

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, June 10, 2025
Approved: July 8, 2025

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Matt Halvorson, Ken Lodovico, Eric Tunkey
Guests: Todd Goulding- Goulding Development Advisors; John Chmil- Lyons Gaddis
Staff, Volunteers and Public: Sean Caffrey, Rob Weisbaum, Annie Tunkey, Ric Ems, Jeff Duke, Beth Shaner

Changes to the Agenda

Meeting called to order at 5:17 pm by Board Vice Chairman Chris McCann
Changes to the agenda include a late public comment that is fire prevention related.

Consent Agenda

Approval of the May Regular Meeting Minutes & May Special Meeting Minutes
Approval of Monthly Financial Reports for May
Motion to approve the consent agenda by Dietrich, seconded by Locovico. Motion passes unanimously.

Fire Prevention Report

Fire Marshal Ems presented his written report highlighting: A total of 15 company-level inspections were assigned in May, with 5 completed. Chief Weisbaum noted a potential discrepancy in the numbers, as he also receives inspection reports from Captains. This may be due to off-season closures or scheduling issues. In new construction a “red tag” was issued at the Mineral Point property; however, it was clarified that CBFPD was not the issuing agency. A new fire line is being installed at the Crested Butte Community School (CBCS) on Red Lady Avenue. West Region Wildfire Council has expressed an interest in charging for home assessments in our district. Fire Marshal Ems indicated he is not in favor of implementing fees and plans to speak with their representatives. Only 12 inspections are currently scheduled in Gunnison County. Finally, The Grand Lodge has contracted a new fire alarm system with a target completion date of June 15. It is unlikely that this deadline will be met. Fire Marshal Ems will conduct a site visit on Wednesday at 11:00 a.m. to assess progress. Board member Halvorson commended Ems for his efforts in supporting the Grand Lodge project.

EMS & Fire Chief Report

Chief Weisbaum presented his written report, noting: A slight decrease in call volume compared to the same period last year. According to Captain reports, 8 inspections were completed; Chief Weisbaum will review this figure and reiterated the challenges of scheduling inspections during the off-season. Site visits for training officer candidates are scheduled to begin June 18.

Chief Executive Report

CEO Caffrey submitted a written report with the following highlights: NFPA Physicals are scheduled for June 11 and 12. Ambulance Billing Legislative Update: Although initial legislative efforts were successful, the bill was ultimately vetoed by the Governor. The bill would have prevented balance billing and required insurance companies to pay Medicare-based rates. Caffrey expects the legislation to return in the next session and suggested evaluating an increase in ambulance billing rates, as they have not been updated since 2019. Impact and Plan Review Fees: The Gunnison County Manager inquired about CBFPD’s fee structure. Caffrey expressed confidence in the current calculation methodology. Chairman McCann questioned whether fee information is being effectively communicated. Fire Marshal Ems confirmed that public communication has been occurring and that clarification is provided when needed. McCann requested that a one-page summary of impact and review fees

be publicly distributed—to local media, contractors, county boards, and HOAs.

Public Comments

Clark Atkinson submitted a public request seeking a variance on plan review fees for an attainable housing project on Haverly Street, Block 6, in Crested Butte South.

Old Business

Todd Goulding provided a construction update:

- **Lift Station:** Awaiting parts with a 15-week lead time, pushing project completion into October.
- **Training Building:** Permitting (civil and MEP) must be completed before slab construction can begin, projected for September or October.
- **Wells:** Well #2 showed decreased flow after the sediment screen was lowered. Drilling a third well is scheduled in the coming weeks. Flow rates have been acceptable, but sediment issues have presented challenges onsite.
- Goulding acknowledged the strong performance of the FCI team. Water and sewer remain the primary construction constraints. Current site work includes grading, topsoil placement, stormwater system preparation, sewer/electric installation, gutters, and parking.

Goulding expressed some concern about the project budget. Several significant change orders are pending. \$800,000 has been redirected for IRS bond arbitrage repayment and the housing fund may be slightly impacted. Director McCann expressed concern that the budget has tightened since the Training Building was approved in January. CEO Caffrey confirmed that budget oversight remains a high priority.

Updates to Employee Housing Policy- need to be updated no work has been done. This is a place holder at this time.

New Business

Discussion held regarding potential financing structures for the quint. CEO Caffrey states that it was suggested that a lease purchase on the quint may be more advantageous than a least purchase on employee housing. The interest rate on a lease purchased vehicle is 4.5-5.5%. Director Dietrich recommended evaluating all financing options. CEO Caffrey suggested that his personal residence could potentially be leveraged in the structure.

Unscheduled Business

No unscheduled business

Executive Session

Motion to enter executive session per:

§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 related to CBSAR property lease and tower development agreement,

§24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity to receive legal advice on specific legal questions related to unionization in Colorado, and

§24-6-402(4)(f), C.R.S., Personnel matters related to EMS & Fire Chief Robert Weisbaum by Dietrich, seconded by McCann. Motion passes unanimously.

Board entered executive session at 6:19 pm.

Motion to exit executive session at 7:35 pm by McCann, seconded by Tunkey. Motion passes unanimously.

Motion to adjourn at 7:35 pm by McCann, seconded by Dietrich. Motion passes unanimously.

