

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
349 Teocalli Rd, Fire Station 3
Tuesday, August 12, 2025
Approved: September 9, 2025

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Matt Halvorson, Ken Lodovico, Eric Tunkey
Guests: Todd Goulding- Goulding Development Advisors; Chris and Scott Stryker- Western Slope Towers
Staff, Volunteers and Public: Sean Caffrey, Rob Weisbaum, Annie Tunkey, Ric Ems, Jeff Duke, see attached attendance sheet for public present at the board meeting

Changes to the Agenda

Meeting called to order at 6:33 pm by Board Vice Chairman Chris McCann

Citizen Rescuer Presentation

James Outland and Joel Grill

Consent Agenda

Approval of the July Regular Meeting Minutes

Approval of Monthly Financial Reports for July

Approval of the 2024 Audit

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

Staff Reports

The Fire Prevention Report, EMS & Fire Chief Report, and Chief Executive Report were all written reports this board meeting in order to defer time to the communications tower discussion. Caffrey indicated regular reports with Q&A will return in September.

Old Business

Todd Goulding provided a construction update:

- SAR Building: Ceiling and bathroom tile installation underway; substantial completion expected by month's end.
- Headquarters: Exterior nearing completion; interior walls painted; carpet scheduled for installation later this month. Target for interior completion is Labor Day.
- Site Work: Work is in progress for the sewer lift station. Another well site will be drilled on Thursday. Landscaping is delayed due to water availability.
- Training Building: Foundation and retention pond work progressing and County review of the building permit is anticipated in 1-2 weeks.
- Budget: Contingency remains unchanged. No significant changes from prior month. Weather remains a potential risk.

New Business

Scott and Chris Stryker with Western Slope Towers, LLC presented the proposed telecommunications tower construction at Station 3, 349 Teocalli Rd., Crested Butte South. Scott and Chris provided a brief history of the 3-year effort to find a telecommunications site to improve radio and cell coverage in Crested Butte South (CBS). Existing cell and radio coverage for the Upper Gunnison Valley is primarily from Mt. Crested Butte Sunlight Ridge and Comstock sites; however, Round Mountain obstructs coverage for CBS. In an effort to improve

coverage in CBS Western Slope Towers has explored property in Red Mountain Ranch, Spann Ranch, Forest Service property, Dietrich property, and the water tower location in CBS. The proposed location at CBFPD Station 3 seems to be the most viable location.

Proposed Facility:

- Stealth monopine or water tower structure (approx. 85' height).
- Capable of supporting three carriers, emergency radios, and potential Wi-Fi.
- Base footprint: 18' x 18', adjacent shelter to be blended into Station 3.
- Utilities and maintenance covered by Western Slope and tenants; individually metered.
- No lighting; minimal noise (limited to HVAC).

Timeline: Gunnison County approval (30–60 days), construction estimated 12–14 weeks.

Investment: Construction is estimated to cost between \$700,000–\$1 million.

Concerns Discussed:

- Health and safety concerns for nearby residents.
- Visual impact, tree removal, and potential property value effects.
- Community engagement and transparency emphasized by the CBFPD Board of Directors. Members Lodovico and McCann state that they desire input and open dialogue with CBS residents.
- POA involvement and community survey discussed.

Public Comments

Support for Tower: Emphasis on improved public safety, emergency response, and reliable communication.

Concerns Raised:

- Proximity to residences and potential health risks.
- Process for POA engagement and county approval.
- Impact on property values and view sheds.
- Desire for alternative site exploration, including Forest Service land.
- Request for better visuals and public education on proposal.

Community Input:

- Strong encouragement to engage POA membership (928 households).
- Suggestion for public demonstrations (e.g., ladder placement to show tower height).
- Interest in ensuring lease terms, revenue benefits, and long-term security are clearly defined.

Next Steps

- Continued discussion with Western Slope Towers.
- Engagement with POA to gather community input via survey.
- Ongoing negotiations regarding lease agreement.
- Further coordination with Gunnison County for permitting and review.
- Additional public outreach and education planned for upcoming meetings. CBFPD and Western Slope Towers will be present at the annual CBS POA meeting on August 23rd and extend the ladder truck 85'

Unscheduled Business

No unscheduled business or board member comments

Motion to adjourn at 8:28 pm by McCann, seconded by Lodovico. Motion passes unanimously.

sign in please 8.12.25
CB South Cell Tower

<u>NAME</u>	<u>ADDRESS</u>
Michael Reily	CB SOUTH
Pat Ems	" "
Aue Schappert	2312 Shavano St.
WES BELLAMY	177 ELCHO AVE
BENITA BELLAMY	"
CHRIS STRAFER	Montrose
Scott Strafer	Montrose
Kevin Wright	699 Zeligman St.
Mike Scarpa	241 Gillaspay Ave
Jeremy Herzog	25 Anderson
Joel Brill	118 Teocalli
James Outland	Birmingham, AL
CATHY FORNARIS	190 TEOCALLI
KEVIN VAN HORN	4741 HAVERLY
Handy Hannon	127 Luisa Lane
Kevin Vierling	42 Kubler Court
Andrew C. Elko	215 Brak St
ERIC Schumacher	407 Zeligman St
Chuck Reynolds	218 Blackstock
Ora Reynolds	" "
Rob Van Gorp	185 Goren
Barb Hammond	172 Blackstock

Name	Address
MAUREN + PETER HUNTER	147 HUCKEY
John Steenmark	200 KUBER
Peter CAREY	159 SHARANO
Alisa JOHNSON	159 SHARANO
Peter + Emily Ferrell	787 Bryant Ave
Noah Zemel	80 Blackstock B
Tracy Harty	550 Cascadella St South
Sebastian Gillim	550 Cascadella St South
Bill Sage	606 CasCed. St
Anne Sage	606 CasCed. St
Shawn Olson	498 CascaJilla St
Kathryn (Katie) Polonitz	76 Huckleby Way, Unit A