

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, September 9, 2025
Approved: October 7, 2025

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Matt Halvorson, Ken Lodovico, Eric Tunkey
Guests: Todd Gouling- Gouling Development Advisors; John Chmil – Lyons Gaddis
Staff, Volunteers and Public: Sean Caffrey, Rob Weisbaum, Annie Tunkey, Jeff Duke, Joe Wonnacott, Joe Wonnacott, Chris Carver, Dale Hoots, Corey Tibljas, Tony Jakino, Aaron Huckstep

Changes to the Agenda

Meeting called to order at 5:47 pm by Board Vice Chairman Chris McCann
Ric Ems topic will be discussed in open session.

Consent Agenda

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

Fire Prevention Report

Joe Wonnacott provided the written report and expressed appreciation to Dale Hoots for attending the Fire Investigation class and to Lt. Taylor Reeves and Fire Inspector Chris Carver for organizing the home site assessment learning exchange and home ignition zone best practices class in cooperation with Fire Adapted Colorado and the Rocky Mountain Biological Lab. Additionally, CEO Caffrey thanked Wonnacott and Hoots for their efforts in guiding the fire sprinkler requirements in the Town of Crested Butte.

EMS & Fire Chief Report

Chief Weisbaum submitted his written report and commended Matt Evans for his volunteer service in Ukraine, recognized team members for their wildland deployments, and congratulated Capt. Jakino on successfully completing his MPO. He noted the recent loss of community member Frank Magri, with a memorial scheduled for Sunday at 3:00 p.m. Chaplin Mark Ewing has been increasingly present and supportive of the crew and community this summer. Jay Bettencourt, the Training Captain, will onboard and begin working in mid-October. Finally, interviews for part-time reserve members will occur in September or October.

Chief Executive Report

In addition to his written report, CEO Caffrey thanked the operations team for managing a busy August and extended appreciation to Mark Ewing. He also thanked the Fire Prevention team for ensuring the school opened on time, and Chris Carver and Lt. Taylor Reeves for their work on ignition zone assessments at RMBL, where they hosted a 35-person class with strong local and statewide participation. Caffrey noted that two new District policies are included in the packet: Relationships in the Workplace and Internal Investigations. Both have been reviewed by legal counsel and incorporated into the District's policy manual.

Public Comment

A letter from Sue Schappert was included in the packet. The Board was unclear on her reference to eminent domain.

Old Business

Todd Goulding provided a construction update with the overview being that the project is moving well with no significant updates. The budget continues to track well with funds remaining to complete construction.

- SAR Building: Dried in; MEP trim underway; expected completion mid-October.
- Headquarters: Most manpower is focused here; MEP work, doors, fixtures, and trim in progress.
- Site Work: Four water wells were drilled; one will be utilized supported by a 1,500-gallon cistern. Crews are working to complete site preparation before the weather shifts.
- Training Building: has been approved by the County.

The Grand Opening and Dedication will be moved from October 16th to mid-November.

Crested Butte South Communications Tower Survey Results: A communication tower survey was distributed to the CB South POA via direct email and the POA newsletter, via direct link, with over 300 responses received. Overwhelmingly, there was support for a communications tower in CB South to address a variety of communication concerns. Vice Chairman, Lodovico asked if results would be shared with the paper; Caffrey confirmed a media call was expected. Chairman McCann noted that the voiced concerns were addressed in provided materials and at in person meetings. CEO Caffrey concluded comments clarifying that Western Slope Towers requires a firm agreement from the CBFPD before pursuing tower clients.

Quint Financing Review and Approval: CEO Caffrey presented the Quint financing documents, noting that the District will finance \$1.5M of the \$1.8M purchase price over 10 years in order to preserve funds for employee housing development. He explained that vehicle financing is considerably more straightforward than property financing. The anticipated interest rate is approximately 4.75%, with annual payments of about \$190,000, and the District retains the option to pay off the remaining balance in any year. Resolution 2025-9-1 authorizes CEO Caffrey as signatory. Attorney John Chmil has reviewed and approved the documents. The resolution is the only action required at this meeting; remaining documents will be finalized prior to closing on October 15.

For the record, Secretary Tunkey expressed concern, stating that the Quint financing was unexpected and noting the additional financial strain posed by the training building.

Motion to approve Resolution 2025-9-1 to authorize lease obligations by McCann, seconded by Tunkey. Motion passes unanimously.

New Business

The preliminary budget is included in the Board packet in compliance with statutory requirements for October. A budget work session is scheduled for October 7 at 2:30 p.m., prior to the regular Board meeting. The Compensation and Benefits Committee has been meeting since February, and their recommendations are reflected in the budget. CEO Caffrey noted that the assessment rate remains relatively flat, while health care premiums have increased by 17%.

CEO Caffrey and Annie Tunkey met with representatives from the Town of Mt. Crested Butte and the City of Gunnison to evaluate options for strengthening the District's internal human resources services. Based on this review, staff recommend contracting with The Employers Council, which provides certified HR services at a rate of \$90/hour. The cost can be accommodated within the existing legal and professional budget line.

Motion by Dietrich to contract with the Employers Council, seconded by Lodovico. Motion passes unanimously.

Public Comments

No public comments.

Unscheduled Business

MOU with Gunnison Watershed School District included in the packet.

McCann announced this would likely be his final meeting, expressing pride in his contributions. Lodovico will

assume the Chair position upon his resignation.

Motion to adjourn at 6:52 p.m. for a 10-minute recess; reconvened at 7:02 p.m.

Fire Marshal Ric Ems requested that his personnel matter be discussed in open session with Attorney Aaron Huckstep present. CEO Caffrey stated that Fire Marshal Ems was placed on administrative leave based on two separate events communicated to him regarding “courtesy inspections” of the underground suppression system at the emergency services campus. District policy is to defer underground inspections to the State of Colorado. Contractors reportedly received courtesy inspections inconsistent with this policy. CEO Caffrey noted his potential conflicts, as he has worked closely with the contractors. Chief Weisbaum was asked to step in and contracted with the Employers Council to conduct an independent investigation. The District is covering the cost of excavation and rework; final costs are unknown. Employers Council’s report is pending, and no Board action was taken.

Aaron Huckstep asked a clarifying question regarding releasing the names of the interviewees then withdrew the request.

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 related to communications tower agreement by McCann, seconded by Dietrich. Motion passes unanimously.

Motion to exit executive Session by McCann, Seconded by Lodovico. Motion passed unanimously.

Action Items Following Executive Session

Motion to allow authorization by CEO Caffrey and CBFPD legal council, John Chmil to modify the draft agreement with Western Slope Towers LLC, to include: up to \$200,000 in District contributions to construction, request for rent from day one commensurate with the financial contribution, open books regarding the cost of construction and all other items in draft agreement and leases by McCann, seconded by Dietrich. Motion passes unanimously

Executive Session

Motion to enter executive session pursuant to §24-6-402(4)(f), C.R.S., to discuss personnel matters related to Executive Assistant Annie Tunkey by McCann seconded by Dietrich. Motion passes unanimously. Director Tunkey was excused due to conflict of interest.

Motion to exit executive session and adjourn at 8:03 pm by McCann, seconded by Lodovico. Motion passes unanimously.