

CRESTED BUTTE FIRE PROTECTION DISTRICT  
MINUTES OF REGULAR MEETING  
Mt. Crested Butte Fire Station 2  
Tuesday, July 8, 2025  
Approved: August 12, 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; Chris and Scott Stryker- Western Slope Towers; Derek Harwell- Crested Butte South POA Association Manager; Jodie Chinn- Executive Director Gunnison-Hindsdale Regional 911 Center; Lisa Bickford- Gunnison County Emergency Management Director; Scott Morrill- Retired Gunnison County Emergency Management Director  
**Staff, Volunteers and Public:** Sean Caffrey, Rob Weisbaum, Annie Tunkey, Ric Ems, Jeff Duke, Joe Wonnacott, Veronica Jarolimek, Jordan Iraola, Randy Felix, Katherine Nettles

Changes to the Agenda

Meeting called to order at 5:17 pm by Board Vice Chairman Chris McCann  
Agenda will change to move public comments after new business.

Consent Agenda

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

Fire Prevention Report

Fire Marshal Ems presented his written report noting the following updates: The Mineral Point project is progressing as planned. The Whetstone project is also advancing, with a temporary water line now in place to Riverland to provide emergency support if needed. Additionally, the Grand Lodge has successfully passed all alarm inspections and is now open for occupancy.

EMS & Fire Chief Report

Chief Weisbaum presented his written report, highlighting the following: June was a busier-than-usual month, marked by an increase in side-country search and rescue calls. Collaboration between the two organizations involved in these operations continues to be effective. All CBFPD members successfully completed their NFPA physicals, with no issues reported; these will continue on a biennial schedule. An initial offer for the Training Officer position has been extended to Jay Bettencourt, and negotiations are currently underway. Two near-incidents involving restaurants were noted, and Weisbaum commended the fire prevention team for their strong work in mitigating risk.

Chief Executive Report

CEO Caffrey submitted a written report with the following highlights: The July 4th Pancake Breakfast was a great success, with special recognition given to Tara Sweitzer and Katie Harper for their outstanding efforts. This event marked the final breakfast held at 306 Maroon, we will take a year off before determining whether to resume the event at the new station. Mid-year financial reporting has been deferred to August. The Dynamic Policy platform has been successfully rolled out to staff, with all district policies now uploaded and accessible.

Old Business

Todd Goulding provided a construction update:

- **Lift Station:** is approved and final easements with the Town of Crested Butte will be signed and notarized tomorrow.
- **Training Building:** the permit is being submitted to the County and the retention pond and foundation dirt work will begin next week. Construction completion is targeted for late Q4.
- **Wells:** drilling of the 3<sup>rd</sup> well is scheduled for Thursday. If necessary, operations will move directly to the 4<sup>th</sup> well location.
- **SAR:** tape and drywall work is currently in progress.
- **HQ:** masonry work is mostly complete, siding installation is ongoing, interior drywall hung and taped; tile and finish work will follow. Project remains on track for Q3 completion.
- **Sitework:** grading and deep utility installation is underway. Water and sewer installation remain. Paving is scheduled for late August or September.
- **Budget-** no significant changes to contingency since last meeting, the project remains on track to finish within the budget. Identified risks include training building earth work and potential weather-related delays. The change order for additional earthwork was absorbed by Lacy Construction.
- **Larkspur update-** Caffrey received updated plans from Ben White on Wednesday morning, and they are included in the packet.

Updates to Employee Housing Policy- member housing updates expected in August. Topics will include new member housing, current rental units and future for sale-units.

### New Business

Introductions:

Jodie Chinn, Lisa Bickford, Scott Morrill (Emergency Mgmt); Derek Harwell (CB South POA); Chris & Scott Stryker (Western Slope Towers).

CEO Caffrey discussed the ongoing efforts to improve cell and radio coverage in CB South which is the largest residential area in the District and has very poor coverage. Coverage is especially concerning due to high density, frequent 911 calls, and critical backcountry access. Jodie Chinn and Scott Morrill emphasized past communication failures during incidents.

Scott and Chris Stryker with Western Slope Towers provided a presentation, they have built towers across the region via public/private partnerships. They have identified six potential tower sites and the CB South Fire Station preferred for infrastructure, proximity, and integration options. They propose an 85' monopine with capacity for future tenants. Backup power and shelter would be beside or attached to Station 3.

Community and POA engagement was discussed next, with Derek Harwell stating that POA has discussed cell phone coverage and was looking at several locations in Red Mountain Park; however, they have paused outreach while the fire district explores the fire station site. Chairman McCann stressed the need for public education and transparent dialogue, especially on health concerns (5G and RF emission specifically). The cost estimates for the infrastructure will be between \$800,000 and \$1 million and no lighting/marketing is required. Scott Morrill emphasized the life-saving potential of improved coverage, for example the ability to issue reverse 911 alerts.

Next steps were discussed with a potential CBFPD/POA joint meeting in August or a CBFPD special meeting at Station 3. Educational outreach will be planned collaboratively between CBFPD, POA, Western Slope Towers, and Gunnison County.

### Public Comments

No public comments

### 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 tower development agreement by McCann, seconded by Tunkey. Motion passes unanimously.

Board entered executive session at 6:57 pm.

Motion to exit executive session at 7:20 pm by McCann, seconded by Dietrich. Motion passes unanimously.

Motion to adjourn at 7:21 pm by Dietrich, seconded by Tunkey. Motion passes unanimously.