and in a manner consistent with the Colorado Revised Statutes.

Colorado Impact Fee Requirements

Development impact fees have been used in Colorado going as far back as the 1920s, when cities began charging developers for the water rights required to serve new development.² Other states also charged impact fees to new development, and in 1947 one of the first legal challenges to impact fees was filed in Illinois. In that case, the Illinois Home Builders Association sued the Hinsdale Sanitary District over its tap fee. The case was appealed all the way to the Illinois Supreme Court, which ruled that the District's fee was legal so long as the revenues were used for capital expenditures and not operating expenses.³

In Colorado, impact fee requirements were heavily influenced by a 1999 lawsuit between Krupp and the Breckenridge Sanitation District. The case, known as *Krupp v. Breckenridge Sanitation District*, was heard by the Colorado Supreme Court, which ruled that impact fees are legal so long as they meet certain requirements. The requirements defined in the ruling on *Krupp v. Breckenridge Sanitation District* were formally codified by the Colorado Legislature with the passage of Senate Bill 01S2-015, "An Act Concerning Land Development Charges That May Be Imposed by Local Governments."

The Bill, which modified Section 29-20-104.5 of Title 29 of Colorado Revised Statutes, allowed local governments to impose impact fees on new development to fund expenditures on capital facilities needed to maintain existing service standards.⁴ The impact fees are applicable to a broad set of land uses and can be calculated based on development characteristics of local land uses that roughly approximate each land use's burden on capital facilities. This enabling legislation allowed municipalities to charge a single impact fee to each type of development (e.g., residential, commercial, and industrial) rather than calculating fees on a case-by-case basis.

In 2016, the Colorado Legislature passed House Bill 16-1088, known as the "Public Service Fairness Act," which authorized fire protection districts organized under Article 1 of Title 32,

² Lillydahl, J.H, 1987. *Impact Fees in Colorado: Economic, Political, and Legal Overview*. Presented at A Symposium on Impact Fees, 1987 Conference of the American Planning Association. New York City. Cited in White and Dahl, 2001.

³ Carswell, A.T, 2012. *The Encyclopedia of Housing, Second Edition*. SAGE Publications. p. 385. ISBN 978-1-4129-8958-9. Retrieved 2023-04-03. Cited in Wikipedia, "Impact Fee;" accessed 2023-11-08 at https://en.wikipedia.org/wiki/Impact_fee.

⁴ Local governments were defined as counties; home rule municipalities; and statutory cities, towns, territorial charter cities.

C.R.S., or a fire authority established pursuant to Section 29-1-203.5, to levy impact fees on new development. The bill amended C.R.S. 29-20-104.5 to allow fire protection districts to charge development impact fees as a condition of issuance of a development permit and to use the funds for expenditures on capital facilities that provide fire protection, rescue, and emergency services related to the new development.

In May 2024, the Colorado Legislature passed SB24-194, known as the “Special District Emergency Services Funding Act,” allowing special districts to impose and directly collect impact fees on new development without the requirement of an intergovernmental agreement between the district and the local government body.

To meet the requirements of current Colorado legislation, development impact fees charged by a fire protection district must:

- Be a one-time charge imposed on new development;
- Quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts which are directly related to proposed development;
- Be reasonably related to the overall cost of capital. Fees must be fairly calculated and rationally based. Mathematical exactitude is not required, however, and the particular mode adopted by the district in assessing the fee is generally a matter of that district’s discretion;
- Ensure no impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development; and
- Ensure that impact fees adopted by a local government do not require individual landowners to provide any site-specific dedication or improvements that meet the same need for capital facilities for which the district’s impact fee is imposed.

Because the setting of rates and fees involves many questions of judgment and discretion, districts have the flexibility to choose the most appropriate rate-setting method so long as it uses reasonable assumptions and logic in the basis of calculating the development impact fee schedule.

U.S. Supreme Court Decisions

In *Sheetz v. County of El Dorado* (2024), the U.S. Supreme Court unanimously ruled that impact fees are subject to the Takings Clause of the Fifth Amendment of the U.S. Constitution. The two most notable court decisions that are used to analyze takings clause cases are often referred to as *Nollan* and *Dolan*⁵.

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the state interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus, there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan*, the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

*"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."*⁶

Over the past two decades since *Dolan*, many fire districts have imposed impact fees; thus, there now is a broad set of common practices when considering how best to reflect these judicial and statutory requirements in fee design efforts.

Fee Applicability

As noted above, fire districts can only use impact fee revenue to cover the costs of any necessary expansion of capital facilities that are required to serve new development. In addition, fee amounts can only be set in a manner that is proportional to the cost of capital facility expansion needed to maintain—but not improve—existing standards of service.

Capital facilities. *Capital facilities* are the physical component of public services. Under Colorado statute, the definition of *capital* can include all equipment that has at least a five-year lifetime. It does not include personnel or any operational elements of service costs, even in circumstances where new staff are required to operate new facilities. Capital facilities generally include buildings, apparatus, vehicles, office furniture, and other support facilities.

⁵ *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

⁶ *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

Nature of capital investments. Not all capital facility costs are associated with community growth or with the expansion of capacity. Most fire districts make investments in capital facilities not because of growth pressures but for the repair and replacement of existing capital. For example, fire districts often make capital investments related to:

- *Repair and replacement of existing facilities*, such as annual building maintenance or replacing a roof;
- *Betterment of existing facilities*, such as introducing new services or improving existing capital facilities without increasing service capacity; and
- *Facilities expansions*, such as expanding an existing building to accommodate growing personnel requirements.

Fire districts are not allowed to account for such investments as part of impact fee calculations nor are they allowed to expend impact fee funds on such investments.

Capital Standards

In designing impact fees, fire districts must determine the appropriate capital standards applicable to each category of infrastructure. Facility standards can vary widely between districts. Whereas some states have legislation that describes such criteria with great specificity, other states—like Colorado—use more general standards. There are two primary approaches for calculating capital standards.

Capital buy-in approach. Capital standards can be estimated using the replacement value of specific capital facilities and the qualified equipment necessary for each category of capital facilities. For example, a city of 2,500 homes with a 20,000 square foot recreation center that has a replacement value of \$5 million would have a recreation center standard of 8 square feet per housing unit (i.e., $20,000 \text{ square feet} / 2,500 \text{ homes} = 8 \text{ square feet per home}$) and a replacement value of \$250 per square foot (i.e., $\$5 \text{ million} / 20,000 \text{ square feet} = \$250 \text{ per square foot}$). Thus, each existing residence would have an embedded recreational investment of \$2,000 per home (i.e., $\$250 \times 8 \text{ square feet} = \$2,000 \text{ per home}$), representing the community's recreational facility standard, which is what a developer could be charged for recreational facilities for each new unit.

One important dimension of the capital buy-in approach is the use of the replacement value of each asset. As mentioned earlier, the purpose of impact fees is to maintain the current level of service. Therefore, the value of each asset should be assessed by its current functionality, not its dollar value. For example, even if a dump truck were purchased in 1980 and its present resale value is less than \$10,000, the replacement value for that dump truck would be equal to the market rate of a new unit that performs the same function as the original vehicle.

If capital standards are defined using a capital buy-in approach, then calculations of those standards must account for any debt that applies against the relevant capital facilities. Because current residents are already responsible for that debt, it would be duplicative and inappropriate to charge developers impact fees that also include that debt.

Plan-based approach. Fire districts can also use a *plan-based approach* to set capital standards, which relies on capital improvement or other specific plans to estimate the value of capital required to serve future development. A plan-based approach requires forecasts of residential and commercial growth and detailed data on capital expansion plans and costs. Plan-based approaches must focus on expansion-related projects or the expansion portion of projects rather than betterment or replacement projects.

Other Considerations

Over time, some consensus has emerged on how best to ensure that impact fees comply with state statutes and court rulings. Many of the factors that fire districts must consider in designing fees appropriately are described above, but BBC also presents other considerations to be made:

- **Land use allocation.** Courts have indicated that all forms of development that have facility impacts—that is, residential, industrial, and commercial developments—must pay their fair share of expansion costs. If one type of development is exempted from fees, then fees may not be sufficient to cover expansion costs that result from new development.
- **Use specificity.** Impact fee calculations vary between different forms of land use. When compelling evidence is available that the forms, sizes, or uses of particular types of development will result in substantially different demands for fire protection services, then a district's impact fees should reflect that information.
- **Fund balance.** A fire district's impact fee fund balance represents cash investments the existing community has made in capital expansion. When utilizing the capital buy-in approach for calculating development impact fees, these cash investments are combined with capital facilities valuations to arrive at the total capital investment that the community has made.
- **Redevelopment.** The application of impact fees raises questions about how to deal with the redevelopment of existing properties. The redevelopment of a residence—even if it involves full scraping—does not lead to an increase in service demands, because it is still one residential unit with no implications for service delivery costs or capital needs. In contrast, the redevelopment of a larger lot into multiple homes would be assessed an impact fee based on the net number of new residential units, because there would be clear implications for service delivery and capital needs. Commercial redevelopment would be subject to the same considerations.
- **Waivers.** Fire districts should not waive fees unless the funds are reimbursed from other sources such as the general fund or other contributions by the developer to system expansion that meets or exceeds the calculated fees.
- **Timing.** Fees should be assessed at the time that building permits are issued.
- **Updates.** Impact fee calculations should be updated periodically to account for changes in costs and asset values. Most fire districts update their fees every year using an inflation multiplier and conduct updates to their impact fee studies every three to five years.

SECTION II.

Impact Fee Derivation

As described in Section I, there are several types of information that fire protection districts must consider to appropriately set their development impact fees, including determining capital standards. BBC used data from various sources to make appropriate considerations in developing development impact fees for Crested Butte Fire Protection District.

- **Capital standards.** BBC used CBFPD's current investment in capital facilities as the basis for determining capital standards for the fee update – known as the capital buy-in approach. We obtained the information directly from the District. The valuation included estimates of investments in furniture, fixtures, and durable equipment. Calculations of capital standards must account for any debt that exists in connection with relevant infrastructure. At the time of this study, CBFPD has an outstanding debt of \$540,000 on one of its buildings. To determine the District's net equity in this asset, the debt amount has been subtracted from its replacement value.
- **Land use allocation.** It is important for fire districts to determine how impact fees should be allocated according to land use so that all forms of development pay their fair share of expansion costs. Although CBFPD does not maintain a database of relevant land use, data from the Gunnison County Assessor's Office indicates that approximately 86 percent of current development in CBFPD's service area is for residential purposes while 14 percent is for non-residential.¹ BBC allocated the value of CBFPD's capital facilities following the above land use distribution, as future development in the region is not expected to differ substantially from existing land use patterns.
- **Use specificity.** To the extent possible, impact fees should reflect the degree to which different forms, sizes, and uses of particular types of development will result in different demand for fire protection services.
- **Fund balance.** When using the capital buy-in approach, the balance of a fire district's impact fee fund must be combined with capital facilities valuations to arrive at the total capital investment. At the time of this study, the balance of CBFPD's impact fee fund is \$448,768.
- **Proportionality.** By using CBFPD's current investment in capital facilities to derive capital standards and then setting fee rates to replace the current standards of facility investment, BBC has ensured that proportionality has been reasonably and fairly derived. New growth is simply replicating its proportional share of an existing facility standard. Existing standards will be the standards to which new growth will be held accountable.

¹ Non-residential development includes commercial, retail, office, industrial, and warehouse space.

CBFPD Budget Overview

In 2024, property tax revenues for CBFPD were collected through the District's total 10.645 mill levy of properties that are within the District's service area. A millage rate is the tax rate used to calculate local property taxes and represents the amount per every \$1,000 of a property's assessed value that a district would charge.

The 2025 CBFPD Budget shows the District anticipates collecting operating revenues of approximately \$6.8 million in 2025, the majority of which is tax-related revenue from general property taxes (\$6.0 million).² The District's anticipated operating expenditures in 2025 total \$5.4 million, and these are allocated to personnel costs—including salaries, benefits, and administration—as well as supplies, maintenance, and normal operational costs. The District additionally expects capital expenditures totaling \$1.2 million for the year. As discussed in Section I, capital investments are generally used for repair and replacement, betterment of facilities and service standards, and facilities expansion.

Property tax revenue that funds CBFPD's operating budget will continue to be dedicated to the District's ongoing operational expenses and may not be wholly sufficient to fund the District's growth-related capital facilities needs. With impact fees, new development pays for an equitable share of new facilities and existing taxpayers will not be responsible for subsidizing growth. In addition, CBFPD's capital and operating funds can be reserved for other, non-growth-related uses.

Impact Fee Calculations

BBC's methodology for updating CBFPD's impact fee includes the following tasks:

1. Quantify the capital facilities investment needed to maintain current level of service;
2. Develop estimates of CBFPD's current land use pattern; and
3. Calculate the fire protection capital costs per unit of development (per residential dwelling unit or per square foot of non-residential development).

Capital facilities investment. A conservative method of establishing CBFPD's current level of service for fire protection is to quantify its financial investment in capital facilities. Specifically, the District has four types of capital facility-related assets that should be included in a calculation of current infrastructure investment:

- Buildings and structures, including fire stations, administrative offices, and support services buildings;
- Major vehicles and apparatus, such as fire engines and specialized vehicles;
- A variety of lifesaving and fire-fighting portable equipment and other property; and
- The District's impact fee fund balance.

² Crested Butte Fire Protection District 2025 Budget

Figure II-1 presents CBFPD’s current capital facilities and the replacement value included in impact fee calculations. CBFPD has outstanding debts of \$540,000 on one building. This debt has been subtracted from the respective asset replacement value to capture only the District’s equity. As shown in the last row of Figure II-1, the total replacement value of CBFPD’s current capital facilities is approximately \$18.4 million.

**Figure II-1.
Crested Butte Fire Protection District Current Assets, 2025**

Type of Capital Facilities	Replacement Value ⁽¹⁾
Buildings and Land	
Buildings	\$5,746,176
Land	\$2,507,503
Vehicles and Apparatus	
Specialized engines and ladder trucks	\$5,600,000
Rescue, tankers, and other vehicles	\$2,121,254
Ambulances	\$900,000
Miscellaneous fleet vehicles & apparatus	\$543,483
Miscellaneous Equipment	
Equipment including medical, extraction, portable, communications, and IT	\$516,570
Impact Fee Balance	
Fund Balance	\$448,768
Total Value of Fire Capital Facilities for Fee Calculation	\$18,383,754

Notes: [1] Reflects CBFPD’s equity in each capital facilities asset net of any outstanding debt service obligation.

Source: Crested Butte Fire Protection District; BBC Research & Consulting, 2025.

Current land use. BBC used the current pattern of development in CBFPD’s service area as a basis for allocating capital expansion costs between different types of land uses. Figure II-2 presents the breakdown of units and square footage for residential and non-residential development, based on current data from the Gunnison County Assessor. As shown in Figure II-2, the majority of the development in the service area is residential (56.5 percent single family residential and 29.9 percent multi-family residential) while 13.6 percent is non-residential.

**Figure II-2.
Residential and Non-
residential Square
Footage in the CBFPD
Service Area, 2025**

Source:
Gunnison County Assessor; BBC
Research & Consulting, 2025.

Development Type	Unit Count	Total Square Footage	Percent of Total Square Footage
Residential	5,016	8,407,268	86.4%
Single family residential	2,427	5,495,153	56.5%
Dwellings less than 1,000 SF	199	152,359	1.6%
Dwellings 1,000 to 1,499 SF	365	466,513	4.8%
Dwellings 1,500 to 1,999 SF	535	941,866	9.7%
Dwellings 2,000 to 2,499 SF	526	1,179,565	12.1%
Dwellings 2,500 to 2,999 SF	340	928,057	9.5%
Dwellings 3,000 to 3,499 SF	199	640,104	6.6%
Dwellings 3,500 to 3,999 SF	103	388,298	4.0%
Dwellings 4,000 to 4,499 SF	74	313,662	3.2%
Dwellings 4,500 to 4,999 SF	43	202,693	2.1%
Dwellings 5,000 to 5,499 SF	11	57,793	0.6%
Dwellings 5,500+ SF	32	224,243	2.3%
Multifamily residential	2,589	2,912,115	29.9%
Non-residential	850	1,320,768	13.6%
Commercial, retail, & office	677	797,467	8.2%
Warehouse & industrial	155	339,758	3.5%
Public & institutional	18	183,543	1.9%

Impact fee calculation. Figure II-3, on the following page, uses CBFPD’s current service standards and capital replacement costs to determine appropriate residential and non-residential fees. BBC used the existing land use patterns in the District’s service area as a proxy for the assignment of costs to particular types of development. Figure II-3 presents fee calculations for each relevant type of development. The total \$18.4 million value of CBFPD’s capital facilities is shown in Figure II-3 and is a core component of the fee calculation.

- The first step in calculating impact fees was to allocate the total value proportionally to each type of development, based on existing land use patterns in the District’s service area. Thus, BBC allocated \$10.4 million to single family residential development (or, 56.5 percent); \$5.5 million to multifamily residential development (or, 29.9 percent); and \$2.5 million to non-residential development (or 13.6 percent).
- Next, BBC calculated the amount that each new unit of development must pay to replicate the existing service standard by dividing each development type’s capital burden by the existing number of development units. For example, the \$5.5 million of capital associated with multifamily residential development was divided by the existing number of 2,589 dwelling units to derive a per-unit value.

The result of allocating the capital burden in the manner described above resulted in full cost-recovery impact fees shown in the rightmost column of Figure II-3. For example, maximum fees are \$3,327 for a 2,400 square foot house, \$2,126 for a multifamily dwelling, and \$1.89 per square foot for non-residential development. CBFPD can choose to charge less than the amounts shown in Figure II-3, but it must apply discounts uniformly to all land use categories.

**Figure II-3.
Maximum Allowable Impact Fees for CBFPD**

Calculation of Impact Fees						
	Value of Fire Capital Facilities	Current Land Use Distribution	Costs by Land Use Category	Existing Development	Impact Fee	
Single family residential		56.5%	\$10,384,577	2,384		
Dwellings up to 1,499 SF	\$18.4 million	x 1.6%	= \$287,924	/ 199	=	\$1,447 per dwelling
Dwellings 1,500-1,999 SF		x 4.8%	= \$881,602	/ 365	=	\$2,415 per dwelling
Dwellings 2,000-2,499 SF		x 9.7%	= \$1,779,910	/ 535	=	\$3,327 per dwelling
Dwellings 2,500-2,999 SF		x 12.1%	= \$2,229,107	/ 526	=	\$4,238 per dwelling
Dwellings 3,000-3,499 SF		x 9.5%	= \$1,753,815	/ 340	=	\$5,158 per dwelling
Dwellings 3,500-3,999 SF		x 6.6%	= \$1,209,650	/ 199	=	\$6,079 per dwelling
Dwellings 4,000-4,499 SF		x 4.0%	= \$733,794	/ 103	=	\$7,124 per dwelling
Dwellings 4,500-4,999 SF		x 3.2%	= \$592,749	/ 74	=	\$8,010 per dwelling
Dwellings 5,000+ SF		x 2.1%	= \$383,043	/ 43	=	\$8,908 per dwelling
Multifamily residential	x	29.9%	= \$5,503,229	/ 2,589	=	\$2,126 per multifamily dwelling unit
Non-residential	x	13.6%	= \$2,495,948	/ 1,320,768	=	\$1.89 per square foot

Notes: Existing development is listed in dwelling units for residential and in square feet for non-residential.

Non-residential development includes commercial, retail, office, institutional, industrial, and warehouse space.

Source: Crested Butte Fire Protection District; Gunnison County Assessor; BBC Research & Consulting, 2025.

Discussion of Impact Fee Results

With this study, CBFPD is updating the District’s full cost-recovery impact fees for the first time in almost 30 years. The existing impact fees of \$388.79 per dwelling and \$0.138 per non-residential square foot are not a match for the current service standard provided by CBFPD. Within Gunnison County, the District serves an extensive region that includes some dense semi-urban development as well as remote and mountainous areas with low development density. However, there is a minimum of stations, vehicles, and equipment required to serve any community, no matter how populated the region.

Updated fees reflect the current value and reality of providing comprehensive fire protection services to a large area of mixed development density. The fee study process underscores the District’s commitment to sustaining a high level of service and to equipping its personnel with the facilities and resources needed to respond effectively.

SECTION III.

Summary and Recommendations

The residential and non-residential development impact fees that BBC recommends for CBFPD's consideration represent maximum allowable amounts. CBFPD may choose to adopt fees below these amounts. If doing so, the District must apply discounts uniformly to all land use categories.

BBC offers the following recommendations regarding implementation of impact fees for Crested Butte Fire Protection District:

- CBFPD should provide the development community with a minimum of three to six months' notice prior to implementing updates to the impact fee schedule. This advance notice ensures developers have sufficient time to adjust project budgets and timelines accordingly.
- CBFPD should establish a process to address unique scenarios that may require further individualization of impact fees. This process should include a mechanism allowing property owners to present data if they believe the fee, as applied, does not accurately reflect the specific impacts of their development, ensuring compliance with *Sheetz v. County of El Dorado, Cal., 601 U.S. 267 (2024)*.
- CBFPD should maintain its impact fee fund in an interest-bearing account that is separate and apart from its general fund. All fees collected in accordance with the impact fee schedule shall be deposited and accounted for as required in *Colorado Revised Statutes Title 29, Article 1, Part 8, Section 29-1-803*.
- CBFPD should adhere to a written policy governing expenditure of monies from its impact fee fund. Withdrawals from the impact fee fund should only be used to pay for growth-related capital facilities with a service life of five or more years. All proceeds shall be used in conformance with *Colorado Revised Statutes Title 29, Article 20, Part 1, Section 29-20-104.5*.
- CBFPD should prohibit the payment of operational expenses with impact fees, including the repair and replacement of existing facilities not necessitated by growth. In cases where CBFPD expects new capital facilities to partially replace existing capacity and to partially serve new growth, cost sharing between its general fund (or capital fund) and its impact fee fund should be allowed on a proportional basis as determined by the Board.
- CBFPD should update its impact fee studies periodically (e.g., every three to five years) as it invests in additional equipment and facilities and as future development occurs, to ensure its impact fees reflect its existing service standards.
- Between updates, CBFPD should adjust its impact fees annually at the start of each year based on the U.S. Bureau of Labor Statistics' Mountain-Plains Information Office's consumer price index for the Mountain-Plains Region.¹

¹ <https://www.bls.gov/regions/mountain-plains/cpi-summary>

CBFPD NEW STATION	Board Approved FGMP Budget 4/9/24	Budget Revisions	Current Budget	Previously Billed to date	Draw No 45 February 2025	Cost to Date	Percent Complete	Cost to Complete	NOTES
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SOFT COSTS

12	Water/Sewer Fees	\$250,000	\$15,000	\$265,000	\$256,449	\$256,449	97%	\$8,551	Sewer Tap, Legal Water, FCI carries water
13	Gas Fees	\$50,000		\$50,000	\$38,918	\$38,918	78%	\$11,082	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	\$1,142	\$1,423	9%	\$13,577	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	\$72,593	\$72,593	36%	\$127,407	County
18	Traffic Study	\$13,000		\$13,000	\$12,920	\$12,920	99%	\$80	McDowell Eng
19	Soils/Geotechnical/Geothermal	\$40,000		\$40,000	\$37,836	\$37,836	95%	\$2,164	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	\$1,489,468	\$1,498,133	94%	\$101,867	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	\$36,541	\$38,550	39%	\$61,450	CMT
26	Commissioning	\$50,000		\$50,000	\$7,610	\$7,610	15%	\$42,390	Typ testing, blower door
27	Monument Signage	\$0		\$0	\$0	\$0	0%	\$0	By FCI
28	IT/Low Voltage	\$400,000		\$400,000	\$18,400	\$18,400	5%	\$381,600	Alerting, 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	\$179,951	\$189,551	63%	\$110,449	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	Reimbursables	\$92,900		\$92,900	\$9,921	\$11,067	12%	\$81,833	4%
36	Soft Cost Contingency	\$390,732	(\$15,000)	\$375,732	\$0	\$0	96%	\$375,732	9%
Subtotal Soft Costs		\$3,891,632	\$0	\$3,891,632	\$2,270,218	\$21,700.87	59%	\$1,599,713	

HARD COSTS

37	Hard Construction Fire/EMS	\$18,074,070	\$ 547,152.00	\$18,621,222	\$7,037,218	\$663,210.14	41%	\$10,920,793	4/5/24 FCI FGMP Estimate
38	Hard Construction SAR	\$3,787,246	\$ 32,439.00	\$3,819,685	\$1,381,719	\$136,794.18	40%	\$2,301,171	4/5/24 FCI FGMP Estimate
	Temp Construction Utilities	\$55,000		\$55,000	\$1,833	\$1,833	3%	\$53,167	Elec/Water (temp gas by FCI)
39	SAR Climbing Wall	\$0		\$0	\$0	\$0	0%	\$0	Not included
40	Training Building & Props	\$0	\$ 750,000.00	\$750,000	\$0	\$80,618.10	11%	\$669,382	Fire Facilities 1/6/25
40	Training Building - Site, Fdn & Utilities	\$0	\$ 475,000.00	\$475,000	\$0	\$49,988.49	11%	\$425,012	FCI estimate 1/14/25
40	Sitework	\$3,100,355	\$ 220,812.00	\$3,321,167	\$1,328,864	\$1,328,864	40%	\$1,992,303	4/5/24 FCI FGMP Estimate
	Accepted Value Engineering	(\$1,513,984)		(\$1,513,984)	\$0	\$0	0%	(\$1,513,984)	4/5/24 FCI FGMP 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	\$10,875	\$10,875	4%	\$289,125	TBD
45	Window Coverings	\$35,000		\$35,000	\$0	\$0	0%	\$35,000	By Owner
46	OSE/Kitchen Appliances	\$125,000	\$51,076	\$176,076	\$25,538	\$25,538	15%	\$150,538	Operating Supplies & Equipment
47	Hard Contingency	\$2,753,633	(\$2,076,479)	\$677,154	\$0	\$0	25%	\$677,154	10.9%
Subtotal Hard Costs		\$28,016,320	\$0	\$28,016,320	\$9,786,048	\$930,610.91	38%	\$17,299,661	

Total Soft & Hard Costs		\$31,907,952	\$0	\$31,907,952	\$12,056,266	\$952,311.78	41%	\$18,899,374	Does not include Spann Land Costs
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