

CRESTED BUTTE FIRE PROTECTION DISTRICT  
MINUTES OF REGULAR MEETING  
Mt. Crested Butte Fire Station 2  
Tuesday, April 8, 2025  
Approved: May 13, 2025

Attendance

Board Members Present: Jack Dietrich, Matt Halvorson, Ken Lodovico, Eric Tunkey  
Board Members Excused: Chris McCann  
Guests: Todd Goulding- Goulding Development Advisors  
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Joe Wonnacott, Ric Ems, Jeff Duke, Dale Hoots, Randy Felix, Sean Slattery, Luke Danek

Changes to the Agenda

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

Consent Agenda

Approval of the March Regular Meeting Minutes  
Approval of Monthly Financial Reports for March  
Motion to approve the consent agenda by Dietrich, seconded by Tunkey. Motion passes unanimously.

Fire Prevention Report

Fire Marshal Ems presented his written report and commended collaboration with operational staff on First Due and company level inspections. Additionally, he reported that the Grand Lodge has received approval for its fire alarm system upgrade, which will begin April 10<sup>th</sup>.

EMS & Fire Chief Report

Chief Weisbaum is currently on vacation. A written report was included in the packet. CEO Caffrey stated that, to date, two applicants have applied for the Training Officer position; interviews are proposed for May 9th. Captain Felix responded to a question from board member Tunkey regarding First Due on the operations side. He noted that the software has a learning curve, but staff is adapting. The software will assist with pre-incident planning and when the CAD system is more functional all the First Due reports will transfer to dispatch.

Chief Executive Report

CEO Caffrey provided his written report. He highlighted the purchase of “Dynamic Policy” software which will organize district policy manuals and provide for quicker updates and easier access for staff. Finally, Caffrey raised the question of prohibiting the use of AI notetakers during public meetings to ensure that only the district’s official recorded minutes are recognized as the official record. This would follow the same policy of many other governmental agencies. The Board expressed no objections to this recommendation.

Public Comments

No public comments.

Old Business

Todd Goulding provided a construction update stating overall the project is on track, although some items need finalization to maintain timeline and budget. The lift station received four administrative comments from the State

that need to be resolved with SGM. This is time sensitive issue as the pump equipment needs to be ordered along with a small generator that has a 22-week lead time. Board member Dietrich would like clarification on whether the HQ generator could accommodate the needs of the lift station and avoid the purchase of a second generator. Caffrey believes this is a State requirement but will get clarification. The second water well was drilled and after testing, the water system design could be finalized. The training building permitting is ongoing; it requires electric from HQ and a stand-alone propane tank.

- **CBSAR Building:** Slab is complete, framing & MEP underway; next steps are insulation and drywall
- **HQ Building:** Pouring concrete in apparatus bay, Q3 turnover still projected
- **Training Building:** Public engagement session scheduled for May 29<sup>th</sup>
- **Larkspur-** Ben White reconnected; board updated expected in May.

Finally, Caffrey asked the board if he should explore the possibility of an agreement with the Town of Crested Butte to allow trail use on the CBFPD property rather than an easement. The district's attorney, John Chmil feels this could be possible although an easement is more typical. The board is open to exploring the options.

### New Business

There is a current inconsistency in plan review and impact fees for multifamily units. Caffrey and Ems clarified that in multifamily units the plan review will capture the total square footage of the units while impact fees will be charged per dwelling unit.

Following up on last month's discussion, Caffrey recommends developing a plan before 2026 to revise the impact fee structure. The district has not increased impact fees since 1996, and the recent study provides a sliding scale of rates based on square footage. Caffrey suggested the board can discuss new fee implementation at any time or wait until the strategic planning session in the fall. Ideally, the district would provide the community with 3 to 6 months' notice before enacting any changes

No new or unscheduled business.

### Executive Session

Motion to enter executive session pursuant to §24-6-402(4)(e), C.R.S., Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators regarding future public safety radio sites and §24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity to receive legal advice on specific legal questions by Lodovico, seconded by Tunkey. Motion passes unanimously.

Board entered executive session at 6:29 pm.

Motion to exit executive session at 7:26pm by Lodovico, seconded by Dietrich. Motion passes unanimously.

Motion to adjourn at 7:27pm by Dietrich, seconded by Lodovico. Motion passes unanimously.