

CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD  
OF DIRECTORS REGULAR MEETING

Station 2

751 Gothic Rd, Mt. Crested Butte, CO 81225

Tuesday, October 7, 2025 - 5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
  2. Review / Changes to Agenda
- 5:17 ELECTION OF OFFICERS
- 5:20 CONSENT AGENDA
1. Approval of minutes September 9, 2025 regular meeting
  2. Approval of monthly financial reports
- 5:25 FIRE PREVENTION REPORT
- 5:35 EMS & FIRE CHIEF REPORT
- 5:45 CHIEF EXECUTIVE REPORT
1. Fire Marshal Investigation Update
- 5:55 PUBLIC COMMENT
- 6:00 OLD / UNFINISHED BUSINESS
1. Emergency Services Campus Update – Goulding
  2. Crested Butte South Communications Tower
- 6:20 NEW BUSINESS
1. Updated Ambulance Service Rates Proposal
  2. Board Member Vacancy Search
- 6:40 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:45 ADJOURNMENT

Online Meeting Information

<https://zoom.us/j/9703495333?pwd=ZUINRFBCL253UzlxSGNhQ0laS29TQT09>

One Tap Mobile +16699009128,,9703495333# US (San Jose)

+1 312 626 6799 US (Chicago) - Meeting ID: 970 349 5333

Password: 5333

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

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, 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 16<sup>th</sup> 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.

**2025 Budget vs. Actuals**  
**Crested Butte Fire Protection District**  
**January 1-December 31, 2025**

Distribution account	Total			
	Actual	Budget	Over budget by	Percent of budget
<b>Income</b>				
4000 Property Tax - General Fund	5,930,353.00	6,008,842.00	-78,489.00	98.69%
4020 Specific Ownership Tax	214,781.00	130,000.00	84,781.00	165.22%
4100 Ambulance/ EMS Service Fees	265,587.00	325,000.00	-59,413.00	81.72%
4200 Plan Review Fees	370,907.00	150,000.00	220,907.00	247.27%
4210 Training Fees	9,860.00		9,860.00	
4220 Special Event Fees	79,359.00		79,359.00	
4240 Rental Income	76,450.00	80,000.00	-3,550.00	95.56%
4260 Vehicle Service Fees	7,897.00		7,897.00	
4300 Impact Fees	114,106.00	25,000.00	89,106.00	456.43%
4400 Interest Income	183,372.00	50,000.00	133,372.00	366.74%
4600 Contributions / Donations	50.00		50.00	
4700 Other Income	375.00		375.00	
Unapplied Cash Payment Income	-50,000.00		-50,000.00	
4040 Intergovernmental Revenue		25,000.00	-25,000.00	0.00%
4710 Sale of Assets		2,000.00	-2,000.00	0.00%
<b>Total for Income</b>	<b>\$7,203,097.00</b>	<b>\$6,795,842.00</b>	<b>\$407,255.00</b>	<b>105.99%</b>
<b>Cost of Goods Sold</b>				
<b>Gross Profit</b>	<b>\$7,203,097.00</b>	<b>\$6,795,842.00</b>	<b>\$407,255.00</b>	<b>105.99%</b>
<b>Expenses</b>				
5010 (A) Wages - Administration	165,462.00	223,856.00	-58,394.00	73.91%
5020 (A) Wages - Fire Prevention	260,127.00	342,860.00	-82,733.00	75.87%
5030 (A) Part-Time / Temp Salaries	950.00	5,000.00	-4,050.00	19.01%
5040 (A) Housing Stipend	21,850.00	29,900.00	-8,050.00	73.08%
5060 (A) Payroll Processing Fees	4,917.00	6,000.00	-1,083.00	81.94%
5130 (A) Medicare Tax	5,870.00	8,290.00	-2,420.00	70.81%
5140 (A) Social Security Tax	5,406.00	6,186.00	-780.00	87.39%
5150 (A) FPPA Pension - ER	39,216.00	55,026.00	-15,810.00	71.27%
5160 (A) FAMILI Premium - ER	1,822.00	2,573.00	-751.00	70.80%
5200 (A) Health Benefits	77,258.00	107,283.00	-30,025.00	72.01%
5210 (A) EAP Program Fees	671.00	3,500.00	-2,829.00	19.16%
5260 (A) Workers Compensation Insurance	45,709.00	55,000.00	-9,291.00	83.11%
5270 (A) Ski Pass Benefit	6,000.00	6,000.00	0.00	100.00%
5290 (A) Health Reimbursement	71,723.00	153,581.00	-81,858.00	46.70%
5300 (A) Advertising	4,972.00	5,000.00	-28.00	99.45%
5320 (A) Accounting and Audit Fees	6,622.00	22,500.00	-15,878.00	29.43%
5330 (E) Ambulance Billing Fees	11,795.00	19,500.00	-7,705.00	60.49%

5340 (A) Bank Charges	1,419.00	5,000.00	-3,581.00	28.38%
5341 QB Credit Card/ACH Fees	4,744.00		4,744.00	
<b>Total for 5340 (A) Bank Charges</b>	<b>\$6,163.00</b>	<b>\$5,000.00</b>	<b>\$1,163.00</b>	<b>123.25%</b>
5360 (A) Board Expenses	5,892.00	16,000.00	-10,108.00	36.82%
5365 (A) Board Stipends	4,500.00	7,000.00	-2,500.00	64.29%
5370 (A) Debt Service - Lease Purchase	11,749.00	12,876.00	-1,127.00	91.25%
5400 (A) Dues & Subscriptions	7,676.00	8,000.00	-324.00	95.95%
5420 (A) Education & Training	7,434.00	15,000.00	-7,566.00	49.56%
5440 (A) Elections	85.00	25,000.00	-24,915.00	0.34%
5460 (A) Fire Prevention & Life Safety	12,871.00	15,000.00	-2,129.00	85.81%
5500 (A) Insurance - General	45,033.00	45,000.00	33.00	100.07%
5520 (A) IT Services & Subscriptions	49,975.00	60,000.00	-10,025.00	83.29%
5540 (A) Legal & Professional	19,973.00	50,000.00	-30,027.00	39.95%
5550 (A) Meals & Incentives	9,047.00	26,000.00	-16,953.00	34.79%
5600 (A) Office Supplies & Equipment	7,272.00	30,000.00	-22,728.00	24.24%
5620 (A) Postage & Shipping	783.00	3,000.00	-2,217.00	26.11%
5640 (A) Rent	14,022.00	75,596.00	-61,574.00	18.55%
5640.1 410 Cascadilla Unit A	25,000.00		25,000.00	
5640.4 737 Zeligman St.	8,400.00		8,400.00	
<b>Total for 5640 (A) Rent</b>	<b>\$47,422.00</b>	<b>\$75,596.00</b>	<b>-\$28,174.00</b>	<b>62.73%</b>
5660 (A) Repairs - Buildings	28,362.00	40,000.00	-11,638.00	70.91%
5670 (A) - Repairs - Rental Units	12,853.00	5,000.00	7,853.00	257.07%
5700 (A) Snow Removal	13,599.00	12,000.00	1,599.00	113.32%
5720 (A) Telecom - Fixed	9,576.00	10,000.00	-424.00	95.76%
5760 (A) Travel	15,025.00	22,500.00	-7,475.00	66.78%
5780 (A) Treasurer's Fee - GF	178,170.00	184,165.00	-5,995.00	96.74%
5810 (A) Utilities - Rental Units	4,797.00	6,000.00	-1,203.00	79.95%
5820 (A) Utilities	36,281.00	45,000.00	-8,719.00	80.62%
5850 (A) Volunteer Pension Contribution	75,000.00	75,000.00	0.00	100.00%
6010 (O) Wages - Ops FT	1,344,512.00	1,863,716.00	-519,204.00	72.14%
6020 (O) Wages - Ops PT	135,976.00	217,000.00	-81,024.00	62.66%
6040 (O) Housing Stipend	54,500.00	76,700.00	-22,200.00	71.06%
6060 (O) Unscheduled Overtime	65,222.00	94,515.00	-29,293.00	69.01%
6070 (O) Training Pay	2,401.00	5,000.00	-2,599.00	48.01%
6080 (O) Special Event Pay	22,427.00	1,500.00	20,927.00	1,495.12%
6090 (O) Volunteer Stipends	15,106.00	36,000.00	-20,894.00	41.96%
6130 (O) Medicare Tax	21,511.00	31,570.00	-10,059.00	68.14%
6140 (O) Social Security Tax	10,850.00	15,934.00	-5,084.00	68.10%
6150 (O) FPPA Pension - ER	168,505.00	242,323.00	-73,818.00	69.54%
6160 (O) FAMILI Premium - ER	6,676.00	9,798.00	-3,122.00	68.13%
6200 (O) Health Benefits	301,643.00	408,703.00	-107,060.00	73.81%
6270 (O) Ski Pass Benefit	28,000.00	47,000.00	-19,000.00	59.57%
6360 (O) Dispatch Fees	61,437.00	65,000.00	-3,563.00	94.52%

6420 (O) Education & Training	32,477.00	45,000.00	-12,523.00	72.17%
6440 (E) EMS Supplies	32,683.00	40,000.00	-7,317.00	81.71%
6450 (F) Firefighting Supplies	9,120.00	50,000.00	-40,880.00	18.24%
6460 (O) Fuel	22,132.00	45,000.00	-22,868.00	49.18%
6550 (O) Meals - Training	3,495.00	10,000.00	-6,505.00	34.95%
6580 (E) Medical Direction	5,949.00	10,000.00	-4,051.00	59.49%
6600 (O) Protective Equipment	21,589.00	40,000.00	-18,411.00	53.97%
6620 (O) Radio & Computer Equipment	8,916.00	25,000.00	-16,084.00	35.66%
6640 (O) Repairs - Equipment	1,693.00	20,000.00	-18,307.00	8.47%
6660 (O) Repairs - Vehicles	46,054.00	40,000.00	6,054.00	115.13%
6675 (O) Station Supplies	10,394.00	9,000.00	1,394.00	115.49%
6680 (E) Service Contracts	23,120.00	18,000.00	5,120.00	128.44%
6700 (O) Special Event Expenses	14,279.00		14,279.00	
6720 (O) Telecom - Mobile	7,846.00	14,000.00	-6,154.00	56.04%
6730 (O) Tools & Hardware	3,933.00	2,000.00	1,933.00	196.67%
6750 (O) Training Equipment & Supplies	687.00	8,000.00	-7,313.00	8.59%
6760 (O) Travel	13,725.00	25,000.00	-11,275.00	54.90%
6800 (O) Uniforms	31,484.00	30,000.00	1,484.00	104.95%
6810 (O) Vehicle Service Expenses	5,424.00		5,424.00	
6820 (O) Wellness & Physicals	40,500.00	40,000.00	500.00	101.25%
5380 (A) Down Payment Assistance		1,500.00	-1,500.00	0.00%
5900 (A) Miscellaneous-1		2,000.00	-2,000.00	0.00%
6480 (O) Hazardous Waste Disposal		2,000.00	-2,000.00	0.00%
6710 (O) Responder Incentives		10,000.00	-10,000.00	0.00%
6900 (O) Miscellaneous		2,000.00	-2,000.00	0.00%
<b>Total for Expenses</b>	<b>\$3,914,170.00</b>	<b>\$5,448,451.00</b>	<b>-\$1,534,281.00</b>	<b>71.84%</b>
<b>Net Operating Income</b>	<b>\$3,288,926.00</b>	<b>\$1,347,391.00</b>	<b>\$1,941,535.00</b>	<b>244.10%</b>
Other Income				
Other Expenses				
8010 Capital Expenditures	220,810.00	515,000.00	-294,190.00	42.88%
9010 Transfer to Capital Fund	700,000.00	700,000.00	0.00	100.00%
<b>Total for Other Expenses</b>	<b>\$920,810.00</b>	<b>\$1,215,000.00</b>	<b>-\$294,190.00</b>	<b>75.79%</b>
<b>Net Other Income</b>	<b>-\$920,810.00</b>	<b>-\$1,215,000.00</b>	<b>\$294,190.00</b>	<b>75.79%</b>
<b>Net Income</b>	<b>\$2,368,117.00</b>	<b>\$132,391.00</b>	<b>\$2,235,726.00</b>	<b>1,788.73%</b>

Cash Basis Wednesday, October 01, 2025 03:15 PM GMTZ

# Statement of Financial Position

## Crested Butte Fire Protection District

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
1000 Operating Checking	68,770.01
1010 BOTW Money Market	49,874.18
1100 COLORTRUST - General Fund	6,339,816.25
1120 COLORTRUST - Debt Proceeds	0.00
1130 CSIP Operating	792,204.62
1200 Triplex Lease Purchase	0.00
1520	0.00
<b>Total for Bank Accounts</b>	<b>\$7,250,665.06</b>
Accounts Receivable	
1210 Accounts Receivable- Rent/Fees	155,169.37
1211 Mill Levy Property Tax Receivable	-5,930,352.50
1215 Down Payment Assistance Receivable	50,000.00
1250 Property Tax Receivable	0.00
2220 Prepaid Rent Revenue	0.00
<b>Total for Accounts Receivable</b>	<b>-\$5,725,183.13</b>
Other Current Assets	
1000.2 Payroll Posting	0.00
1000.3 Clearing Account	0.00
1150 Due from CBFPD Bond Fund	0.00
1255 Accounts Receivable - AUDIT	0.00
1260 Undeposited Funds	3,000.00
1300 Prepayments	0.00
1310 Security Deposits	0.00
<b>Total for Other Current Assets</b>	<b>\$3,000.00</b>
<b>Total for Current Assets</b>	<b>\$1,528,481.93</b>
Fixed Assets	<b>\$0.00</b>
Other Assets	<b>\$0.00</b>
<b>Total for Assets</b>	<b>\$1,528,481.93</b>

# Statement of Financial Position

## Crested Butte Fire Protection District

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	<b>\$0.00</b>
Credit Cards	
1050.1 CBFPD Mastercard	21,696.03
<b>Total for Credit Cards</b>	<b>\$21,696.03</b>
Other Current Liabilities	
2005 Accounts Payable- Audit	0.00
2140 Payroll Wages Payable	24,662.79
2150 Payroll Taxes Payable	0.00
2151 Federal Withholding Liability	0.00
2155 FICA / Medicare Payable	0.00
2160 State Withholding Liability	0.00
2170 FPPA Pension Payable	51.39
2180 Garnishment Payable	0.00
2225 Prepaid Rent	3,000.00
2300 Cash Due Vol Pension Fund	0.00
<b>Total for Other Current Liabilities</b>	<b>\$27,714.18</b>
<b>Total for Current Liabilities</b>	<b>\$49,410.21</b>
Long-term Liabilities	
2210 Deferred Property Tax	-5,930,352.50
2500.1 Triplex Lease - Purchase	-49,877.20
2500 Rental Unit Security Deposits	-5,500.00
<b>Total for Long-term Liabilities</b>	<b>-\$5,985,729.70</b>
<b>Total for Liabilities</b>	<b>-\$5,936,319.49</b>
Equity	
3000 Opening Balance Equity	0.00
3050 TABOR Reserve	280,000.00
3100 Operating Reserve	1,881,427.00
3150 Restricted for Spann Note Payable	0.00
3200 Major Incident Reserve	100,000.00
3250 Down Payment Assistance Fund	180,000.00
3300 Impact Fee (Capital) Reserve	439,634.98
3310 Mt. CB Impact Fee Reserve	0.00
3320 CB Impact Fee Reserve	0.00
3325 Additional Capital Reserve	500,000.00
3330 County Impact Fee Reserve	0.00
3350 Committed Subs Years Budget	0.00
3400 Unrestricted Reserve	1,547,926.68

# Statement of Financial Position

Crested Butte Fire Protection District

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Net Income	2,535,812.76
<b>Total for Equity</b>	<b>\$7,464,801.42</b>
<b>Total for Liabilities and Equity</b>	<b>\$1,528,481.93</b>

**Transaction Report**  
**Crested Butte Fire Protection District**  
September 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5010 (A) Wages - Administration	09/10/2025	Journal Entry	ADJ #25			5010 (A) Wages - Administration		0.00	0.00
5030 (A) Part-Time / Temp Salaries	09/10/2025	Journal Entry	ADJ #25			5030 (A) Part-Time / Temp Salaries		0.00	0.00
5050 (A) Overtime	09/10/2025	Journal Entry	ADJ #25			5050 (A) Overtime		0.00	0.00
5130 (A) Medicare Tax	09/10/2025	Journal Entry	ADJ #25			5130 (A) Medicare Tax		0.00	0.00
5140 (A) Social Security Tax	09/10/2025	Journal Entry	ADJ #25			5140 (A) Social Security Tax		0.00	0.00
5150 (A) FPPA Pension - ER	09/10/2025	Journal Entry	ADJ #25			5150 (A) FPPA Pension - ER		0.00	0.00
6010 (O) Wages - Ops FT	09/10/2025	Journal Entry	ADJ #25			6010 (O) Wages - Ops FT		0.00	0.00
6020 (O) Wages - Ops PT	09/10/2025	Journal Entry	ADJ #25			6020 (O) Wages - Ops PT		0.00	0.00
6030 (O) On-Call Pay	09/10/2025	Journal Entry	ADJ #25			6030 (O) On-Call Pay		0.00	0.00
6060 (O) Unscheduled Overtime	09/10/2025	Journal Entry	ADJ #25			6060 (O) Unscheduled Overtime		0.00	0.00
6070 (O) Training Pay	09/10/2025	Journal Entry	ADJ #25			6070 (O) Training Pay		0.00	0.00
6080 (O) Special Event Pay	09/10/2025	Journal Entry	ADJ #25			6080 (O) Special Event Pay		0.00	0.00
6130 (O) Medicare Tax	09/10/2025	Journal Entry	ADJ #25			6130 (O) Medicare Tax		0.00	0.00
6140 (O) Social Security Tax	09/10/2025	Journal Entry	ADJ #25			6140 (O) Social Security Tax		0.00	0.00
6150 (O) FPPA Pension - ER	09/10/2025	Journal Entry	ADJ #25			6150 (O) FPPA Pension - ER		0.00	0.00
6270 (O) Ski Pass Benefit	09/10/2025	Journal Entry	00785		Earnings (SKI)	6270 (O) Ski Pass Benefit		5,000.00	5,000.00
6090 (O) Volunteer Stipends	09/10/2025	Journal Entry	00785		Regular Earnings	6090 (O) Volunteer Stipends		900.00	5,900.00
6160 (O) FAMLI Premium - ER	09/10/2025	Journal Entry	00785		CO FAMLI - ER	6160 (O) FAMLI Premium - ER		26.55	5,926.55
6140 (O) Social Security Tax	09/10/2025	Journal Entry	00785		CO FAMLI - ER	6140 (O) Social Security Tax		365.80	6,292.35
6130 (O) Medicare Tax	09/10/2025	Journal Entry	00785		CO FAMLI - ER	6130 (O) Medicare Tax		85.55	6,377.90
5010 (A) Wages - Administration	09/10/2025	Journal Entry	00786		HOLIDAY	5010 (A) Wages - Administration		254.21	6,632.11
5010 (A) Wages - Administration	09/10/2025	Journal Entry	00786		MISCELLANEOUS	5010 (A) Wages - Administration		99.30	6,731.41
5010 (A) Wages - Administration	09/10/2025	Journal Entry	00786		Regular Earnings	5010 (A) Wages - Administration		7,339.04	14,070.45
5270 (A) Ski Pass Benefit	09/10/2025	Journal Entry	00786		SKI PASS	5270 (A) Ski Pass Benefit		6,000.00	20,070.45
5010 (A) Wages - Administration	09/10/2025	Journal Entry	00786		VACATION	5010 (A) Wages - Administration		1,016.83	21,087.28
5020 (A) Wages - Fire Prevention	09/10/2025	Journal Entry	00786		Fire Prevention	5020 (A) Wages - Fire Prevention		19,059.27	40,146.55
5040 (A) Housing Stipend	09/10/2025	Journal Entry	00786		Housing2	5040 (A) Housing Stipend		150.00	40,296.55
5040 (A) Housing Stipend	09/10/2025	Journal Entry	00786		Housing3	5040 (A) Housing Stipend		1,000.00	41,296.55
5130 (A) Medicare Tax	09/10/2025	Journal Entry	00786		Employer Medicare Tax	5130 (A) Medicare Tax		407.00	41,703.55
5140 (A) Social Security Tax	09/10/2025	Journal Entry	00786		Employer Social Security Tax	5140 (A) Social Security Tax		209.30	41,912.85
5150 (A) FPPA Pension - ER	09/10/2025	Journal Entry	00786		ER AD&D CORRECT	5150 (A) FPPA Pension - ER		270.22	42,183.07
5150 (A) FPPA Pension - ER	09/10/2025	Journal Entry	00786		ER PENSION CONT	5150 (A) FPPA Pension - ER		1,988.74	44,171.81
5160 (A) FAMLI Premium - ER	09/10/2025	Journal Entry	00786		CO FAMLI - ER	5160 (A) FAMLI Premium - ER		126.31	44,298.12
5200 (A) Health Benefits	09/10/2025	Journal Entry	00786		Voluntary Life Contribution	5200 (A) Health Benefits		-60.57	44,237.55
6010 (O) Wages - Ops FT	09/10/2025	Journal Entry	00786		HOLIDAY	6010 (O) Wages - Ops FT		4,403.36	48,640.91
6010 (O) Wages - Ops FT	09/10/2025	Journal Entry	00786		Overtime Earnings	6010 (O) Wages - Ops FT		5,201.70	53,842.61
6010 (O) Wages - Ops FT	09/10/2025	Journal Entry	00786		Regular Earnings	6010 (O) Wages - Ops FT		62,115.19	115,957.80
6010 (O) Wages - Ops FT	09/10/2025	Journal Entry	00786		SICK	6010 (O) Wages - Ops FT		812.55	116,770.35
6270 (O) Ski Pass Benefit	09/10/2025	Journal Entry	00786		SKI PASS	6270 (O) Ski Pass Benefit		16,000.00	132,770.35
6010 (O) Wages - Ops FT	09/10/2025	Journal Entry	00786		VACATION	6010 (O) Wages - Ops FT		3,603.60	136,373.95
6020 (O) Wages - Ops PT	09/10/2025	Journal Entry	00786		HOLIDAY	6020 (O) Wages - Ops PT		159.22	136,533.17
6020 (O) Wages - Ops PT	09/10/2025	Journal Entry	00786		Overtime Earnings	6020 (O) Wages - Ops PT		396.00	136,929.17
6020 (O) Wages - Ops PT	09/10/2025	Journal Entry	00786		Regular Earnings	6020 (O) Wages - Ops PT		4,317.13	141,246.30
6270 (O) Ski Pass Benefit	09/10/2025	Journal Entry	00786		SKI PASS	6270 (O) Ski Pass Benefit		7,000.00	148,246.30
6040 (O) Housing Stipend	09/10/2025	Journal Entry	00786		Housing1	6040 (O) Housing Stipend		400.00	148,646.30
6040 (O) Housing Stipend	09/10/2025	Journal Entry	00786		Housing2	6040 (O) Housing Stipend		600.00	149,246.30
6040 (O) Housing Stipend	09/10/2025	Journal Entry	00786		Housing3	6040 (O) Housing Stipend		1,800.00	151,046.30
6060 (O) Unscheduled Overtime	09/10/2025	Journal Entry	00786		OVERTIME UNSCH	6060 (O) Unscheduled Overtime		7,954.62	159,000.92
6130 (O) Medicare Tax	09/10/2025	Journal Entry	00786		Employer Medicare Tax	6130 (O) Medicare Tax		1,567.97	160,568.89
6140 (O) Social Security Tax	09/10/2025	Journal Entry	00786		Employer Social Security Tax	6140 (O) Social Security Tax		748.49	161,317.38
6150 (O) FPPA Pension - ER	09/10/2025	Journal Entry	00786		ER AD&D CORRECT	6150 (O) FPPA Pension - ER		1,392.08	162,709.46
6150 (O) FPPA Pension - ER	09/10/2025	Journal Entry	00786		ER PENSION CONT	6150 (O) FPPA Pension - ER		8,228.72	170,938.18
6160 (O) FAMLI Premium - ER	09/10/2025	Journal Entry	00786		CO FAMLI - ER	6160 (O) FAMLI Premium - ER		486.60	171,424.78
6675 (O) Station Supplies	09/10/2025	Deposit			Reimbursement by Jeff Duke for accidental CC Charge at Clark's Market	6675 (O) Station Supplies	BOTW Money Market	-24.65	171,400.13
6800 (O) Uniforms	09/10/2025	Check	37252	Brad Farson	Pant Reimbursement	6800 (O) Uniforms	Operating Checking	99.75	171,499.88
5660 (A) Repairs - Buildings	09/10/2025	Expense	11784	Mountain Colors Paint	Station 2 repair	5660 (A) Repairs - Buildings	Operating Checking	588.45	172,088.33
5780 (A) Treasurer's Fee - GF	09/10/2025	Journal Entry	00787			5780 (A) Treasurer's Fee - GF		1,151.66	173,239.99
6700 (O) Special Event Expenses	09/23/2025	Check	37258	Randy Felix	Reimbursement Flights for Deployment	6700 (O) Special Event Expenses	Operating Checking	784.37	174,024.36
5010 (A) Wages - Administration	09/23/2025	Journal Entry	00791		Regular Earnings	5010 (A) Wages - Administration		8,510.78	182,535.14
5010 (A) Wages - Administration	09/23/2025	Journal Entry	00791		VACATION	5010 (A) Wages - Administration		99.30	182,634.44
5020 (A) Wages - Fire Prevention	09/23/2025	Journal Entry	00791		Fire Prevention	5020 (A) Wages - Fire Prevention		14,349.77	196,984.21
5040 (A) Housing Stipend	09/23/2025	Journal Entry	00791		Housing2	5040 (A) Housing Stipend		150.00	197,134.21
5040 (A) Housing Stipend	09/23/2025	Journal Entry	00791		Housing3	5040 (A) Housing Stipend		1,000.00	198,134.21
5130 (A) Medicare Tax	09/23/2025	Journal Entry	00791		Employer Medicare Tax	5130 (A) Medicare Tax		311.22	198,445.43
5140 (A) Social Security Tax	09/23/2025	Journal Entry	00791		Employer Social Security Tax	5140 (A) Social Security Tax		156.12	198,601.55
5150 (A) FPPA Pension - ER	09/23/2025	Journal Entry	00791		ER AD&D CORRECT	5150 (A) FPPA Pension - ER		242.45	198,844.00
5150 (A) FPPA Pension - ER	09/23/2025	Journal Entry	00791		ER PENSION CONT	5150 (A) FPPA Pension - ER		1,850.19	200,694.19

Transaction Report  
 Crested Butte Fire Protection District  
 September 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5160 (A) FAMILI Premium - ER	09/23/2025	Journal Entry	00791		CO FAMILI - ER	5160 (A) FAMILI Premium - ER		96.59	200,790.78
5200 (A) Health Benefits	09/23/2025	Journal Entry	00791		Voluntary Life Contribution	5200 (A) Health Benefits		-60.57	200,730.21
6010 (O) Wages - Ops FT	09/23/2025	Journal Entry	00791		BEREAVEMENT	6010 (O) Wages - Ops FT		839.76	201,569.97
6010 (O) Wages - Ops FT	09/23/2025	Journal Entry	00791		MISCELLANEOUS	6010 (O) Wages - Ops FT		621.98	202,191.95
6010 (O) Wages - Ops FT	09/23/2025	Journal Entry	00791		Overtime Earnings	6010 (O) Wages - Ops FT		6,215.79	208,407.74
6010 (O) Wages - Ops FT	09/23/2025	Journal Entry	00791		Regular Earnings	6010 (O) Wages - Ops FT		62,593.14	271,000.88
6010 (O) Wages - Ops FT	09/23/2025	Journal Entry	00791		SICK	6010 (O) Wages - Ops FT		1,382.88	272,383.76
6010 (O) Wages - Ops FT	09/23/2025	Journal Entry	00791		VACATION	6010 (O) Wages - Ops FT		757.20	273,140.96
6020 (O) Wages - Ops PT	09/23/2025	Journal Entry	00791		Overtime Earnings	6020 (O) Wages - Ops PT		1,050.00	274,190.96
6020 (O) Wages - Ops PT	09/23/2025	Journal Entry	00791		Regular Earnings	6020 (O) Wages - Ops PT		6,784.16	280,975.12
6040 (O) Housing Stipend	09/23/2025	Journal Entry	00791		Housing1	6040 (O) Housing Stipend		400.00	281,375.12
6040 (O) Housing Stipend	09/23/2025	Journal Entry	00791		Housing2	6040 (O) Housing Stipend		600.00	281,975.12

**Transaction Report**  
**Crested Butte Fire Protection District**  
September 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
6040 (O) Housing Stipend	09/23/2025	Journal Entry	00791		Housing3	6040 (O) Housing Stipend		1,800.00	283,775.12
6060 (O) Unscheduled Overtime	09/23/2025	Journal Entry	00791		OVERTIME UNSCH	6060 (O) Unscheduled Overtime		6,303.24	290,078.36
6080 (O) Special Event Pay	09/23/2025	Journal Entry	00791		SPCLEVENT REG	6080 (O) Special Event Pay		1,000.00	291,078.36
6130 (O) Medicare Tax	09/23/2025	Journal Entry	00791		Employer Medicare Tax	6130 (O) Medicare Tax		1,164.73	292,243.09
6140 (O) Social Security Tax	09/23/2025	Journal Entry	00791		Employer Social Security Tax	6140 (O) Social Security Tax		498.12	292,741.21
6150 (O) FPPA Pension - ER	09/23/2025	Journal Entry	00791		ER AD&D CORRECT	6150 (O) FPPA Pension - ER		1,308.08	294,049.29
6150 (O) FPPA Pension - ER	09/23/2025	Journal Entry	00791		ER PENSION CONT	6150 (O) FPPA Pension - ER		7,705.01	301,754.30
6160 (O) FAMILI Premium - ER	09/23/2025	Journal Entry	00791		CO FAMILI - ER	6160 (O) FAMILI Premium - ER		361.46	302,115.76
5010 (A) Wages - Administration	09/24/2025	Journal Entry	00792			5010 (A) Wages - Administration		0.00	302,115.76
5030 (A) Part-Time / Temp Salaries	09/24/2025	Journal Entry	00792			5030 (A) Part-Time / Temp Salaries		0.00	302,115.76
5050 (A) Overtime	09/24/2025	Journal Entry	00792			5050 (A) Overtime		0.00	302,115.76
5130 (A) Medicare Tax	09/24/2025	Journal Entry	00792			5130 (A) Medicare Tax		0.00	302,115.76
5140 (A) Social Security Tax	09/24/2025	Journal Entry	00792			5140 (A) Social Security Tax		0.00	302,115.76
5150 (A) FPPA Pension - ER	09/24/2025	Journal Entry	00792			5150 (A) FPPA Pension - ER		0.00	302,115.76
6010 (O) Wages - Ops FT	09/24/2025	Journal Entry	00792			6010 (O) Wages - Ops FT		0.00	302,115.76
6020 (O) Wages - Ops PT	09/24/2025	Journal Entry	00792			6020 (O) Wages - Ops PT		0.00	302,115.76
6030 (O) On-Call Pay	09/24/2025	Journal Entry	00792			6030 (O) On-Call Pay		0.00	302,115.76
6060 (O) Unscheduled Overtime	09/24/2025	Journal Entry	00792			6060 (O) Unscheduled Overtime		0.00	302,115.76
6070 (O) Training Pay	09/24/2025	Journal Entry	00792			6070 (O) Training Pay		0.00	302,115.76
6080 (O) Special Event Pay	09/24/2025	Journal Entry	00792			6080 (O) Special Event Pay		0.00	302,115.76
6130 (O) Medicare Tax	09/24/2025	Journal Entry	00792			6130 (O) Medicare Tax		0.00	302,115.76
6140 (O) Social Security Tax	09/24/2025	Journal Entry	00792			6140 (O) Social Security Tax		0.00	302,115.76
6150 (O) FPPA Pension - ER	09/24/2025	Journal Entry	00792			6150 (O) FPPA Pension - ER		0.00	302,115.76
6800 (O) Uniforms	09/24/2025	Check	37268	Tara Sweitzer	Pant Reimbursement	6800 (O) Uniforms	Operating Checking	104.90	302,220.66
<b>Total for --</b>								<b>\$302,220.66</b>	
<b>TOTAL</b>								<b>\$302,220.66</b>	

# Expenses by Vendor Summary

## Crested Butte Fire Protection District

September 2025

VENDOR	TOTAL
	302,220.66
5.11	361.02
ADP	789.23
ADP Screening & Selection Services	42.12
Alerus	1,064.94
All Seasons Rental	37.02
Alpine Lumber Co.	9,518.72
Amazon	3,632.15
Amazon Web Services	13.41
Ambulance Medical Billing	1,127.82
Annie Tunkey	50.00
Apple	0.99
ATMOS Energy	470.47
AT&T	587.18
AV-TECH Electronics	9,562.41
Beth Shaner	116.35
BMO	112.29
Bobcat of the Rockies	79,960.53
Bound Tree Medical	1,349.75
Buckhorn Ranch Assoc.	542.49
CEBT	37,518.45
CenturyLink	253.77
Chopwood Mercantile	893.35
Chris McCann	100.00
City Market	192.16
Clark's Market	137.44
Clean Tech Supplies	338.18
Colorado Firecamp	535.00
Colorado State Fire Chiefs	725.00
Courtyard By Marriott	246.60
Crested Butte Glass	62.73
Crested Butte South Metro District	338.75
Crutchfield	1,593.02
Dell	1,396.19
DoubleTree Hotels	307.00
Elk Country Auto Parts, Inc.	173.97
Emergency Medical Services Association of Colorado	369.00
Employers Council	4,080.00
ESO	573.84
Exxon Mobil	3,064.34
Fairfield By Marriott	969.60
FedEx	38.98
Fire Adapted Colorado	4,000.00

# Expenses by Vendor Summary

## Crested Butte Fire Protection District

September 2025

VENDOR	TOTAL
Fullmer's Ace Hardware	3.16
Galls	192.97
GCEA	843.42
Gobin's, Inc.	65.80
Guru Importer	10.00
Henry Schein	469.82
Heros Pride	86.02
HVM Security	318.00
IFSTA	625.76
IndentoGo	34.50
Jack Dietrich	100.00
Jayson Simons Jones	2,500.00
Jeffery Neumann	820.00
Kathleen Adelgais	3,570.63
Ken Lodovico	100.00
King Systems	600.00
Lighthouse Uniforms	18,831.30
Locality Media Inc	8,797.95
Lodging (Generic)	2,101.96
Lyons Gaddis	2,435.00
Marios	20.38
Marriott	250.62
Matthew L Halvorson	100.00
Microsoft	401.88
Montrose Water Factory	205.00
Mountain West Insurance	101.00
Mt. Crested Butte Water& Sanitation	157.73
NFPA	466.70
Office Depot	216.46
Paper Clip	109.05
Parking (Generic)	128.00
Pipe Decor	268.20
Precision Automotive	275.85
Quality Health Network	336.00
QuickBooks Payments	71.00
Restaurant (Generic)	1,564.73
Rumors	12.00
Safeway	318.12
SatCom Global	116.01
Shay Krier MD	600.00
SlingTV	60.99
Spectrum	349.13
Springhill Suites	2,133.57

# Expenses by Vendor Summary

Crested Butte Fire Protection District

September 2025

VENDOR	TOTAL
Stanford Computer & Technical Services LLC	920.00
Starlink	65.00
State of Colorado	37.58
Super Vacuum Manufacturing	144.62
SurveyMonkey	1,080.00
Town of Crested Butte	142.04
UMR	9,892.22
United Airlines	50.00
Verathon, Inc	931.52
Verizon	40.17
Visionary Broadband	159.96
Waste Management	667.21
W. Eric Tunkey	100.00
Whiterock Realty, LLC	8,400.00
<b>TOTAL</b>	<b>\$542,865.95</b>

# Balance Sheet

## Crested Butte Fire Protection District

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
1000.3 Clearing Account	0.00
1000 Checking	66,327.47
1010 Money Market	497,092.00
1020 COLOTrust Arbitrage Rebate	1,256,936.04
1050 CSIP Investment Account - Bond Payment	1,016,843.10
1051 Colotrust Account- Multi-Year Land Purchase	1,490,590.93
1100 CSIP Investment Account - Proceeds	8,744,589.27
<b>Total for Bank Accounts</b>	<b>\$13,072,378.81</b>
Accounts Receivable	
1211 Mill Levy Property Tax Receivable	-1,657,172.16
<b>Total for Accounts Receivable</b>	<b>-\$1,657,172.16</b>
Other Current Assets	
1260 Capital Accrued Interest- CSIP	0.00
1520 Bond Cash with County Treasurer	0.00
2010 Due to CBFPD Operating Account	0.00
<b>Total for Other Current Assets</b>	<b>\$0.00</b>
<b>Total for Current Assets</b>	<b>\$11,415,206.65</b>
Fixed Assets	
Other Assets	
<b>Total for Assets</b>	<b>\$11,415,206.65</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2005 Accounts Payable- AUDIT	0.00
2006 Retainage Payable	440,512.02
<b>Total for Accounts Payable</b>	<b>\$440,512.02</b>
Credit Cards	
Other Current Liabilities	
<b>Total for Current Liabilities</b>	<b>\$440,512.02</b>
Long-term Liabilities	
2210 Deferred Property Tax	-1,657,172.16
<b>Total for Long-term Liabilities</b>	<b>-\$1,657,172.16</b>
<b>Total for Liabilities</b>	<b>-\$1,216,660.14</b>

# Balance Sheet

## Crested Butte Fire Protection District

As of September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Equity	
1900 Interfund Balance	
1900.2 Capital Interfund Balance	0.00
1900.3 Bond Interfund Balance	0.00
<b>Total for 1900 Interfund Balance</b>	<b>\$0.00</b>
3000.3 Bond Opening balance equity	0.00
3100 Restricted for Capital Projects	27,267,001.55
3103 Bond Restricted for Debt Service	256,422.73
3150.3 Bond Restricted Spann Note Payable	0.00
3150 Restricted Spann Note Payable	1,820,937.50
Retained Earnings	-7,471,740.78
Net Income	-9,240,754.21
<b>Total for Equity</b>	<b>\$12,631,866.79</b>
<b>Total for Liabilities and Equity</b>	<b>\$11,415,206.65</b>

# Profit and Loss

## Crested Butte Fire Protection District

January 1-September 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
4010 Property Tax - Capital Fund	1,657,172.16
4020 Specific Ownership Tax	60,881.26
4100.2 Interest Income (Capital)	598,828.72
4100.3 Interest Income (Bond)	12,306.73
<b>Total for Income</b>	<b>\$2,329,188.87</b>
Cost of Goods Sold	
<b>Gross Profit</b>	<b>\$2,329,188.87</b>
Expenses	
5200 Hard Costs	\$28,357.00
5201 Fire Station	8,922,998.73
5202 SAR Building	1,148,973.80
5204 Sitework	305,535.74
5205 Training Building	547,324.10
<b>Total for 5200 Hard Costs</b>	<b>\$10,953,189.37</b>
5300 Land	363,831.00
5400 Soft Costs	401,205.68
5780 Treasure's Fee - CF	49,787.87
5790.3 Bank Charges (Bond)	79.16
5795 Bond Int	501,850.00
<b>Total for Expenses</b>	<b>\$12,269,943.08</b>
<b>Net Operating Income</b>	<b>-\$9,940,754.21</b>
Other Income	
8000 Transfer from CBFPD	700,000.00
<b>Total for Other Income</b>	<b>\$700,000.00</b>
Other Expenses	
<b>Net Other Income</b>	<b>\$700,000.00</b>
<b>Net Income</b>	<b>-\$9,240,754.21</b>

**Transaction Report**  
**Crested Butte Fire Protection District**  
 January 1-September 30, 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5790.3 Bank Charges (Bond)	01/22/2025	Expense		BMO	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.3 Bank Charges (Bond)	Checking	49.16	49.16
5780 Treasure's Fee - CF	02/10/2025	Journal Entry	156			5780 Treasure's Fee - CF		2,006.77	2,055.93
5790.3 Bank Charges (Bond)	02/24/2025	Expense		BMO	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.3 Bank Charges (Bond)	Checking	11.63	2,067.56
5780 Treasure's Fee - CF	03/10/2025	Journal Entry	162			5780 Treasure's Fee - CF		16,746.34	18,813.90
5790.3 Bank Charges (Bond)	03/14/2025	Deposit			MISCELLANEOUS FEE REFUND SERVICE CHARGE REFUND	5790.3 Bank Charges (Bond)	Checking	-11.63	18,802.27
5780 Treasure's Fee - CF	04/10/2025	Journal Entry	165			5780 Treasure's Fee - CF		4,650.47	23,452.74
5780 Treasure's Fee - CF	05/10/2025	Journal Entry	170			5780 Treasure's Fee - CF		12,980.69	36,433.43
5790.3 Bank Charges (Bond)	05/30/2025	Expense		BMO	Wire Fee- MISCELLANEOUS DEBIT SERVICE CHARGE	5790.3 Bank Charges (Bond)	Money Market	30.00	36,463.43
5780 Treasure's Fee - CF	06/10/2025	Journal Entry	175			5780 Treasure's Fee - CF		3,148.69	39,612.12
5780 Treasure's Fee - CF	07/10/2025	Journal Entry	180			5780 Treasure's Fee - CF		8,482.69	48,094.81
5780 Treasure's Fee - CF	07/31/2025	Journal Entry	192			5780 Treasure's Fee - CF		1,450.41	49,545.22
5780 Treasure's Fee - CF	09/10/2025	Journal Entry	193			5780 Treasure's Fee - CF		321.81	49,867.03
<b>Total for --</b>								<b>\$49,867.03</b>	
<b>TOTAL</b>								<b>\$49,867.03</b>	

# Expenses by Vendor Summary

## Crested Butte Fire Protection District

January 1-September 30, 2025

VENDOR	TOTAL
	49,867.03
Blythe Group + co	103,486.18
BOK Financial	501,850.00
Bowman Consulting Group, Ltd	6,791.50
BRYX, Inc.	62,258.00
Cesare, Inc.	7,423.20
CMT Technical Services	8,768.50
Colorado Department of Labor and Employment	200.00
Deer Creek Blinds, Shades and Shutters	26,769.82
Dell Technologies	26,023.88
FCI Constructors, Inc.	10,215,188.41
Fire Facilities, Inc.	547,324.10
Goulding Development Advisors	87,471.91
Gunnison County Electric Association	90,169.00
HeatTrak	18,892.00
Interior Visions	20,252.00
Lumen	2,527.74
Paper Clip	9,060.00
ProSpace	72,109.86
Resource Engineering Group	1,225.00
Stanford Computer & Technical Services LCC	6,750.00
Thurston Kitchen and Bath	28,357.00
Timothy White Studio, Inc.	13,346.95
Virgil & Lee Spann Ranches, Inc	363,831.00
<b>TOTAL</b>	<b>\$12,269,943.08</b>



Customer Service  
PO Box 11813  
Harrisburg, PA 17108-1813

## ACCOUNT STATEMENT

For the Month Ending

**September 30, 2025**

### Crested Butte Fire Protection District

#### Client Management Team

##### Stefani VonHoltum-Niesent

Director  
950 17th Street  
Denver, CO 80202  
720-990-3408

#### Contents

- Cover/Disclosures
- Summary Statement
- Individual Accounts

#### Accounts included in Statement

2210106001	Crested Butte Fire Protection District
2210106002	Operating Account Fund
2210106003	Bond Payment Fund

#### Important Messages

CSIP will be closed on 10/13/2025 for Columbus Day.  
CSIP will be closed on 11/11/2025 for Veterans Day.

CRESTED BUTTE FIRE PROTECTION DISTRICT  
SEAN CAFFREY  
P.O. BOX 1009  
CRESTED BUTTE, CO 81224

**Online Access** [www.csipinvest.com](http://www.csipinvest.com)

**Customer Service** 1-855-274-7468



## Account Statement

For the Month Ending **September 30, 2025**

### Important Disclosures

#### Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM") is a division of U.S. Bancorp Asset Management, Inc. ("USBAM"), a SEC-registered investment adviser. USBAM is direct subsidiary of U.S. Bank National Association ("U.S. Bank") and an indirect subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

**Proxy Voting** PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

**Questions About an Account** PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

**Account Control** PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

**Market Value** Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

**Amortized Cost** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

**Tax Reporting** Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

**Financial Situation** In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

**Callable Securities** Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

**Portfolio** The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

**Rating** Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

#### Key Terms and Definitions

**Dividends** on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

**Current Yield** is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

**Monthly distribution yield** represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

**YTM at Cost** The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

**YTM at Market** The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

**Managed Account** A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

**Unsettled Trade** A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management  
Attn: Service Operations  
213 Market Street  
Harrisburg, PA 17101

**NOT FDIC INSURED      NO BANK GUARANTEE      MAY LOSE VALUE**



## Consolidated Summary Statement

**Account Statement**  
For the Month Ending **September 30, 2025**

Crested Butte Fire Protection District

Portfolio Summary			
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Current Yield
CSIP LGIP	26,853.02	7,655,024.81	4.21 %
CSIP TERM	33,346.85	3,000,000.00	* N/A
<b>Total</b>	<b>\$60,199.87</b>	<b>\$10,655,024.81</b>	

\* Not Applicable

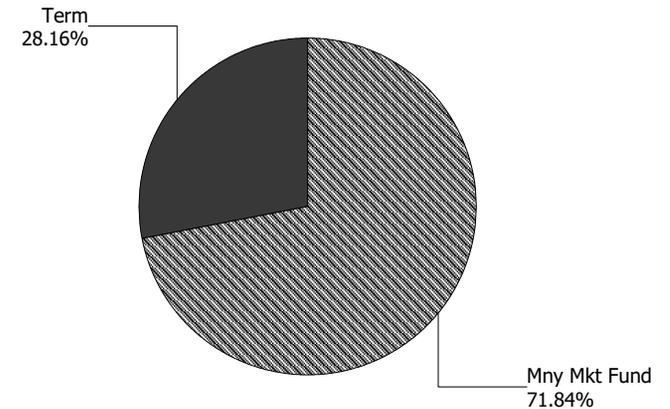
Investment Allocation		
Investment Type	Closing Market Value	Percent
Money Market Mutual Fund	7,655,024.81	71.84
Term Investment	3,000,000.00	28.16
<b>Total</b>	<b>\$10,655,024.81</b>	<b>100.00%</b>

### Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	9,655,024.81	90.61
31 to 60 days	1,000,000.00	9.39
61 to 90 days	0.00	0.00
91 to 180 days	0.00	0.00
181 days to 1 year	0.00	0.00
1 to 2 years	0.00	0.00
2 to 3 years	0.00	0.00
3 to 4 years	0.00	0.00
4 to 5 years	0.00	0.00
Over 5 years	0.00	0.00
<b>Total</b>	<b>\$10,655,024.81</b>	<b>100.00%</b>

**Weighted Average Days to Maturity 5**

### Sector Allocation





## Consolidated Summary Statement

**Account Statement**  
For the Month Ending **September 30, 2025**

### Crested Butte Fire Protection District

Account Number	Account Name	Opening Market Value	Purchases / Deposits	Redemptions / Sales/ Maturities	Unsettled Trades	Change in Value	Closing Market Value	Cash Dividends and Income
2210106001	Crested Butte Fire Protection District	10,185,777.22	3,057,340.42	(4,400,000.00)	0.00	0.00	8,843,117.64	57,340.42
2210106002	Operating Account Fund	792,204.62	2,799.92	0.00	0.00	0.00	795,004.54	2,799.92
2210106003	Bond Payment Fund	1,016,843.10	59.53	0.00	0.00	0.00	1,016,902.63	59.53
<b>Total</b>		<b>\$11,994,824.94</b>	<b>\$3,060,199.87</b>	<b>(\$4,400,000.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,655,024.81</b>	<b>\$60,199.87</b>



## Account Statement - Transaction Summary

For the Month Ending **September 30, 2025**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

CSIP LGIP	
Opening Market Value	5,185,777.22
Purchases	3,057,340.42
Redemptions	(1,400,000.00)
Unsettled Trades	0.00
Change in Value	0.00

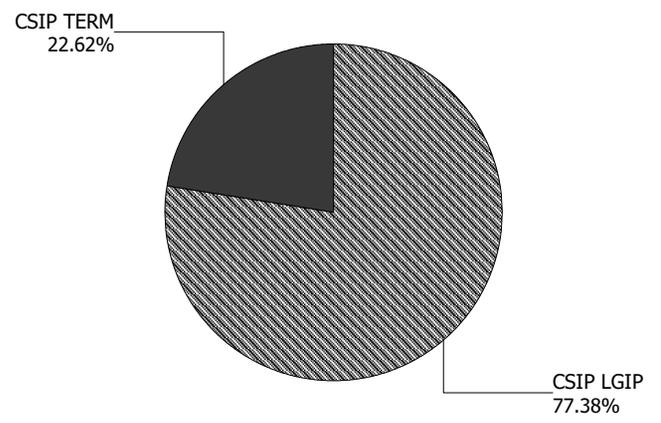
<b>Closing Market Value</b>	<b>\$6,843,117.64</b>
Cash Dividends and Income	23,993.57

CSIP TERM	
Opening Market Value	5,000,000.00
Purchases	0.00
Redemptions	(3,000,000.00)
Unsettled Trades	0.00
Change in Value	0.00

<b>Closing Market Value</b>	<b>\$2,000,000.00</b>
Cash Dividends and Income	33,346.85

Asset Summary		
	September 30, 2025	August 31, 2025
<b>CSIP LGIP</b>	6,843,117.64	5,185,777.22
<b>CSIP TERM</b>	2,000,000.00	5,000,000.00
<b>Total</b>	<b>\$8,843,117.64</b>	<b>\$10,185,777.22</b>

### Asset Allocation





## Investment Holdings

For the Month Ending **September 30, 2025**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Security Description	Maturity Date	Rate	Investment Amount	Estimated Earnings	Est. Value at Maturity
<b>CSIP TERM</b>							
07/14/25	07/15/25	TERM - Colorado Statewide Investment Pool Term Dec 26	10/06/25	4.4000	2,000,000.00	18,805.48	2,020,010.96
<b>Total</b>					<b>\$2,000,000.00</b>	<b>\$18,805.48</b>	<b>\$2,020,010.96</b>



## Account Statement

For the Month Ending **September 30, 2025**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
<b>CSIP LGIP</b>					
<b>Opening Balance</b>					<b>5,185,777.22</b>
09/05/25	09/05/25	Purchase - TERM Maturity	1.00	3,033,346.85	8,219,124.07
09/09/25	09/09/25	Redemption - ACH Redemption	1.00	(1,400,000.00)	6,819,124.07
09/30/25	10/01/25	Accrual Income Div Reinvestment - Distributions	1.00	23,993.57	6,843,117.64

**Closing Balance** **6,843,117.64**

	Month of September	Fiscal YTD January-September		
<b>Opening Balance</b>	5,185,777.22	4,127,579.42	<b>Closing Balance</b>	6,843,117.64
<b>Purchases</b>	3,057,340.42	34,616,876.68	<b>Average Monthly Balance</b>	6,788,810.94
<b>Redemptions (Excl. Checks)</b>	(1,400,000.00)	(31,901,338.46)	<b>Monthly Distribution Yield</b>	4.30%
<b>Check Disbursements</b>	0.00	0.00		
<b>Closing Balance</b>	<b>6,843,117.64</b>	<b>6,843,117.64</b>		
<b>Cash Dividends and Income</b>	23,993.57	117,652.03		

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
<b>CSIP TERM</b>					
09/05/25	09/05/25	Redemption - TERM Maturity			(3,033,346.85)



## Account Statement - Transaction Summary

For the Month Ending **September 30, 2025**

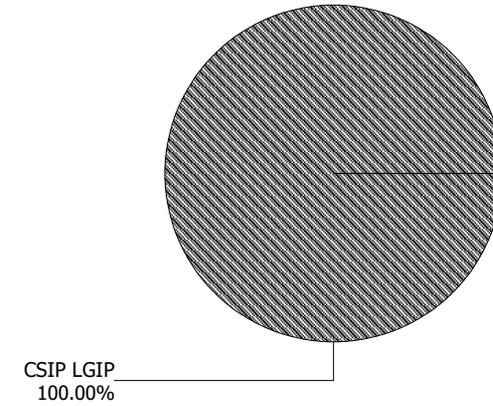
Crested Butte Fire Protection District - Operating Account Fund - 2210106002

CSIP LGIP	
Opening Market Value	792,204.62
Purchases	2,799.92
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
<b>Closing Market Value</b>	<b>\$795,004.54</b>
Cash Dividends and Income	2,799.92

Asset Summary		
	September 30, 2025	August 31, 2025
<b>CSIP LGIP</b>	795,004.54	792,204.62
<b>Total</b>	<b>\$795,004.54</b>	<b>\$792,204.62</b>

Asset Allocation	
CSIP LGIP	100.00%





**Account Statement**

For the Month Ending **September 30, 2025**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
<b>CSIP LGIP</b>					
<b>Opening Balance</b>					<b>792,204.62</b>
09/30/25	10/01/25	Accrual Income Div Reinvestment - Distributions	1.00	2,799.92	795,004.54
<b>Closing Balance</b>					<b>795,004.54</b>

	Month of September	Fiscal YTD January-September
<b>Opening Balance</b>	792,204.62	769,375.15
<b>Purchases</b>	2,799.92	25,629.39
<b>Redemptions (Excl. Checks)</b>	0.00	0.00
<b>Check Disbursements</b>	0.00	0.00
<b>Closing Balance</b>	<b>795,004.54</b>	<b>795,004.54</b>
<b>Cash Dividends and Income</b>	2,799.92	25,629.39

<b>Closing Balance</b>	795,004.54
<b>Average Monthly Balance</b>	792,297.95
<b>Monthly Distribution Yield</b>	4.30%



## Account Statement - Transaction Summary

For the Month Ending **September 30, 2025**

### Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

CSIP LGIP	
Opening Market Value	16,843.10
Purchases	59.53
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

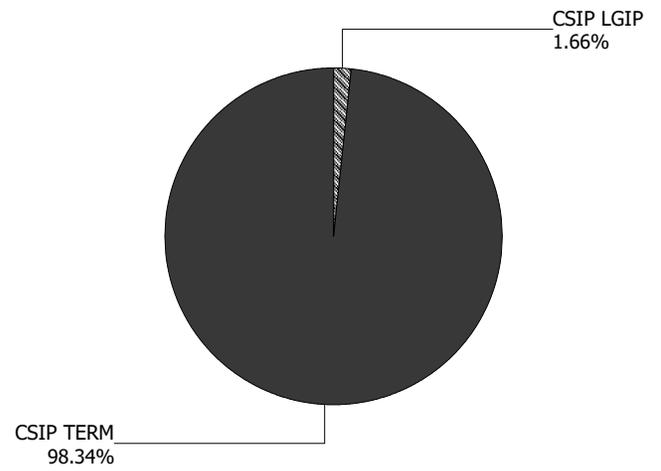
<b>Closing Market Value</b>	<b>\$16,902.63</b>
Cash Dividends and Income	59.53

CSIP TERM	
Opening Market Value	1,000,000.00
Purchases	0.00
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

<b>Closing Market Value</b>	<b>\$1,000,000.00</b>
Cash Dividends and Income	0.00

Asset Summary		
	September 30, 2025	August 31, 2025
<b>CSIP LGIP</b>	16,902.63	16,843.10
<b>CSIP TERM</b>	1,000,000.00	1,000,000.00
<b>Total</b>	<b>\$1,016,902.63</b>	<b>\$1,016,843.10</b>

### Asset Allocation





## Investment Holdings

For the Month Ending **September 30, 2025**

### Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

Trade Date	Settlement Date	Security Description	Maturity Date	Rate	Investment Amount	Estimated Earnings	Est. Value at Maturity
<b>CSIP TERM</b>							
06/09/25	06/10/25	TERM - Colorado Statewide Investment Pool Term Dec 26	11/06/25	4.4200	1,000,000.00	13,683.84	1,018,043.29
<b>Total</b>					<b>\$1,000,000.00</b>	<b>\$13,683.84</b>	<b>\$1,018,043.29</b>



**Account Statement**

For the Month Ending **September 30, 2025**

**Crested Butte Fire Protection District - Bond Payment Fund - 2210106003**

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
<b>CSIP LGIP</b>					
<b>Opening Balance</b>					<b>16,843.10</b>
09/30/25	10/01/25	Accrual Income Div Reinvestment - Distributions	1.00	59.53	16,902.63
<b>Closing Balance</b>					<b>16,902.63</b>

	Month of September	Fiscal YTD January-September
<b>Opening Balance</b>	16,843.10	304,593.68
<b>Purchases</b>	59.53	712,308.95
<b>Redemptions (Excl. Checks)</b>	0.00	(1,000,000.00)
<b>Check Disbursements</b>	0.00	0.00
<b>Closing Balance</b>	<b>16,902.63</b>	<b>16,902.63</b>
<b>Cash Dividends and Income</b>	59.53	12,308.95

<b>Closing Balance</b>	16,902.63
<b>Average Monthly Balance</b>	16,845.08
<b>Monthly Distribution Yield</b>	4.30%



## 2025 September EMS & Fire Chief Board Report

The past month remained steady with call volume, coming in slightly above last year's total. Operationally, our team continues to provide excellent customer service, effectively manage critical incidents, and uphold our standards of performance. With the summer lift operations now concluded, our crews are shifting focus to off-season priorities, including additional training, completion of committee-led objectives, preparation for our move into the new headquarters, and advancing their next professional goals.

Administratively, we remain active with the station project, conference participation, budget preparation, and onboarding of new members. We are pleased to recognize Abby Dee Thompson, who has performed exceptionally throughout her Field Training Evaluation Program (FTEP)—all while balancing nursing school, joining Gunnison Fire, and beginning the fire academy. After consultation with her FTO, Rick Ball, Abby Dee is expected to complete her FTEP this week. We will be officially swearing her in, presenting her badge, and transitioning her into a part-time role. While this recognition will not occur during the regularly scheduled board meeting, we will proudly share this accomplishment with the team. The three other new members continue progressing through their FTEP, with the expectation that all will complete the program by year's end.

I would also like to thank Matt Evans for sharing his story with the local newspaper. Published in a four-part series, his story has already made a meaningful impact on the community and generated positive feedback, including a thoughtful comment in the paper acknowledging his contribution.

Lastly, the excitement is palpable amongst the crew. We have had the opportunity to do walkthroughs with the team. As we near completion and get closer to move in day, the team is grateful for this new fire house.

### **Operational Highlights:**

1. We answered 62 calls for service
2. Most common call types:
  - a. Abdominal pain, seizure, dizziness, syncope/fainting
3. Company level inspections continue to be an ongoing process, and we are working closely with fire prevention to ensure completion of assigned tasks
4. We had 3 potential fire calls occur with no significant loss or damage. Luckily, no structures were involved
5. We will be supporting the annual GVH Flu Clinic on October 9<sup>th</sup> at Queen of All Saints from 1500 – 1730.

### **Personnel/Volunteer Update:**

1. 4 members met the minimum requirements for activity status.
2. The interviews of 2 prospective members went well. I am set to meet with both candidates this week to make a final determination on offering a part time position.
3. John Zeikus officially passed his fire pump maintenance certification
4. Our workplace investigation has concluded. We expect to hear final details by mid-October
5. Of our 13 volunteers, 3 are on track to meet ACTIVE status for 2025 pending they remain consistent through Q4. 4 are new members and 2 are college students.

### **Training, Professional Development, and Recognitions:**

1. Various topics of training amongst all shifts included firefighter JPRs, trauma, medication administration, high-rise, fire prevention and education
2. Myself, Sean, and Annie attended the Financial Symposium in Colorado Springs where Sean presented a talk on affordable housing.
3. Myself, Matt Evans, and Jeremy McDonnell attended a weeklong SWAT school in Grand Junction. This is the first time they have allowed Paramedics to participate. The course was great and MesaTac were gracious hosts. This program better develops us to interact with the County wide SWAT team during specific types of incidents.

4. Gunnison Fire is hosting a fire academy. Currently, 1 of our members is taking this with potentially another if it is not too late to register.
5. We are in conversation with Gunnison Paramedics about a winter AEMT class. This format would be hybrid in nature. Pending our conversations, it is likely we will have a couple members interested in this course.

#### **Vehicle and Equipment Updates:**

1. The Chassis for the Quint officially began construction. We will provide monthly updates on the progress of the project
2. I have and will be attending CAD vendor demos throughout the entire month of October as a voting member, along with numerous other representatives from Gunnison and Pitkin County. We look forward to potentially selecting a vendor that will bring us to modern day technology.
3. I am working on finalizing budgetary proposal for our SCBA and Hamilton Vent purchase in 2026 pending budget approval. I have 2 quotes for SCBA's, and we look to be on budget.

#### **Maintenance (Chief Duke and John Zeikus)**

1. No updates this month from maintenance.



# Flu Vaccine Clinics



Sleeve Up  
and  
Fend Off Flu!



**Regular and High Dose Vaccines Available!**



## Crested Butte Clinic

- ▶ October 9th
- ▶ 3 - 5:30 pm
- ▶ Inside the Queen of All Saints Parish Hall
- ▶ Indoor clinic only. Parking is available in front of and around the Parish Hall property, or a short walk from Elk Ave.



Please bring a **HARD COPY** of your insurance card with IDs to confirm information. We **DO NOT ACCEPT** Kaiser Permanente insurance.



\$25 for vaccines if you are uninsured. Cash, checks, and credit cards are accepted.



Persons 6 months and older can be vaccinated.

For more information, get in touch with Health & Human Services  
Mondays through Fridays from 9 am to 4 pm.



220 N Spruce St. Gunnison, CO



(970) 641-3244



# Month in REVIEW: 2025

**911**

**62  
total incidents**



**EMS calls**  
**40**  
57% transported  
22% non-transport  
18% other dispositions



**Fire calls**  
**56**  
50% Fire calls  
50% EMS calls  
Fire - 3  
Service calls/false alarm - 10



**Avg. Chute time –  
01:46**  
**Avg. Response time –  
9:12**



**Calls by zone**  
**Town of CB – 28 Mt. CB – 14 CB South – 7 County – 15**

CRESTED BUTTE FIRE PROTECTION DISTRICT  
Chief Executive's Report

October 7, 2025

1. Consent Agenda

- a) September 9<sup>th</sup> Regular Meeting Minutes
- b) Monthly Financial Reports

2. Chief Executive's Comments:

As expected, Board Chairman Chris McCann has resigned his position as he and Laura begin their new adventures in Montana. On behalf of the District, I want to thank Chris for his nine years of distinguished service, including his leadership as both Chairman and Vice Chairman. His steady hand and thoughtful guidance have been invaluable to the Board and the District, and we wish him and Laura the very best in their next chapter.

As we enter the fall season, the pace of activity remains strong, especially as our construction on the new emergency services campus nears completion. We are working on the final agreements for trails and sewer connections with the Town of Crested Butte and are working through the lease arrangements with Crested Butte Search and Rescue. The buildings are very much starting to take their final form with cabinetry, flooring and ceilings going in. Our grand opening celebration remains on schedule for Friday November 14<sup>th</sup>.

Prior to the meeting I look forward to the work session where we will discuss our updated step progression and promotional process for line staff. Additionally, I look forward to walking the board through the details of the 2026 budget draft. At a high level, we are excited to make significant investments in capital and personnel for 2026 while also adapting to our new headquarters facility.

Financially, the District remains in a solid position. Revenues are exceeding projections by about \$400,000 year-to-date. across multiple categories, and Expenses remain on target or below projections year to date.

In staff reports this month we will be going light on the fire prevention report as Interim Fire Marshal Wonnacott has been on vacation and will be returning slightly before the board meeting. Despite the absence of Fire Marshal Ems, I have been pleased with how well the team has kept up with inspection and plan review activity over a busy September. Chief Weisbaum will provide his operations report as well. Overall, a typical September for call volume. We are pleased to have AbbyDee Thompson complete her field training program and are excited to bring her on as a part-time member. She is also currently enrolled in the Gunnison Fire Academy. As you can also see from the numbers, our volunteer participation has diminished substantially, so we are likely to continue our emphasis on part-time reserve positions.

In my report this month I will update briefly on the workplace investigation of Fire Marshal Ems. While I am disappointed it has taken this long, I understand the work has been thorough and our legal counsel will soon have the final report in hand. As there are now attorneys involved. The plan is to have John Chmil be the recipient of the report once completed. John will provide me with a summary that we will use to consider our future direction.

In public comment this month I have attached a statement from pension board trustee Andrew Gitin concerning recent pension board activities. The next pension board is scheduled for February of 2026.

CRESTED BUTTE FIRE PROTECTION DISTRICT  
Chief Executive's Report

In old business this month Todd will provide us the latest update on the emergency services campus construction. As you have seen the training building is coming together. Curb and gutter is also going in with paving to follow shortly. As the newspaper has reported, our water situation is settled and our sewer connections have been made while we await the pump and control components. Inside the cabinetry is going in and we are about to fire up line power. Mechanical systems and telecommunications will come online shortly. Furniture not already onsite is due to arrive on or about November 1<sup>st</sup>. From a budgetary perspective we remain within our contingency budget with both the owner's and contractor's contingency remaining above \$200k each.

The CB South telecommunications tower effort continues to move forward as directed in September. Agreements with Western Slope Towers are in their final form and ready for signature. The land use application, jointly developed by CBFPD and WST is nearing its final form and will be filed this week. Although direction has already been provided, the final documents are in the packet for review and comment.

We have also prepared updated proposal for ambulance service rates for Board consideration. These revisions, while insufficient to come close to covering our costs of providing ambulance service, are necessary to address rising costs within this service line. We have attempted to keep our fees on the lower end of fees across the region and we intend to continue offering "insurance only" billing to local residents and qualifying property owners. In addition to a redline document detailing the new fees, I have also added a tool that allows for the comparison of rates based on the Medicare public use data set that I will demonstrate for the board. This presentation will be the first review of new fees. Final adoption will require public notice and a public hearing at a future meeting.

After discussions with Chiefs Duke and Weisbaum as well as with Fleet and Facilities Director John Zeikus, we have been exploring the option of a dedicated maintenance vehicle. We have identified a pickup truck with a utility box as an appropriate option. John Zeikus has identified a vehicle that may work for our needs for approximately \$60k. While not a budgeted expense for 2025, we believe our expenses are tracking well enough to date that we could purchase the vehicle within our 2025 appropriation level. I am not opposed to pursuing this additional capital purchase if the board agrees.

Finally, with Director McCann's resignation, the District has begun the process of soliciting applicants to fill the vacant Board seat. Annie Tunkey, in collaboration with Director Lodovico and myself met with County Commissioner Laura Pucket Daniels last week to brainstorm possible candidates. Annie will provide a brief update of our progress so far. Overall, we are in search of a someone with a public service inclination, gender diversity, and experience with finance, real estate, or executive leadership.

We do not anticipate any unscheduled business or executive sessions this month.

3. Action Items

- a) Approve consent agenda
- b) Review and approve WST agreements
- c) Review and comment on revised ambulance rates
- d) Comment on potential purchase of maintenance vehicle.
- e) Provide general comments on board candidates

Public Comment from Andrew Gitin, Retired Volunteer Firefighter and Pension Board  
Trustee

To the Crested Butte Fire Protection District Board of Directors:

I am writing in frustration regarding the action taken by the Volunteer Pension Board in September 2025. I was elected to represent the members of the FPPA pension, to enforce the rules, and to make fair and rational decisions. Although Veronica's situation is referenced here, my concern is not about her personally but about the precedent this decision sets.

This trustee position is one of trust—charged with representing members fairly, applying the rules consistently, and maintaining integrity in the process. The packet provided by CEO Sean Caffrey showed that Veronica was not an active volunteer in 2003 and for the first half of 2004. One roster even notes a request to obtain gear. The District's volunteer pension rules clearly state that a member must be active for a full year to qualify. That requirement was ignored in granting her active status.

This decision struck a chord with many former volunteers who served under and respected those rules. We were reminded each year of what was required to be recognized as an active volunteer. If there were disputes, we had 30 days to challenge our status. That was the process, and there is no history of reopening such decisions years later. To now revisit and revise records from decades past is simply not acceptable.

By the District's own rules, Veronica was not a member in 2003 or for the first half of 2004. Because she joined in June 2004, that year cannot count as a full active year. The board also had the opportunity to consult the former Fire Chief about her status, but did not. Furthermore, the CEO—acting as custodian of the fund—recommended against granting the request as inconsistent with the rules.

As a trustee, I am now left uncertain: are we to follow state statute, or the additional rules the District itself established? By overruling those standards, the board has opened the door for further requests that will challenge long-standing precedent and fairness to other members who abided by the rules at the time.

Again, this is not a criticism of Veronica's service—her contributions are respected. My concern is for the integrity of the pension system and for the many volunteers who fulfilled the requirements as written.

Sincerely,

Andrew Gitin  
Retired Volunteer Firefighter and Pension Board Trustee



**GUNNISON COUNTY, COLORADO  
MINOR IMPACT REVIEW PROJECT  
LAND USE CHANGE PERMIT APPLICATION**

**GUNNISON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING OFFICE  
221 N. WISCONSIN ST, STE D., GUNNISON, CO 81230  
TELEPHONE: 970-641-0360**

Website: <https://www.gunnisoncounty.org/144/Community-and-Economic-Development>

SUBMIT ALL PERMIT PACKET INFORMATION TO [PERMIT@GUNNISONCOUNTY.ORG](mailto:PERMIT@GUNNISONCOUNTY.ORG)

DATE RECEIVED: \_\_\_\_/\_\_\_\_/\_\_\_\_

**APPLICATION FEE \$3,033.00 - SUBMITTED AT TIME OF APPLICATION : \_\_\_\_/\_\_\_\_/\_\_\_\_**

Additional fees will be assessed according to the Gunnison County Land Use Change Fee Schedule

**APPLICANT:**

**MAILING ADDRESS:**

<b>CITY:</b>	<b>STATE:</b>	<b>ZIP:</b>
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<b>PHONE (day):</b>	<b>(evening):</b>
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<b>FAX:</b>	<b>E-MAIL ADDRESS:</b>
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**PROPERTY OWNER** (If other than applicant, a copy of a contract of sale or lease between applicant and owner, or a notarized letter from the property owner consenting to this application, must be submitted.):

**NAME:**

**MAILING ADDRESS:**

<b>CITY:</b>	<b>STATE:</b>	<b>ZIP:</b>
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<b>PHONE (day):</b>	<b>(evening):</b>
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<b>FAX:</b>	<b>E-MAIL ADDRESS:</b>
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**PRIMARY CONTACT PERSON and AUTHORIZED REPRESENTATIVE** (The person the Community Development Department should contact regarding scheduling of meetings and information for this application. A **NOTARIZED LETTER** from the property owner authorizing the representative must be submitted. )

**NAME:**

**MAILING ADDRESS:**

<b>CITY:</b>	<b>STATE:</b>	<b>ZIP:</b>
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<b>PHONE (day):</b>	<b>(evening):</b>
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**PROPERTY LOCATION and LEGAL DESCRIPTION OF PROPERTY:**

**1. Legal Description.** Cite lot and block or tract numbers, mining claim or homestead references; attach copy of deed and/or metes and bounds description(s).

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**2. Property Address.** \_\_\_\_\_

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**3. Common Description (include mileage from highway or County road, or other recognized landmarks).**

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**AFFECTED LANDOWNERS.** List all landowners and land uses that are within 500 feet of the boundaries of the entire parcel on which the land use change is proposed, including all properties separated from the parcel by a road or would be adjacent if the road did not exist. The best-available, most current information of this listing of current owners is in the Gunnison County Assessor's Office:

AFFECTED LANDOWNER'S NAME	PARCEL LOCATION RELATIVE TO PROPOSED LAND USE CHANGE PARCEL	CURRENT LAND USE ON ADJACENT PARCEL

**PROJECT DESCRIPTION.** Describe in detail what the applicant wants to do on the parcel, including new uses, division of land, adjustment of boundaries, expansion of existing uses, number of units, estimated amount of new traffic, new structures to be constructed, proposed phases and a description of off-site resources and haul routes (including those used by vehicles related to construction) necessary to accomplish the project. If the proposed land use change is a subdivision, identify the use of each lot (single family residence, duplex, commercial, etc.):

**MINING AND CONSTRUCTION ACTIVITIES.** As applicable, information pursuant to the individual sections of Division 9-400: *Exploration, Extraction and Processing of Minerals and Construction Materials*.

**COMMERCIAL AND INDUSTRIAL USES.** As applicable, information pursuant to the individual sections of Division 9-300: *Commercial and Industrial Uses*.

**PRESENT LAND USE:** identify present land uses and locations and sizes of structures that exist on the property:

**IDENTIFY PREVIOUSLY-APPROVED USES.** List Land Use Change Permits and/or subdivision approval have been previously approved for the property, and the year in which they were approved.

**CHARACTERISTICS and CURRENT CONDITION OF LAND.** List physical characteristics and conditions of the land, including streams, irrigation ditches, ponds, soils, roads, vegetation, geologic hazards, any work that has been done to clear the property, etc.)

**PROJECT DESIGN.** As applicable, all elements of the project design must address and comply with the individual sections of Article 13: *Project Design Standards* in the *Gunnison County Land Use Resolution*; the staff will advise the applicant which of these requirements apply to a specific application:

**SECTION 13-103:** *General Site Plan Standards and Lot Measurements.*

**SECTION 13-104:** *Setbacks from Property Lines and Road Rights-of-Way.*

**SECTION 13-105:** *Residential Building Sizes and Lot Coverages.*

**SECTION 13-107:** *Installation of Solid-Fuel-Burning Devices.*

**SECTION 13-108:** *Open Space and Recreation Areas.*

**SECTION 13-109:** *Signs.*

**SECTION 13-110:** *Off-Road Parking and Loading.*

**SECTION 13-111:** *Landscaping and Buffering.*

**SECTION 13-112:** *Snow Storage.*

**SECTION 13-113:** *Fencing.*

**SECTION 13-114:** *Exterior Lighting.*

**SECTION 13-115:** *Reclamation and Noxious Weed Control.*

**SECTION 13-116:** *Grading and Erosion Control.*

**SECTION 13-117:** *Drainage, Construction and Post-Construction Storm Water Runoff.*

**SECTION 13-118:** *Water Impoundments.*

**SECTION 13-119:** *Standards to Ensure Compatible Uses.*

**ADDITIONAL SUBMITTALS BASED UPON INFORMATION AVAILABLE ON MAPS USED BY THE COUNTY.** If a land use change is proposed on a parcel located within any of the following areas additional submittals may be required to be submitted (Section numbers refer to sections in the *Gunnison County Land Use Resolution*). The Community Development Department will provide assistance to the applicant to determine the specific information that must be submitted:

1. **LOCATION OF SITE WITHIN FLOODPLAIN HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a floodplain hazard area, pursuant to Section 11-103: *Development in Areas Subject to Flood Hazards*.
2. **LOCATION OF SITE WITHIN GEOLOGIC HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located in a geologic hazard area may be required to submit a geotechnical report that evaluates and predicts the impact of specific geologic conditions on the proposed land use change and measures to mitigate these hazards, pursuant to Section 11-104: *Development in Areas Subject to Geologic Hazards*.
3. **LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a wildfire hazard area, pursuant to Section 11-105: *Development in Areas Subject to Wildfire Hazards*.
4. **LOCATION OF SITE WITHIN AREA POTENTIALLY AFFECTED BY WETLANDS AND WETLANDS PERMITTING.** As applicable, an application proposing a land use change on a parcel located in an area in which there are wetlands, pursuant to Section 11-107: *Protection of Water Quality*.
5. **LOCATION OF SITE VISIBLE FROM RIDGELINE VANTAGE.** As applicable, an application proposing a land use change that is visible from a ridgeline vantage, pursuant to Section 11-108: *Standards for Development on Ridgelines*.
6. **DEVELOPMENTS IMPACTING AGRICULTURAL LANDS.** If a proposed project adjoins agricultural lands, involves land through which irrigation ditches flow, or over which there are general or exclusive easements for stock drives, the application shall address the requirements of Section 11-109: *Development That Affects Agricultural Lands*, and Section 15-103: *Right-to-Ranch Policy* which shall identify, in written and/or graphic form, the following:
  - a. **AGRICULTURAL DITCHES.** The location(s), name(s), name(s) of owner(s), size(s), and decreed capacity(ies) of any agricultural ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.
  - b. **EASEMENTS.** The location of historical easements used to gain access to headgates, ditches, and fences for maintenance or operations.
  - c. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
7. **AGRICULTURAL LAND OWNER.** The location(s) and name(s) of owner(s) of any agricultural land(s) adjoining or possibly impacted by the proposed land use change.
  - a. **AGRICULTURAL DITCHES.** The location(s), name(s), name(s) of owner(s), size(s), and decreed capacity(ies) of any agricultural ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.
  - b. **EASEMENTS.** The location of historical easements used to gain access to headgates, ditches, and fences for maintenance or operations.
  - c. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
8. **DEVELOPMENT ON LAND BEYOND SNOWPLOWED ACCESS.** As applicable, an application that proposes development at a location that currently receives no snowplowing services for access, pursuant to Section 11-110: *Development of Land Beyond Snowplowed Access*.
9. **DEVELOPMENT ON LAND ON AN INHOLDING WITHIN NATIONAL WILDERNESS.** As applicable, an application that proposes development on an inholding within a National Wilderness Area, pursuant to Section 11-111: *Development on Inholdings in the National Wilderness*.
10. **DEVELOPMENT ON PROPERTY ABOVE TIMBERLINE.** As applicable, an application that proposes development on a parcel located above timberline, pursuant to Section 11-112: *Development on Property Above Timberline*.

**VICINITY MAP: (Submit 1 paper copy).** The attached sample vicinity map can be used as a guide. Minimum scale of 1"=100' is preferred. Sheet size cannot exceed 34" x 36". The following are required to be included on a vicinity map:

1. **PROPERTY LOCATION AND NEARBY PARCEL SIZES AND LAND USES.** Location of the property on a United States Geological Survey quadrangle map or on a recorded plat if the proposed development is within an approved subdivision, with the location highlighted so that it is easy to see, and that clearly shows sizes of parcels and land uses within a half-mile of the proposed project.
2. **ROADS.** All U.S. and state highways and nearest County or Forest Service, Bureau of Land Management, and/or subdivision/private roads that provide access to the proposed project.
3. **EASEMENTS.** Easements recorded or historically used that provide access to or across, or other use of, the

property.

- 4. **BOUNDARIES OF DISTRICTS, MUNICIPALITIES OR SUBDIVISIONS.** Locations of special district boundaries, municipalities or residential subdivisions within a half mile of the property.
- 5. **PROXIMITY OF MINING OR PROCESSING ACTIVITY.** Any parcel located within 1,000 feet of the property proposed for land use change on which there exists an operation involving mineral exploration or extraction or construction materials processing.

**SITE PLAN/LAYOUT. (Submit 1 paper copy) This is a drawing; the attached sample site plan can be used as a guide. Minimum scale of 1"=100' is preferred. Sheet size cannot exceed 34" x 36". When multiple sheets are used, provide an index sheet stating the contents of each sheet. All the listed information MUST be shown on the drawing before you can be scheduled to meet with Planning Commission.**

- 1. **ALL PROPERTY PROPOSED FOR DEVELOPMENT.** Include all land proposed for immediate and anticipated for future development. This can be a simple, hand-drawn layout, but it must be legible, clearly marked, drawn to scale, and signed and dated by the person who drew it.
- 2. **PHASING.** Any proposed phases of the development, and their timing.
- 3. **TOTAL ACREAGE OF CONTIGUOUS PROPERTY OWNED BY THE APPLICANT.** Total acreage and location of all contiguous property owned by the applicant.
- 4. **TOTAL ACREAGE IN PROPOSED LAND USE CHANGE PERMIT AREA.** Total acreage of the site on which the applicant wants to obtain approval for the Land Use Change Permit.
- 5. **ADJACENT LOT SIZES.** Lot size(s) of properties adjacent to and in the impact area of the site proposed for the land use change.
- 6. **ADJACENT LAND OWNERS.** Names and actual land uses of adjacent landowners (including federal, State of Colorado and other publicly owned lands), to the site (in addition to the separate narrative listing). This includes properties that may be across a road, stream or river from the applicant's property.
- 7. **UTILITY LOCATIONS IN AREA.** Location of all existing utilities on the property (septic tanks, wells, electric, gas, telephone or cable lines) that will serve the property.
- 8. **TOPOGRAPHIC FEATURES.** Streams, lakes, ponds, wetlands, contour lines and elevations, any prominent ridgelines, and any other significant visual resource areas on the property.
- 9. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
- 10. **IRRIGATION DITCHES.** The location(s), and name(s), of any irrigation ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.

\_\_\_\_\_ **There are no irrigation ditches on or adjacent to the subject parcel.**

- 11. **DRAINAGE.** Drainage patterns, on and adjacent to the project property.
- 12. **DRIVEWAYS AND PARKING.** Driveways/parking areas, both existing and proposed.
- 13. **EXISTING STRUCTURES.** Locations and sizes of existing structures.
- 14. **PROPOSED STRUCTURES.** Locations and sizes of proposed structures.
- 15. **BOUNDARIES.** Boundaries and related measurements.

**ACCESS:** Indicate the name of the road or highway (name and number) that is the primary access for the proposed land use change. If either a County Access Permit or a Colorado Department of Transportation Highway Access Permit exists for existing access, submit a copy of the permit. Submit copies of deeded easements over the area of private or public lands that will provide access to the parcel proposed for land use change.

- 1. County Access Permit attached: \_\_\_\_\_
- 2. Colorado Department of Transportation Highway Access Permit attached: \_\_\_\_\_
- 3. Easement documents attached: \_\_\_\_\_

**TRAFFIC:** Estimate traffic to be generated by the proposed project, including whether it will be residential, commercial or industrial, or a mix of all uses, and the estimated numbers of vehicle trips per day.

- 1. Residential trips (estimate ten trips per day per dwelling unit): \_\_\_\_\_
- 2. Commercial or industrial uses (describe type and/or weight of vehicles, estimated trips per day and time of day will occur):  
trips \_\_\_\_\_ will \_\_\_\_\_ occur): \_\_\_\_\_
- 3. Easement documents attached: \_\_\_\_\_

\_\_\_\_\_ **ROAD SYSTEM.** If the development is to include a road or roads, location and design, must be submitted with this application, in compliance with Section-103: *Road System* and the *Gunnison County Specifications for Road and Bridge Construction Standards*.

\_\_\_\_\_ **TRAILS.** If the parcel on which the development is proposed is land over which there is a public trail, the application must comply with Section 12-104: *Trails*. Applicants also are encouraged to include public trails and other amenities for non-motorized travel in an application to link existing adjacent public trails or trails easements, and should provide information pursuant to that section if they are interested in providing such trails.

**WATER SUPPLY.** Indicate which of the following will be used to supply water for the proposed use (s):

\_\_\_\_\_ **WILL TIE ONTO AN EXISTING CENTRAL SYSTEM.** Indicate the name of the municipality, district or other existing system which will provide the service. Attach a copy of a notarized letter of intent to provide, signed agreement or contract between the applicant and the supplier indicating the amount of water and conditions of tie-on.

\_\_\_\_\_ **WILL PROVIDE NEW CENTRAL SYSTEM.** Attach copies of approved well permits, court decrees, augmentation plan, or other deeded water rights. Indicate what operational system is proposed, including treatment options and proposed plans for operation and maintenance, and including information about water available for fire suppression.

\_\_\_\_\_ **WILL HAVE AN INDIVIDUAL WELL OR SPRING SYSTEM.** List, and attach copies of approved well permits, court decrees, augmentation plans, or other deeded water rights. If the source of the supply is not located on your property, indicate on the vicinity map where it is located.

\_\_\_\_\_ **WATER AUGMENTATION PLAN.** If the Colorado Division of Water Resources requires that a plan of water augmentation be approved for the project, a copy of the application for the augmentation, as submitted to the Division.

\_\_\_\_\_ **SUBDIVISION WATER SUPPLY INFORMATION SUMMARY SHEET.** If the application is for a subdivision, complete the attached Colorado Division of Water Resources State Engineer's Office Memorandum and *Water Supply Plan Information* for subdivisions. The County is required to submit this information to the Division for review.

**FIRE PROTECTION.** An applicant for a land use change classified as a Minor Impact project that is located in a specific fire protection district must contact the district before submitting the application, for the purpose of being informed of the District's design and construction standards that will apply to the application. Section 12-107: *Fire Protection*.

- Parcel located in Crested Butte Fire Protection District**
- Parcel located in Gunnison County Fire Protection District**
- Parcel located in Carbondale and Rural Fire Protection District**

**WASTEWATER TREATMENT:**

**WILL TIE ONTO AN EXISTING CENTRAL SYSTEM.** Indicate which system (municipal, special district, subdivision, as applicable), and attach a copy of a notarized letter of the service provider's intent to provide, or contract between applicant and the provider that the provider has capacity and is willing to provide.

**WILL PROVIDE NEW CENTRAL SYSTEM.** Indicate what operational system is proposed, including treatment options and proposed plans for operation and maintenance, as required by the Colorado Department of Public Health and Environment.

**ONSITE WASTEWATER TREATMENT SYSTEM(S).** Contact the Gunnison County Environmental Health Office to determine if your existing system is adequate for the proposed use, and/or requirements for any new system. You will be required to pay the standard site-visit costs that may be necessary for that office to review your proposed site. An onsite wastewater treatment system permit will be issued only after a land use change permit has been approved, unless the Community Development Department approves the issuance of a system repair permit for an existing system.

**MINERAL RESOURCES:**

Is this property known to contain, or reasonably believed to contain mineral resources?

Yes  No

Has this area been the site of underground or surface mining activity in the past?

Yes  No

Has an original patent been issued to this property under the mining laws of the United States or Colorado?

Yes  No

On a separate sheet, list the owners or lessees of underlying mineral estates, if applicable.

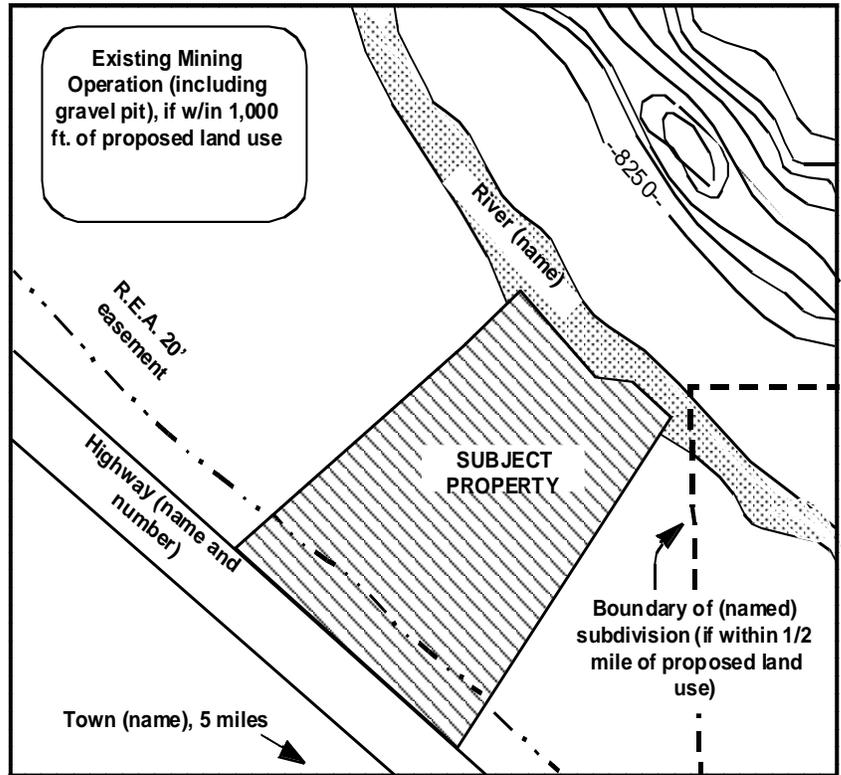
**PROTECTIVE COVENANTS, CONDOMINIUM OR TOWNHOME DECLARATIONS, OR DEED RESTRICTIONS.** Any existing, or a draft of proposed, protective covenants, a condominium declaration or deed restrictions that will be imposed on the development.

- Covenants and/or deed restriction document attached.
- Homeowners'/ property owners' association letter attached
- Not applicable.

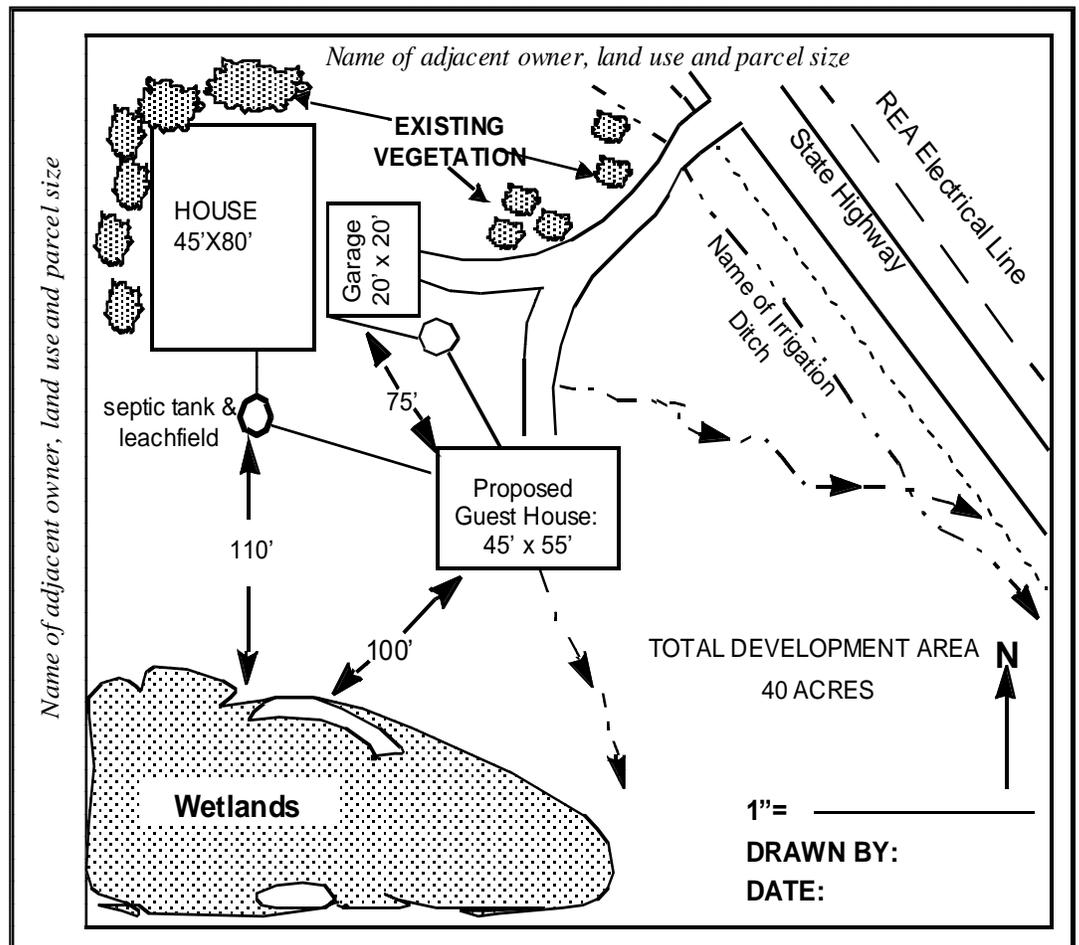
\_\_\_\_\_ **COPY OF PROPERTY TAX CERTIFICATE.** Copy of certification from the Gunnison County Treasurer's Office indicating that all real property taxes applicable to the subject parcel on which the land use change is proposed have been paid up to the year in which approval is under consideration. Copy of certification from the Gunnison County Treasurer's Office indicating that all real property taxes applicable to the subject parcel on which the land use change is proposed have been paid up to the year in which approval is under consideration.

\_\_\_\_\_ **LOCATION OF SITE WITHIN SPECIAL GEOGRAPHIC AREA OR DISTRICT.** As applicable, an application proposing a land use change on a parcel located within a designated Special Area or special district may be required to comply with regulations of that Area or district. The Community Development Department will assist the applicant in determining if the property lies within a district or special geographic area, and if so, what regulations apply.

**VICINITY MAP EXAMPLE**



**SITE PLAN EXAMPLE**





P.O. Box 1485  
Crested Butte, Colorado 81224

Dear Land Use Change Applicant,

The Gunnison County Trails Commission, formed and appointed by the Gunnison County Commissioners in 1995, encourages you to incorporate trails into your planning process. Many trail systems, exist in Gunnison County on public and private land and we are currently developing future trail corridors through a county-wide planning process. We hope you will take trails into consideration early in your planning process.

The Trails Commission believes that a well-planned trail system offers many benefits to people who reside in or visit the county. Alternative forms of transportation such as hiking, biking, horse-back riding, skiing & snowshoeing, not only get you there, they are excellent forms of fitness. In this day and age, exercise is emphasized as an important part of ones health. We believe that an alternative transportation system allow individuals the ability to get from place to place without being dependent on an automobile. In such beautiful surroundings, as we have here, it is an-asset to be outside. A well-planned trail system can be an inviting feature for your clientele and help to increase the value of your project.

Please feel free to contact us regarding your upcoming project as we have many ideas and suggestions. A member of our commission will contact you after you file your application with the Gunnison County Community Development Department or you can give us a call at 970-349-6482.

Thank You for keeping trails in mind as a part of your project.

The Gunnison County Trails  
Commission



**NOTICE REGARDING U.S. FISH AND WILDLIFE SERVICE  
DETERMINATION THAT GUNNISON SAGE-GROUSE IS A  
THREATENED SPECIES**

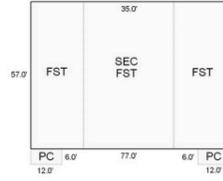
- The U.S. Fish and Wildlife Service has determined, effective December 22, 2014, threatened species status under the Endangered Species Act of 1973, as amended, for the Gunnison Sage-grouse.
- Gunnison County approval of this County permit is not U.S. Fish and Wildlife Service approval of any activity described or authorized by this County permit.
- Gunnison County is not and does not act as your representative with regard to consultation with the U.S. Fish and Wildlife Service or performance of U.S. Fish and Wildlife Service requirements.

555 SHA  
Account  
Parcel #  
Owners  
Legal L

R042322

**349 TEOCALLI RD , CRESTED BUTTE SOUTH**

Total Actual Value  
**\$1,306,980**



**SUMMARY**

Account #	R042322
Parcel #	3257-272-06-003
Account Type	Exempt
Economic Area	Econ Area 6
Owner Name	CRESTED BUTTE FIRE PROTECTION DISTRICT
Mailing Address	PO BOX 1009 CRESTED BUTTE, CO 81224-1009
Property Location	349 TEOCALLI RD , CRESTED BUTTE SOUTH
Legal Description	PART OF BLOCK 7, CRESTED BUTTE SOUTH SUBDIVISION
<b>The Legal Description is abbreviated and not intended for use on a deed.</b>	
Parcel Notes	-

**CURRENT ASSESSMENT INFORMATION**

Tax Year	2025
Tax District	615
Mill Levy	68.811
Land Actual Value	\$0
Building Actual Value	\$1,306,980
Total Actual Value	\$1,306,980
School District Assessed Value	\$352,880
Local Govt. Assessed Value	\$352,880

Beginning in 2025, Senate Bill 24-233 and House Bill 24B-1001 establish separate residential assessment rates for the purposes of school districts and for all other taxing entities. Finalized 2025 assessment rates will depend on total statewide growth; as of May 2025, the projected assessment rates are:

- 7.05% for residential property for the purposes of a school district
- 6.25% for residential property for the purposes of other local governments
- 27% for most other types of property, both real and personal

**LAND**

LEA	SUBDIVISION	LAND TYPE	SIZE
+ 99989: OTHER / EXEMPT	CRESTED BUTTE SOUTH F 1,2,3,4	Exempt	0 Sq Ft
Site Access	-		
Electricity	INSTALLED		
Sewer	-		
Water	-		
Other Attributes	-		

**BUILDINGS**

## SECTION 9-301: APPLICABILITY AND GENERAL STANDARDS

A. APPLICABILITY. Commercial and industrial developments, including buildings, shall be designed according to the

same principles governing the design of residential developments, and shall be sited to complement the topography, **The proposed shelter will be attached to the existing fire station and utilize similar material including paint and rock to match.**

avoiding environmentally sensitive areas to the maximum extent feasible. Factors including drainage, noise, and odor **This facility is unmanned, there will be no impact to drainage or odor, noise will remain below the allowable Db levels.**

and surrounding land uses shall be considered in siting buildings; sufficient access shall be provided, and impacts **Access/parking is currently existing to the proposed facility**

mitigated. Unless specifically exempted by this Resolution, commercial and industrial uses are subject to all applicable

requirements of this Resolution.

B. LAND USE CHANGE PERMIT REQUIRED. Unless otherwise exempted by this Resolution, commercial and

industrial uses shall be required to obtain a Land Use Change Permit.

C. LOCATION. Location of commercial and industrial uses shall be directed pursuant to Section 10-104: Locational

Standards for Commercial, Industrial and Other Non-Residential Development.

D. GENERAL STANDARDS. The following standards apply to commercial and industrial uses with the exception of

mining and associated activities, that are regulated by Division 9-400: Exploration, Extraction and Processing of

Minerals and Construction Materials and to home occupations, that are regulated by Section 9-102: Home

Occupations.

1. NON-RESIDENTIAL ACCESSORY USES. Uses that shall be considered accessory to a non-residential use include an office to run the business, a cafeteria, and similar support areas. **The shelter for the Comm. Facility will be attached to the existing Fire Station.**

2. FOOD SERVICE REQUIREMENTS. Food service activities, requiring a license or certificate of inspection pursuant to C.R.S. 12-44-201 through 12-44-213 and the production, storage and dispensing of ice shall be **N/A**

conducted pursuant with the physical and operational requirements of the edition of the Rules and Regulations

Governing the Sanitation of Food Service Establishments in the State of Colorado in effect at the time the Land **N/A**

Use Change Permit application is submitted.

3. ELECTRICAL DISTURBANCES. No use or activity shall be permitted which creates electrical disturbances **No Electrical Disturbances are anticipated**

(electromagnetic radiation) that have a detrimental effect, including radio and television interference, on the

operation of any equipment beyond the boundaries of the site. Electrical disturbances affecting operation of

equipment beyond the boundaries of a site will require investigation and satisfactory resolution of the disturbance. **N/A**

4. FIRE AND EXPLOSIVE HAZARDS. Materials or products which decompose by detonation shall be handled, **N/A**

sorted and utilized in accord with the National Fire Protection Association (NFPA) Standards and pursuant to

standards and requirements of the applicable fire protection district. Design shall comply with the standards of

Section 12-107: Fire Protection.

5. GLARE AND HEAT. Any commercial or industrial operation producing intense glare or heat shall be conducted **N/A**

within an enclosed building or with other effective screening in such a manner as to make glare or heat imperceptible from any point along the property line.

6. EXTERIOR LIGHTING. Whenever exterior lighting is installed in a commercial or industrial development, it shall **Exterior lighting will remain confined to the site**

be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from **Lighting will remain confined on site**

glare, and shall comply with the applicable standards of Section 13-114: Exterior Lighting.

7. ODORS. No industrial or commercial use shall cause or allow the emission of odors from any single source so **N/A, no odor emissions are anticipated from the wireless facility**

as to result in detectable and unreasonable odors.

8. RADIOACTIVITY. Releases and use of radioactive materials shall be as follows: **N/A**

a. RELEASES. Release of radioactivity shall be subject to state and federal regulations, and any other agency

having jurisdiction over such releases. Where conflicts between regulations exist, the most restrictive requirements shall apply. N/A

b. USE OF RADIOACTIVE MATERIALS. Medical, dental and veterinary sources of radiation residues, including x-ray machines, gamma and neutron sources, and pharmaceutical isotopes which are used for diagnostic and therapeutic purposes, shall be permitted when located within a hospital, clinic, medical, dental

or veterinary office, or medical research facility, whether mobile or fixed. N/A

#### SECTION 9-301: APPLICABILITY AND GENERAL STANDARDS

154

9. VIBRATION. No industrial or commercial use shall result in vibration perceptible to a person without instruments N/A

at any point along the property boundaries.

10. NOISE. Every use to which this Section applies shall be conducted so that any noise produced is not objectionable The noise produced from the facility will remain at or below referenced db permissible levels

because of intermittence, beat frequency, or shrillness regardless of db(A) measurement. Sound levels of noise

radiating 25 or more feet beyond the subject property boundary in excess of the db(A) established for the following

time periods and uses may be considered a public nuisance as listed in Table 2: Maximum Permissible Noise

Levels for Commercial and Industrial Uses.

#### TABLE 2: MAXIMUM PERMISSIBLE NOISE LEVELS FOR COMMERCIAL AND INDUSTRIAL USES

IMPACTED PROPERTY 6 A.M. TO 7 P.M. 7 P.M. TO 6 A.M.

NATIONAL PARKS OR RECREATION

AREAS, PUBLIC PARKS, CAMPGROUNDS

ON FEDERAL LANDS, AND FEDERALLY,

STATE OR LOCALLY-DEDICATED OPEN

SPACE OR CONSERVATION AREAS

50 db(A)\* 45 db(A)\*

RESIDENTIAL 50 db(A)\* 40 db(A)\*

COMMERCIAL 60 db(A)\* 55 db(A)\*

INDUSTRIAL 80 db(A)\* 75 db(A)\*

WILDERNESS AREAS 40 db(A)\* 40 db(A)\*

\*db (A): Decibels measured on the "A" scale of a standard sound level meter having characteristics defined by the

American National Standards Institute

E. DESIGN STANDARDS FOR LIGHT INDUSTRIAL USES. In addition to complying with Section 9-301: D.: General

Standards, light industrial uses shall comply with all the following:

1. MAXIMUM AGGREGATE BUILDING SIZE. Maximum aggregate building size shall be no greater than 5,000 **The single shelter will remain under 480 sq. ft.**

square feet, except that when an employee and/or owner residence is included, the maximum may increase to

6,500 square feet. Such employee or owner residence shall meet all these standards:

a. SUBORDINATE TO THE LIGHT INDUSTRIAL USE BUILDING. It is subordinate by area, extent and purpose to the light industrial use building.

b. LIMITED TO A MAXIMUM OF TWO RESIDENCES WITH AN AGGREGATE SQUARE FOOTAGE OF **The proposed facility is an unmanned facility**

1,500 SQ. FT. The aggregate square footage of the residences shall be no larger than 1,500 sq. ft., and may

be as small as otherwise allowed by the applicable building code, adopted and amended by Gunnison County.

c. ADEQUATE PARKING. There shall be parking adequate to serve both the light industrial use and the residence(s), pursuant to Section 13-110: Off- Road Parking and Loading. **Parking spaces are available for routine maintenance**

d. ADEQUATE WATER SUPPLY AND WASTEWATER TREATMENT SYSTEM. It shall be legally and physically served by the same water and wastewater treatment systems that serve the light industrial use. **N/A, no water is required for the proposed unmanned facility**

e. STRUCTURALLY INTEGRATED. It shall be structurally integrated within the building in which the light industrial use is located, share common roof lines and utility systems.

f. COMPLIES WITH DEED RESTRICTIONS OR PROTECTIVE COVENANTS. It shall comply with deed

restrictions and/or declarations of protective covenants applicable to the parcel on which the light industrial use is located.

g. KITCHEN AND SEWAGE DISPOSAL FACILITIES. It shall contain a full kitchen, and sanitation facilities.  
N/A

h. COMPLIES WITH APPLICABLE CODES. It shall comply with the applicable building code, adopted and amended by Gunnison County, and the requirements of the applicable fire protection district. When the district's standards conflict with County standards, the County shall only enforce the County standards.

2. OPERATION CONTAINED WITHIN BUILDINGS. The operation shall be wholly contained within buildings.  
All radio/electrical equipment is proposed inside the equipment building

3. OPERATION IMPACTS TO BE CONTAINED WITHIN PROPERTY BOUNDARIES. The light industrial use shall not produce any offensive noise, vibration, electrical or magnetic interference, glare, fumes, odors, smoke, dust, N/A

heat or waste noticeable at, or beyond, the property boundaries of the parcel on which the light industrial use is

located. N/A

4. TRAFFIC. An individual light industrial use shall be allowed to generate no more than an average of ten additional Upon completion of construction, traffic will consist of one (1) vehicle every 45-60 days.

trips per day, including those of employees, deliveries to and from the business, and customers. However, factors

such as the character of the neighborhood, traffic generated by uses existing in the impact area at the time the

as part of the light industrial use shall be parked inside buildings or within screened parking areas.

9. EMPLOYEE AND CUSTOMER PARKING. Parking for employees and customers shall meet the requirements

of Section 13-110: Off- Road Parking and Loading.

10. OUTSIDE STORAGE. Outside storage is permitted, but shall be fully-screened from the access road and from

neighborhood land uses.

BOSWORTH ROBERT J  
3897 S JASMINE ST  
DENVER CO 80237-1129

LEFEVRE SCOTT D (RLE), LEFEVRE  
NIESET LAKE  
PO BOX 295  
GUNNISON CO 81230-0295

OLSON SHAWN  
PO BOX 2296  
CRESTED BUTTE CO 81224-2296

ZEITER CHRIS, ZEITER WILLIAM  
627 S MAGNOLIA ST  
ROCKPORT TX 78382-2527

TISHUK ARLENE P FAMILY TRUST C/O  
SEAN PRENTISS  
PO BOX 222 84 S HOVEY RD  
WOODBURY VT 05681-4505

PETITO LEAH ANN, PETITO JACKSON  
ANTHONY  
145 GILLASPEY AVE  
CRESTED BUTTE CO 81224-9617

SINGLETON RANDALL P, SINGLETON  
MARSHA  
10 GLENDA LOUGH CT  
SAN ANTONIO TX 78209-2785

CRESTED BUTTE SOUTH PROPERTY  
OWNERS ASSN  
61 TEOCALLI RD  
CRESTED BUTTE CO 81224-9704

MEIER ELISE KRISTI REVOCABLE  
TRUST  
310 TEOCALLI RD  
CRESTED BUTTE CO 81224-9758

FLINT KILEY M  
385 CASCADILLA ST  
CRESTED BUTTE CO 81224-9736

KUJAWSKI DANIEL W, KUJAWSKI JEAN  
ANN, KUJAWSKI DUSTIN  
PO BOX 2935  
CRESTED BUTTE CO 81224-2935

SUAZO REBECCA J, COOK JOHN C  
388 CASCADILLA ST  
CRESTED BUTTE CO 81224-9736

238 TEOCALLI LLC  
1203 COLORADO AVE  
GLENWOOD SPRINGS CO 81601-3818

CONLIN DENNIS, CONLIN MARY JO  
3022 DAY AVE  
COCONUT GROVE FL 33133-5109

LEHMAN AMY L TRUST, GIDDAY LISA K  
TRUST  
2 TWIN FLOWER  
LITTLETON CO 80127-2218

OKES JORDAN ROBERT, GRIVAS  
CORTNEY LEILANI  
476 CASCADILLA ST UNIT 3  
CRESTED BUTTE CO 81224-9807

BEMBENEK ASHLEY, MIKOS MARK  
379 SHAVANO ST  
CRESTED BUTTE CO 81224-9755

GLICK DARREN  
432 CASCADILLA ST UNIT 1  
CRESTED BUTTE CO 81224-9404

TAYLOR KATHY L, TAYLOR JEFFREY M  
432 CASCADILLA ST UNIT 2  
CRESTED BUTTE CO 81224-9404

BEVER ZACHARY T, BEVER JOHN M  
PO BOX 452  
CRESTED BUTTE CO 81224-0452

SWANSON JAIME, SWANSON  
NICHOLAS C  
6811 SIMMS CT  
ARVADA CO 80004-2561

HARRIS CRYSTAL, STOTTS JAMES  
6406 PAINTBRUSH HOLW  
AUSTIN TX 78750-8228

STEINWAND GREGORY M,  
STEINWAND MICHELLE J  
4713 MCKINLEY DR  
BOULDER CO 80303-1142

HARTMANN JOERG  
430 TEOCALLI RD  
CRESTED BUTTE CO 81224-9758

MCCOMBS MATTHEW M, MCCOMBS  
OLIVIA M  
5403 GOLDEN WILLOW DR  
FORT COLLINS CO 80528-6396

ODONNELL DANIEL RAY  
1520 HIGHWAY 141  
WHITE SALMON WA 98672-8027

BRAKEFIELD CHRISTINE, BRAKEFIELD  
JEFFREY  
83 SHAVANO ST  
CRESTED BUTTE CO 81224-9621

ERICKSON KARA, ERICKSON  
JONATHAN  
PO BOX 3508  
CRESTED BUTTE CO 81224-3508

JONES LOGAN D, OLIVERI CHRISTINE  
PO BOX 2838  
CRESTED BUTTE CO 81224-2838

KENNEY ERIC, KENNEY SARAH  
28 SHAVANO ST  
CRESTED BUTTE CO 81224-9621

DICKINSON ROBERT, DICKINSON  
SYDNEY  
PO BOX 3976  
CRESTED BUTTE CO 81224-3700

SCHNAITTER SPENCER M,  
SCHNAITTER DEEDRA L BENNETT  
PO BOX 3811  
MT CRESTED BUTTE CO 81225-3811

MANNING MADISON, DOHERTY KEVIN  
PO BOX 1593  
GUNNISON CO 81230-1593

BURNS NICHOLAS WM  
421 TEOCALLI RD UNIT C  
CRESTED BUTTE CO 81224-9811

VENN NATHAN W, VENN TEREZA  
455 LA TRAVISEA FLORA  
ST AUGUSTINE FL 32095

BUCHELE COLLINS DARA, MATTHIAS  
ZACHARY COFFIN  
PO BOX 2081  
CRESTED BUTTE CO 81224-2081

WALLACE MEREDITH, WALLACE  
JEREMY  
PO BOX 2441  
CRESTED BUTTE CO 81224-2441

CHAMBLISS PAUL W, DE LUCIA  
SUZANNE M  
5353 MANHATTAN CIR STE 101  
BOULDER CO 80303-4200

LOVETT NATHAN F, GUCCIONE LAURA  
JOAN  
129 GILLASPEY AVE  
CRESTED BUTTE CO 81224-9617

STEARNS ANNA CHRISTINE,  
STEARNS JUSTIN CHADBOURNE  
279 FORREST LN  
BOULDER CO 80302-9426

SANCHEZ JUSTINE M, PENDY MICHAEL  
T  
PO BOX 3036  
CRESTED BUTTE CO 81224-3036

HURESKY GARY J, HURESKY  
CAROLYN M  
PO BOX 2596  
CRESTED BUTTE CO 81224-2596

VIERLING FAMILY TRUST  
42 KUBLER CT  
CRESTED BUTTE CO 81224-9685

VIERLING KEVIN M ATTN: KEVIN M  
VIERLING SR, VIERLING COLLEEN E  
6 CHADWICK CT  
VOORHEES NJ 08043-2974

SUMNER JASON, SUMNER LISA  
37 KUBLER CT  
CRESTED BUTTE CO 81224-9685

RIVER RIM HOMEOWNERS  
ASSOCIATION INC  
1115 W ENCLAVE CIR  
LOUISVILLE CO 80027-2900

WATSON COURTNEY MCCORMICK  
7397 DEFRAME ST  
ARVADA CO 80005-2880

CHATHAM WENDY P, BRENNAN JAMES  
M  
PO BOX 2064  
CRESTED BUTTE CO 81224-2064

JONES WILLIAM H III C/O JAYSON  
SIMONS-JONES, JONES JASON H  
SIMONS  
PO BOX 4921  
BOULDER CO 80306-4921

WEISBAUM ROBERT A  
PO BOX 2811  
CRESTED BUTTE CO 81224-2811

CORSON DAN W, CORSON SHARYN B  
5484 WHITE PL  
BOULDER CO 80303-1227

CORSON DAN W, CORSON SHARYN B  
5484 WHITE PL  
BOULDER CO 80303-1227

CRESTED BUTTE FIRE PROTECTION  
DISTRICT  
PO BOX 1009  
CRESTED BUTTE CO 81224-1009

LILE TIMOTHY CAPELLI, LILE ALYSSA  
CATHARINE  
9350 CROSS BOW RD  
MORRISON CO 80465-8901

WRISLEY IAN G, WRISLEY KIMBERLEY  
A  
PO BOX 1716  
CRESTED BUTTE CO 81224

SMITH LEE D  
PO BOX 162  
CRESTED BUTTE CO 81224-0162

GILLIAM VANESSA BROWN, GILLIAM  
DAVID LEWIS  
10 EDSWOOD CT  
LITTLE ROCK AR 72223-5956

OLSON CHERYL, OLSON  
CHRISTOPHER, FABBRE ERIN AMELIA  
12 ESCALANTE ST  
CRESTED BUTTE CO 81224-9747



# COLORADO

## Division of Homeland Security & Emergency Management

Department of Public Safety

Office of Public Safety Communications  
9195 E. Mineral Avenue, Suite 200  
Centennial, CO 80112

April 17, 2024

To whom it may concern:

Please consider this correspondence as a letter in full support of the proposed development of the Red Mountain Ranch Communications Site. The development of this communications site will provide desperately needed mission critical two-way radio communications for all local, tribal, state and federal public safety first responders across the area.

This area along Highway 135 has long been identified as an area with marginal public safety radio coverage, creating a dangerous situation for first responders and for the general public traveling through or recreating in the area. We are optimistic that the currently proposed development of this communication site will gain the approvals and authorizations as required and construction can commence as soon as possible.

Very Respectfully,  
Pam Monsees, Program Manager  
State of Colorado  
Office of Public Safety Communications



**COLORADO**  
Department of Public Safety

700 Kipling Street, Lakewood, CO 80215 | [PublicSafety.Colorado.gov](https://PublicSafety.Colorado.gov)

Jared Polis, Governor | Stan Hilkey, Executive Director



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# Mt. CRESTED BUTTE POLICE DEPARTMENT

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911 Gothic Road • PO Box 5800  
Mt. Crested Butte, Colorado  
Office: 970-349-6516  
Fax: 970-349-5866

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May 6, 2024

The Honorable Pete Buttigieg  
Secretary  
United States Department of Transportation  
1200 New Jersey Avenue, SE  
Washington, DC 20590

**RE: Mt. Crested Butte Police Department supports the Gunnison Valley SH 135 Comprehensive Safety Package**

Dear Secretary Buttigieg,

I am writing to express the Mt. Crested Butte Police Department's strong support for the Gunnison Valley SH 135 Comprehensive Safety Package action plan as part of the DOT's *Safe Streets and Roads for All* grant program. Gunnison County, the City of Gunnison, Gunnison Valley Health, the Town of Crested Butte, Gunnison Regional 9-1-1 Center, and the Crested Butte Fire Protection District will together implement highway safety reconfigurations, critical intersection redesigns, and post-crash care emergency response improvements to improve the safety of our region's most critical corridor.

In conjunction with a Law Enforcement Agreement between and among the Gunnison County Board of County Commissioners, Gunnison County Sheriff, and the Town of Mt. Crested Butte, the Mt. Crested Butte Police Department (MtCBPD) provides Sheriff's department and law enforcement services to over 500 square miles of Gunnison County including SH 135, the municipality of Mt. Crested Butte and Crested Butte Mountain Resort. The MtCBPD supports the Gunnison Valley SH 135 Comprehensive Safety Package because it will improve safety for all roadway users; mitigate traffic congestion; increase efficiency at key intersections; and reduce greenhouse gas and pollutant emissions in support of multi-modal transit, climate sustainability and public health.

The MtCPD is ready to be engaged and supportive of the Gunnison Valley SH 135 Comprehensive Safety Project moving forward. We commit to be involved in the project as a local government partner, provide feedback on project deliverables, and implement improvements to post-crash care included in the grant action plan. Please give the application the highest consideration.

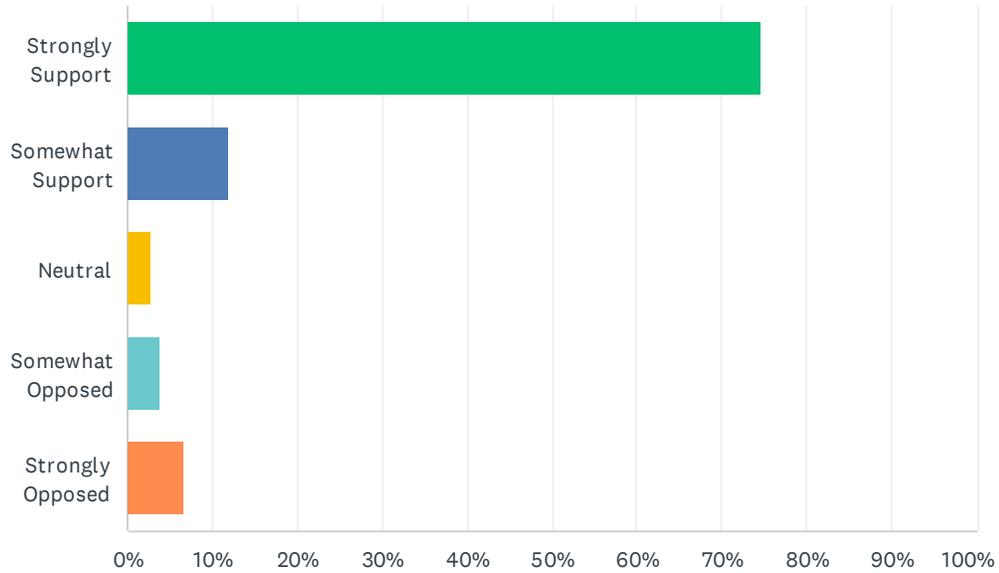
Best Regards,

A handwritten signature in black ink, appearing to read "Nate Stepanek".

Nate Stepanek  
Chief of Police  
Mt. Crested Butte Police Dept.

# Q1 Do you support the installation of a new cell tower in our community?

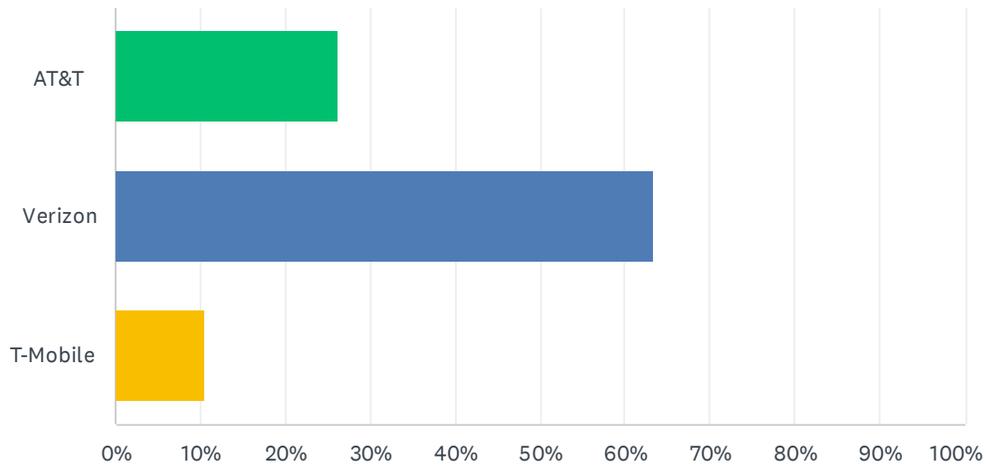
Answered: 360 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Support	74.72%	269
Somewhat Support	11.94%	43
Neutral	2.78%	10
Somewhat Opposed	3.89%	14
Strongly Opposed	6.67%	24
<b>TOTAL</b>		<b>360</b>

## Q2 Which cell carrier do you primarily use?

Answered: 332 Skipped: 28



ANSWER CHOICES	RESPONSES
AT&T	26.20% 87
Verizon	63.25% 210
T-Mobile	10.54% 35
<b>TOTAL</b>	<b>332</b>

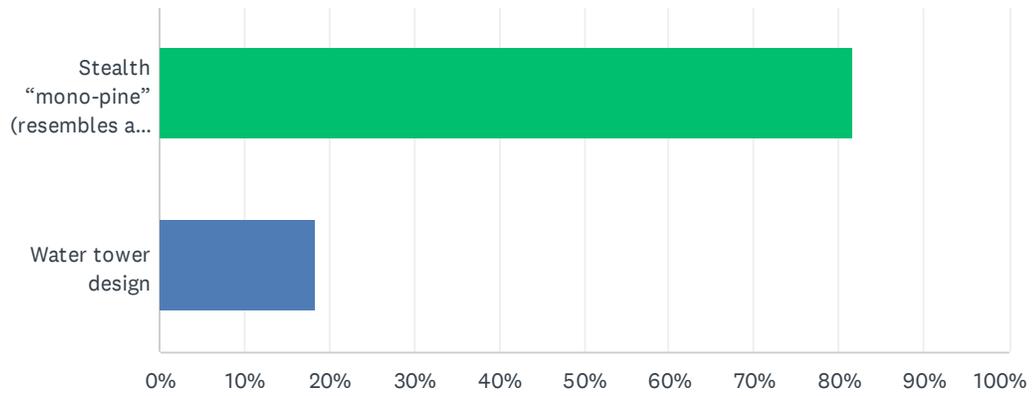
#	OTHER (PLEASE SPECIFY)	DATE
1	Google Fi	9/4/2025 6:42 AM
2	Spectrum	9/3/2025 9:37 PM
3	Spectrum	9/3/2025 9:35 PM
4	cricket	9/3/2025 6:08 PM
5	mint	8/29/2025 11:26 AM
6	Spectrum	8/28/2025 5:26 PM
7	Spectrum	8/28/2025 11:26 AM
8	Spectrum	8/28/2025 7:56 AM
9	Selectel	8/27/2025 9:02 PM
10	Google Fi	8/27/2025 9:58 AM
11	spectrum	8/27/2025 9:37 AM
12	Spectrum (uses Verizon towers I believe)	8/27/2025 7:59 AM
13	Mint	8/27/2025 7:44 AM
14	Spectrum	8/27/2025 6:10 AM
15	My wife has AT&T	8/26/2025 9:16 PM
16	Spectrum	8/26/2025 6:57 PM

Crested Butte South POA Community Survey: Proposed Communications Tower

17	Spectrum	8/26/2025 6:47 PM
18	Cricket	8/26/2025 5:04 PM
19	Spectrum	8/26/2025 5:03 PM
20	Mint mobile- T-Mobile network	8/26/2025 4:30 PM
21	Spectrum	8/26/2025 4:23 PM
22	spectrum	8/26/2025 3:30 PM
23	Spectrum	8/26/2025 2:57 PM
24	Spectrum	8/26/2025 2:46 PM
25	I have AT&T and my husband has Verizon	8/26/2025 2:43 PM
26	Spectrum	8/26/2025 2:37 PM
27	Xfinity	8/26/2025 2:37 PM
28	spectrum	8/26/2025 2:33 PM

### Q3 If the cell tower is built, which design would you prefer?

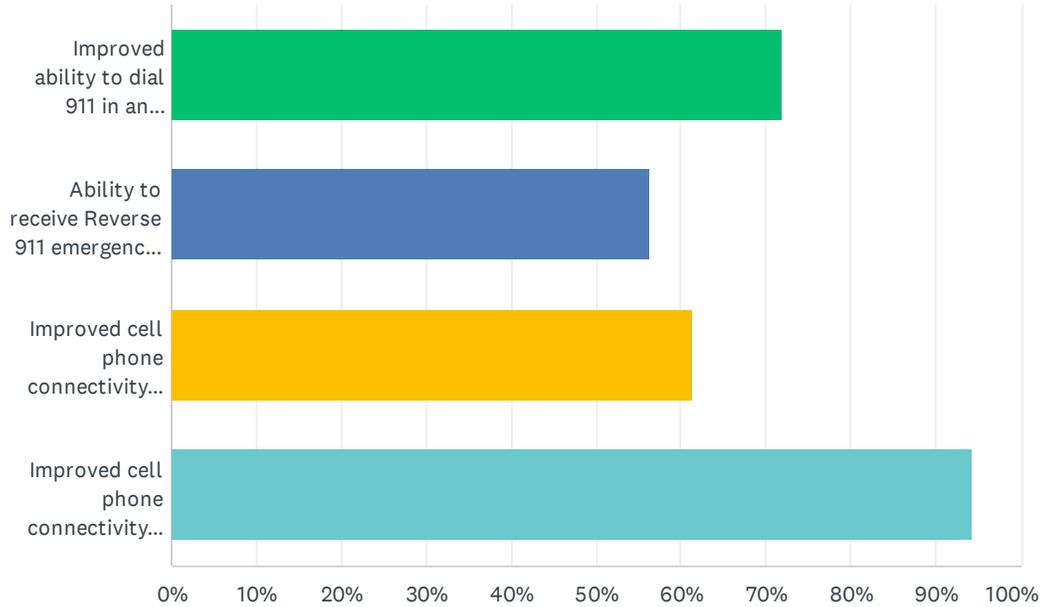
Answered: 331 Skipped: 29



ANSWER CHOICES	RESPONSES	
Stealth "mono-pine" (resembles a pine tree)	81.57%	270
Water tower design	18.43%	61
TOTAL		331

## Q4 If a telecommunications tower were built, which of the following benefits would be most important to you? (Select all that apply)

Answered: 347 Skipped: 13



ANSWER CHOICES	RESPONSES
Improved ability to dial 911 in an emergency	71.76% 249
Ability to receive Reverse 911 emergency notifications	56.20% 195
Improved cell phone connectivity for business use	61.38% 213
Improved cell phone connectivity for personal use	94.24% 327
Total Respondents: 347	

#	OTHER (PLEASE SPECIFY)	DATE
1	Feeling like I live in 2025	9/3/2025 4:03 PM
2	None	9/1/2025 9:22 AM
3	Do not want it	8/28/2025 11:26 AM
4	All of above	8/27/2025 8:52 AM
5	Connectivity throughout the Gunnison valley corridor for bus riders. Has EMS considered making sure the cell tower in CBS improves connectivity between CBS and jacks cabin?	8/27/2025 8:49 AM
6	None	8/27/2025 6:56 AM
7	Improved coverage overall	8/26/2025 11:10 PM
8	i can stop paying for a landline	8/26/2025 4:46 PM
9	Improved internet so I can rid myself of Starlink.	8/26/2025 4:37 PM
10	We have a young elementary student who is beginning to walk to friends and it would be nice	8/26/2025 4:19 PM

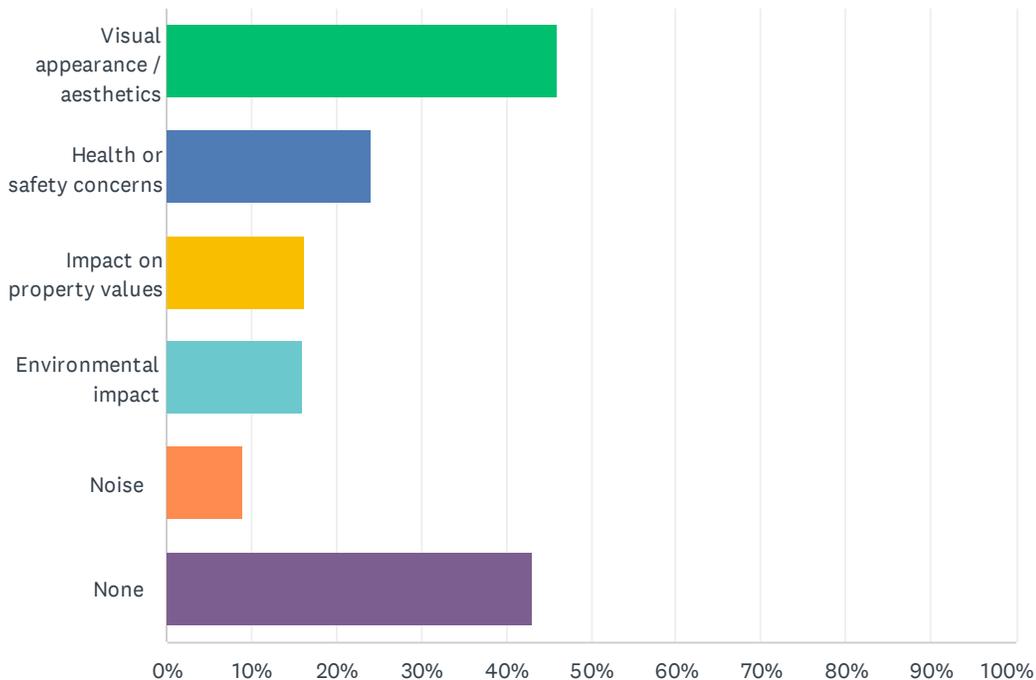
## Crested Butte South POA Community Survey: Proposed Communications Tower

to know when the time comes to get her a communication device it will work

11	I am not in touch with relatives because calls do not go through and voice mails take days to get.	8/26/2025 4:11 PM
12	These are all critically important	8/26/2025 4:02 PM
13	All of the above!	8/26/2025 3:14 PM
14	We all moved to this rural community knowing emergency response would be slower, just as we recognize this when we recreate in our backcountry. We have dialed 911 several times in the 15 years we have lived in CB South and never had an issue with the ability to call 911.	8/26/2025 3:01 PM
15	being connected with the 21st century	8/26/2025 2:45 PM
16	Not worth it!	8/26/2025 2:37 PM
17	We need a new tower!!!!!!	8/26/2025 2:32 PM
18	As a lineman, it's hard to receive calls when they keep dropping. All first responders need better access to the service.	8/26/2025 2:31 PM
19	I have no service at my home, so if my Internet goes out, there is no way I can make any kind of phone call	8/26/2025 2:30 PM

## Q5 What are your biggest concerns about a cell tower in our community? (Select all that apply)

Answered: 356 Skipped: 4



ANSWER CHOICES	RESPONSES
Visual appearance / aesthetics	46.07% 164
Health or safety concerns	24.16% 86
Impact on property values	16.29% 58
Environmental impact	16.01% 57
Noise	8.99% 32
None	42.98% 153
Total Respondents: 356	

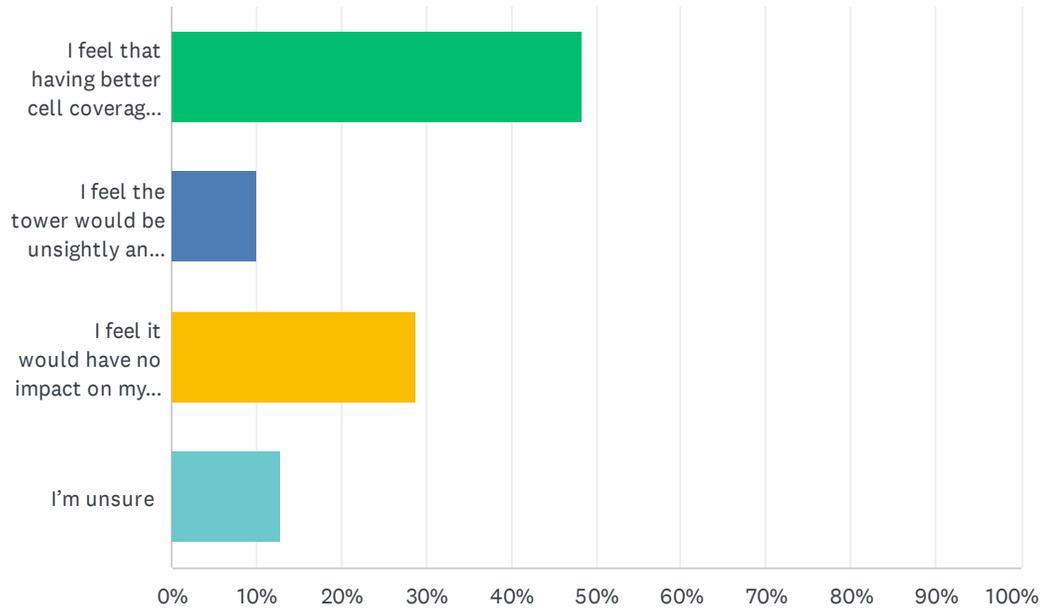
#	OTHER (PLEASE SPECIFY)	DATE
1	Noise????	9/7/2025 4:43 PM
2	I think the tree would negatively impact our property values.	9/6/2025 8:34 AM
3	Poor information for & change for engagement by community	9/4/2025 12:22 PM
4	CBFPD and CB South POA should be extracting revenue from the tower developers	9/3/2025 5:57 PM
5	near field transmissions in a residential area - the tower should not be located in phase 1, but up high	9/2/2025 7:09 AM
6	This is a public park in the middle of the community	9/1/2025 9:22 AM

## Crested Butte South POA Community Survey: Proposed Communications Tower

7	bird strikes and deaths	8/29/2025 1:35 PM
8	Not what our community is about-another eyesore to our beautiful views? Please, no!	8/28/2025 11:26 AM
9	Near park is a concern	8/27/2025 10:19 AM
10	We spend a lot of time at the park and would love to NOT see it there. Not sure if there's an alternative, but that would be a shame.	8/27/2025 9:37 AM
11	size- it would be nice to keep it smaller, and also nice to avoid 5G radiation near the park with little kids	8/27/2025 9:13 AM
12	It's ugly and VERY BIG.	8/27/2025 9:00 AM
13	Height!	8/27/2025 8:25 AM
14	We live up the hill and heard service doesn't travel uphill and it would be better on a hill	8/26/2025 9:16 PM
15	The fire department needs to buy a lot and not usurp any more of our parks space wether it's parking or anything.	8/26/2025 8:05 PM
16	How well the tower will work. We need great coverage for our community. Would prefer to have a great location, not a bandaid.....	8/26/2025 5:51 PM
17	I like not having cell service in a world that is overly connected	8/26/2025 5:04 PM
18	RF energy causes degradation of intellect and cell damage at high doses.	8/26/2025 4:26 PM
19	My biggest concern is it happening as quickly as possible to improve service	8/26/2025 4:02 PM
20	This is absolutely the wrong location for this proposed tower and would urge 90% agreement for the tower from all immediately adjacent homeowners to the tower. Would also demand compensation if home values are diminished from this construction. To place this tower in an area heavily used by all ages and especially children is misplaced and will be very regrettable for the future of CB South..	8/26/2025 3:01 PM
21	my uptight neighbors	8/26/2025 2:45 PM
22	we really need this. i would like it to look decent but other than this issue let's get it done	8/26/2025 2:42 PM
23	Why does it need to be 85 Feet? I see way shorter towers all over.	8/26/2025 2:38 PM

## Q6 Which statement best reflects your view on how a communication tower in this location would affect your property value?

Answered: 358 Skipped: 2



ANSWER CHOICES	RESPONSES	
I feel that having better cell coverage would improve my property value.	48.32%	173
I feel the tower would be unsightly and would decrease my property value.	10.06%	36
I feel it would have no impact on my property value.	28.77%	103
I'm unsure	12.85%	46
<b>TOTAL</b>		<b>358</b>

## Q7 Please share any other thoughts, questions, or suggestions:

Answered: 145 Skipped: 215

#	RESPONSES	DATE
1	Please don't take this as flippant comment - but I feel like it's a no brainer to get cell coverage setup - simply the emergency 911 capability alone is really important (vital). I'm not clear what the negative(s) are? A fake pine tree or whatever type design - yes it's going to stick up in the air - but is someone really going to fixate on that when there's the entire valley and peaks to look at? Thank you for asking and working on this!	9/8/2025 1:00 PM
2	This is 25 years overdue! Build it already. I would prefer the palm tree design, but the pine tree will be fine.	9/7/2025 4:43 PM
3	I was much more opposed to the installation of a cell tower before the recent informational meeting. I am more sympathetic to the argument that it is a necessary piece of modern infrastructure, and I am less concerned about the visual impact after seeing examples of "pine tree" towers and the height mock-up with the firetruck ladder.	9/7/2025 11:53 AM
4	85' tall seems incredibly tall. The monopine would look so out of place beside the other trees half its size. It wouldn't look much better than an undisguised cell tower. I live across the street from the proposed site and think the pine would actively hurt property value and make CB South look like an industrial area. I think the water tower would be neutral to property value.	9/7/2025 7:40 AM
5	I do think that overall, finding a higher point for the tower would be beneficial such as on red mountain. Even if it costs more.	9/7/2025 7:25 AM
6	Thank you for taking the time to get community feedback. I feel that if we did the water tower, it wouldn't impact property value that much but I do feel the tree might.	9/6/2025 8:34 AM
7	Put it up high! Red Mountain, above water station, trappers, upper highlands. Not at the park or fire station obstructing views. Unhealthy & a giant eye sore.	9/6/2025 6:34 AM
8	Pick somewhere else	9/4/2025 7:55 PM
9	I am fully supportive of creating needed infrastructure in CB South.	9/4/2025 4:15 PM
10	I do feel it would be helpful to see a rendering of how the cell tower would look from various vantage points around the neighborhood. I am not sure if I think the "stealth" idea would actually be more unsightly than the water tower idea but would be nice to see both before deciding?	9/4/2025 2:56 PM
11	Come on people! Aren't we all tired of dropped calls	9/4/2025 1:39 PM
12	My property is a business so my opinion is based more on business needs. Thanks!	9/4/2025 1:31 PM
13	A survey without adequate information is only marginally beneficial. The company's presentation w/o any indication of a review of it and response to it by the POA and the community is inadequate. How would the tower look other than from perspectives chosen by the company? Has the company been asked if that location and especially that height are necessary? (Acknowledging that some other locations have been ruled out.) Where is the POA on this? This shouldn't be a matter just for the FD. This survey seems more like an attempt to preemptively rebut community questions & concerns than an attempt to get meaningful community engagement and buy-in. We're not opponents of a tower -- far from it -- but want to know that there has been appropriate consideration of a tower and its location. This survey isn't that.	9/4/2025 12:22 PM
14	We believe we need this for the safety of our community and valley. Disappointed that the other areas did not work logistically and due to wealthier folks not wanting it in "their backyard" even though they have acres of property vs. 1/3 acre lots in CBS. No great solution but our safety and the CBFPD need this addition. Thank you for allowing residents to share their thoughts.	9/4/2025 12:10 PM
15	Would prefer a cell phone tower to not be at the park. Have all other available options been	9/4/2025 11:08 AM

## Crested Butte South POA Community Survey: Proposed Communications Tower

	considered?	
16	If it's the best we can do then oh well- let's put a huge invasive tower on the park. Seriously- it is much needed and better than not having one assuming to provided adequate coverage. Would it be possible to put it in the park for now and still look for long term solution on private ranch land?	9/4/2025 9:34 AM
17	I think the cell tower is a necessary improvement. Thanks for moving forward with it.	9/4/2025 6:37 AM
18	PLEASE INSTALL A CELL TOWER!!!!	9/4/2025 6:35 AM
19	Is MetRec TV antenna location a viable option for the tower? There is power and visibility to CB South.	9/4/2025 6:10 AM
20	Safety is #1	9/3/2025 11:27 PM
21	Overall I am in strong support of the cell tower at the CB South Fire Station. I would like to see as much revenue as possible extracted from the developers. The site is extremely easy for Western Slope to develop on and as such, their costs are low. The "free lease" of CBFPD equipment on the tower is too modest. We should see more benefit financially from this development, and I would encourage further investigation into this matter.	9/3/2025 5:57 PM
22	This is a safety issue for all residents and visitors to our community. I am fortunate to own a home that gets god cell service with a direct view up-valley now and I still support the tower!	9/3/2025 5:43 PM
23	This tower is a necessity for or community. However the proposed location is unsatisfactory and an insult to our residents. There are plenty of other locations that have been identified to house this cell tower.	9/3/2025 4:39 PM
24	Please God, make this happen.	9/3/2025 4:32 PM
25	It's time!	9/3/2025 4:25 PM
26	From the public hearing at Red Mountain Hall, it was relayed that the tower company was working under a public/private premise (CBFD benefits from the tower company laying out the capital to address CBFD's needs. In return, the tower company gets access to a publicly funded facility). These types of partnerships are advantageous, however, if the tower were to be built but no carriers were to join, it would be very disappointing. The Public has no say or input in these matters regarding lease terms, contracts, etc. The CBFD may benefit but many mobile phones users have no guarantee that Verizon, AT&T or T-Mobile would join the tower. We will be at the mercy of the tower company to negotiate in their best interest. What research has been done to confirm that Verizon, AT&T or T-Mobile are in fact not using other facilities already in existence?	9/3/2025 4:21 PM
27	They came to the POA to ask for a tower in the park. When we showed disapproval they sneakily ask the CBFPD to build one on the property right next to the park. Not cool.	9/3/2025 4:16 PM
28	This is needed period! When calls drop everyday from your household or you are unable to contact loved ones or emergency personnel in the neighborhood, that is flat out unacceptable in this day and age.	9/3/2025 4:09 PM
29	Does it have to go in the park? How about on a hill around CBS instead?	9/3/2025 4:03 PM
30	I think this would be very positive for CB South and the whole valley. I know you are hearing a lot of complaints about this, but I believe that in a month or so people will get used to the looks of it and forget about it. And we all will be happy to have better coverage.	9/3/2025 2:34 PM
31	I have lived in CBS 1994 in the dial up era. To be honest, today cell service is no better than 1994. Expensive Internet service Is our only option.	9/2/2025 2:46 PM
32	Aside from the ability to call 911, being able to make family emergency calls is a huge concern for us. We have no service at all when the internet is out, so no way to communicate. The tower can't come soon enough!	9/1/2025 12:10 PM
33	There is so much land around CB South that would not impact a public park which serves as a community hub. The park is not the place for a cell tower.	9/1/2025 9:22 AM
34	Please build a cell tower.	8/31/2025 9:56 PM
35	How about the palm tree stealth instead of pine tree? It looks more realistic as a tree and it would be fun to have a palm tree in the neighborhood.	8/31/2025 8:30 PM

## Crested Butte South POA Community Survey: Proposed Communications Tower

36	The proposed cell tower is in violation of the safety provision stated in the Gunnison County Land Use Resolution that requires a setback from property lines and public right of way. The setback for a 85 ft tower is 85 ft. There is no basis for a variance from this regulation. Since the tower violates a safety requirement, the FPD moving this forward is contrary to its mission. Develop the resources for a different location.	8/31/2025 5:55 PM
37	Can't we just stay disconnected - having no service is not the end of the world. It's what makes this small community special - the ability to not be online 24-7 is what the world needs much much more of.	8/30/2025 4:18 PM
38	We have needed this for so long to keep our kids safe by being able to get ahold of them when they're running around. Thank you for starting the process of making this happen!	8/30/2025 10:37 AM
39	I feel that that it should not be in the park or at the fire station. Especially if it is an 85' tower.	8/29/2025 5:23 PM
40	Please look for a different location.	8/29/2025 12:44 PM
41	don't do it please	8/29/2025 11:26 AM
42	I feel that there has to be a higher location that will provide greater coverage up and down valley. Isn't there already a tower location of sorts here: <a href="https://maps.app.goo.gl/hoxgppLcBi6jcXhGA">https://maps.app.goo.gl/hoxgppLcBi6jcXhGA</a> or up on the ridge here: <a href="https://maps.app.goo.gl/ubu5twzqTV2Qx2Bo7">https://maps.app.goo.gl/ubu5twzqTV2Qx2Bo7</a> Seems short sighted to build it so low in the valley. We are in favor of a tower. The location could be better.	8/28/2025 5:26 PM
43	Many thanks for looking into and pursuing this!	8/28/2025 12:43 PM
44	Please consider what makes cb and cb south unique and beautiful and DON'T put this up. Most all have wifi and don't need Denver metro/"everywhere else"cell coverage- we've all made it work fine for all these years. Our community is about our beautiful space & our outdoor life! We don't need it. There is enough fast development here that's already too much.	8/28/2025 11:26 AM
45	I need it for communication with my school age kids who are out and about in the neighborhood and riding the bus.	8/28/2025 10:14 AM
46	Of course no one really Wants an ugly tower but sometimes needs outweighs wants. I mean we live in an imperfect world and the tower seems like an imperfect solution to real problem. Good luck.	8/28/2025 7:56 AM
47	I support any efforts to improve our cell phone capabilities.	8/27/2025 10:50 PM
48	Based on professional experience, I'm confident that the impact to property value would be minimal, if any. Thanks for getting this done. Its been a long time coming. Met Rec was supposed to do this, but didn't.	8/27/2025 9:24 PM
49	I hope this tower is installed.	8/27/2025 7:37 PM
50	Who will be paying for the cell phone tower? Hopefully not the POA	8/27/2025 4:51 PM
51	Thank you! This is much needed!	8/27/2025 2:56 PM
52	PLEASE DO IT! Let's step into the 21st century, pretty please??	8/27/2025 12:43 PM
53	I'm tired of being in the middle of a business call and having it drop multiple times. Let's get into the 21st century!	8/27/2025 12:38 PM
54	A cell tower is nothing compared to some of the hideous buildings that have been approved. Improved cell coverage would be a welcome addition	8/27/2025 11:05 AM
55	I don't love the proposed placement for the cell tower but better understand after the annual meeting presentation. My hope is for a better solution as I think a tall fake pine tree tower by the fire station will look strange. At the same time, we need better cell service for many reasons!	8/27/2025 10:34 AM
56	Please get this done, It is badly needed.	8/27/2025 10:15 AM
57	I'd prefer to have the tower on land next to the highway and not in the middle of the neighborhood, but I realize it is all probably private land. But money talks, and landowners can be paid to locate a tower on private property. Maybe this has been explored already unsuccessfully. That being said I still support a tower by the firehouse if this is the only option.	8/27/2025 9:58 AM

## Crested Butte South POA Community Survey: Proposed Communications Tower

58	It would be nice to see the specific options for the pine tree vs water tower before deciding between the two. There are many different options for those when I google them. Overall, I think it's absolutely necessary for the neighborhood to have better coverage and unfortunately that need comes with a downside. In short, the benefits to me far outweigh the negatives of an "unsightly" tower.	8/27/2025 9:38 AM
59	No matter what it looks like we need one asap. What about using the site that now houses MetRec TV transmitter high up on otherside of freeway. MetRec could pay for it since they are not spending money on intended use anyway!	8/27/2025 9:26 AM
60	Better cell service is a must. Let's get it done!	8/27/2025 9:19 AM
61	Let's assure Western has committed roaming agreements with the big 3 wireless carriers (ATT, Verizon, T-mobile). I would hate to see this built and not have my Verizon phone work any better.	8/27/2025 9:17 AM
62	If possible, it would be really nice to have the cell tower to be functional in all of CB South, but have it be minimized in size and power	8/27/2025 9:13 AM
63	Visual impact when viewed from the south on Teocalli Rd will be huge. I can see why this view was not provided in the presentation renderings. We'd much prefer to use a different location in Red Mountain Park, or somehow negotiate a site on the west side of 135.	8/27/2025 9:00 AM
64	Please continue to investigate hill locations for a tower, backhaul connectivity, power and installation can be provided for by the company that stands to receive revenue for many years from the Service Providers.	8/27/2025 8:52 AM
65	Take a broad view on this topic, including connectivity up and down the valley without a pinpoint on CBS.	8/27/2025 8:49 AM
66	Concerned about height of the tower. Visiting other communities, like Aspen, we didn't see extremely tall towers or ones disguised as a tree...which stand out more than a plain tower	8/27/2025 8:25 AM
67	We've used a microcell booster for about 10 years and consistently have excellent service—five bars at all times, with no dropped calls or issues making calls. While I'd love to see a tower at the water tower location, I understand that signal may not penetrate roofs effectively. In my view, if each property owner were responsible for purchasing their own microcell booster, it could resolve most connectivity concerns without the need for a tower that many feel is visually intrusive. However, if that isn't a viable solution, then CB South should move forward with building a cell phone tower—at any cost—to ensure reliable service for everyone.	8/27/2025 8:05 AM
68	The sooner it is built and operational the better!	8/27/2025 8:01 AM
69	We NEED a cell tower!!! Thanks for working on this!	8/27/2025 7:59 AM
70	You caaan dooo it!	8/27/2025 7:59 AM
71	I strongly support the development of a cell tower for CB South.	8/27/2025 7:36 AM
72	Sorry you have to deal with this. Thank you for making effort to find other locations and being thoughtful	8/27/2025 7:35 AM
73	We like the fact that we're not always connected. Driving through CB South without distractions is important to us. Better connectivity gives young drivers more incentive to drive while distracted as well as the out of town short timers. AT&T sucks here. At the same time, we've come to embrace the "forced unplugged time" throughout the valley and especially CB South. (Holly has Verizon) It's a core part of why we love it here. If we need to make a phone call, we just have to wait 5 minutes until we get home and connect to the internet. Thank you all for your continued thankless volunteer efforts to make and keep CB South special. Damian and Holly D'Apolito 4565 Bryant	8/27/2025 7:32 AM
74	Use a design for the tower that is the least obtrusive visually-but get it done soon, we need better cell phone service in the community	8/27/2025 7:31 AM
75	be bold and use a palm tree or cactus design!	8/27/2025 7:24 AM
76	Everyone's going to have an opinion. But I would love to use my cell phone at home. And improve the quality of connection.	8/27/2025 6:42 AM
77	For health and wellness reasons, I feel it's best not to place a communications tower in close	8/27/2025 6:14 AM

## Crested Butte South POA Community Survey: Proposed Communications Tower

proximity to where families live.

78	Cell/communication tower is essential for CB south	8/27/2025 5:29 AM
79	We need this now! It is most important for the FPD and our safety and well-being. Please get it done ASAP!	8/27/2025 5:06 AM
80	Long time coming, this should have happened years ago.	8/27/2025 1:04 AM
81	A cell phone tower is highly desired but not in a residential neighborhood where there is a high risk of health effects. The long-term picture needs to be considered and the evidence is currently present but apparently not conclusive enough to determine alarm.	8/26/2025 9:30 PM
82	While the aesthetic appeal of the tower is not ideal, the public benefit for increased cell coverage in addition to reliable 911 services is critical to the safety of this community.	8/26/2025 9:21 PM
83	I'm really tired of poor cell service!!!!!!	8/26/2025 8:45 PM
84	Don't have a preference on design, pine tree or water tower is fine.	8/26/2025 8:19 PM
85	The fire district is spending @45 million in town for a show stopper building complex. The least they can do is for CBSouth is buy a lot and not get approval and build their structure properly not try and sneak it into the park. What a shame. After all this is where the most people live in the area. Do it right or don't do it at all.	8/26/2025 8:05 PM
86	Where would it be located?	8/26/2025 7:56 PM
87	This is ABSOLUTELY NECESSARY for our community and I can not believe we do not have cell coverage at this time. It is extremely unsafe and I 100% support the CB FPD!!!	8/26/2025 7:17 PM
88	Let's get this done! It's time. I don't want any randos showing up in my yard with guns without appropriate prior shelter in place warnings.	8/26/2025 7:17 PM
89	Wish there was a better location. 5G radiation at the park is just dumb. That's why it was fought so hard near the Gunnison HS. Finding it hard to believe that none of the ranches across the highway want to rent space in their large acreage. What about where the TV antenna now is? What about the top of Flat Top. Why smack in the middle of a residential area. We need one but not there.	8/26/2025 7:03 PM
90	Please let it happen!!!	8/26/2025 7:02 PM
91	I feel that the park is not the best place for the cell tower. There are other options that would make more sense. The park is a community gathering place that is being over taken by non-park things.	8/26/2025 7:01 PM
92	Do not put this in the park! Do not put a 85' tower in the middle of our community.	8/26/2025 6:52 PM
93	Is Red Mtn Park the most beneficial location for a cell tower? I'm in if so but why not put it up by the water tank?	8/26/2025 6:47 PM
94	If tower is installed by firehouse I am ok with that. I am absolutely against any tower at the water tank site due to up to 9% decrease in property values and health concerns	8/26/2025 6:16 PM
95	I want improved service. The current service is marginal and I don't want to lose cell service.	8/26/2025 5:51 PM
96	I can't believe its this difficult to get cell phone service in a community of over 1000 residents. Cell service is ubiquitous in all other populated areas in this country, and I find the opposition to it in CB South to be ridiculous. I strongly support building a cell tower, it should have been done a decade ago.	8/26/2025 5:43 PM
97	More people live in CB South than town. It's pretty ridiculous we do not have cell phone service here. 100% support building a tower.	8/26/2025 5:26 PM
98	1. Who is funding the build and who will own/maintain the tower? It should not be CBS or CBFPD. It should be the tower builder based on confirmed/committed interest by at least one carrier. 2. Maintenance on a stealth tower is expensive, especially on a monopine, if owned by CBFPD, plan on \$40-60k every 5-7 years or so. The CO sun, especially at altitude, is brutal on the needles. If owned by a developer, verbiage should be included in any agreement to force maintenance of the stealthing/needles. 3. Point #2 is something that should be kept in mind for leasing space to carriers and the expected lease rate. Additionally, if not already secured, carrier interest may be limited given existing coverage in CB and by the tower off of Jack's	8/26/2025 5:08 PM

## Crested Butte South POA Community Survey: Proposed Communications Tower

Cabin, along with their willingness to pay the higher rates typically associated with a stealth tower. If none of this is new info for you, you've done your homework and probably don't need more from me. If I can answer questions along the way, please don't hesitate to reach out (mjohnson804@yahoo.com, 384 Neville). For full disclosure, I spent 20 years with t-mobile, and currently work for the company that built the Jack's Cabin site, but am not looking benefit from supporting this effort in any way other than going to improve my cell service in the neighborhood and to hopefully help ensure we spend our money wisely.

99	My property is not located that close to the proposed site. I do think there is potential for the tower to negatively impact property values closer to the site, but also feel the lack of cell service in CB South has become untenable. This is not a perfect solution, but unless a better site is made available, it seems like a reasonable one.	8/26/2025 5:06 PM
100	I like that there is no service in CB south. Makes it feel like a quiet space in a very noisy world.	8/26/2025 5:04 PM
101	I believe the rewards outweigh the risks regarding this project.	8/26/2025 5:03 PM
102	Strongly support this! No significant preference on design; let's git'r done!	8/26/2025 5:02 PM
103	If there was a way to decrease the height from 85' to a shorter height less unsightly, I would be fine with it. Maybe two shorter towers? Spread out around the valley?	8/26/2025 4:46 PM
104	i am far enough away that it won't matter but for the people living around the fire station it would be an eyesore. They already have to put up with the hockey lights; this seems to be another imposition	8/26/2025 4:46 PM
105	Unfortunately we are in an age that being linked to the outside is ever more important for a myriad of reasons for each of us.... If I understand correctly this new tower is to replace an older tower which will be shut down. So if we loose the old tower and this tower ends up somewhere else with less signal we may be making a detrimental decision by not allowing this .	8/26/2025 4:37 PM
106	Why does it have to be in the middle of our community? There is an installation of some sort across 135 on the hill at the base of Red Mtn. There's an existing road to it. Seems like that would be the best place.	8/26/2025 4:33 PM
107	I think public safety is the overriding priority here. Lack of reliable cell phone communication in a rural community of over 1,000 people is simply unacceptable in 2025.	8/26/2025 4:32 PM
108	This seems like a win-win proposal for CBFPD and CB South. The community doesn't have to pay for the tower, hopefully CBFPD can use the tower for their radio transmitter improvements without further cost to CBFPD(taxpayers), the location is in an existing developed area, we all get better cell coverage, public safety is improved!! Seems like a no brainer to move forward ASAP! Thanks	8/26/2025 4:30 PM
109	I have been a big proponent of the Cell Tower and better service. But this location is unsightly and clearly not the best for reception. I would rather not have cell tower than have it in this location unfortunately	8/26/2025 4:29 PM
110	The water tank on the hill may be a better location. Better coverage for cbsouth. Less energy directed toward my head.	8/26/2025 4:26 PM
111	I do not receive calls, can not call out and old and concerned about emergencies. If there is a fire up valley I do not believe I would receive notification due to cell service. I cannot keep in touch with friends and relatives because they are so tired of my "phone excuses" I do not voice mails or texts for days after they have been received. The situation is unconscionable . It is a danger and should not be allowed to continue. Thank you for doing this.	8/26/2025 4:11 PM
112	As an adjacent property owner that will likely see the tower from my living room I STRONGLY SUPPORT the tower and soon as possible	8/26/2025 4:02 PM
113	Please build one. We need it.	8/26/2025 3:57 PM
114	The poor cell service in CBS presents a threat to the community's health and safety. It must be addressed. This appears to be an excellent solution.	8/26/2025 3:50 PM
115	The ability to connect with 911 and use our cell phones in our homes outweigh visual concerns over a tower at a fire station already topped myriad antennae. The new towers are well	8/26/2025 3:29 PM

## Crested Butte South POA Community Survey: Proposed Communications Tower

concealed and it's critically important that we can call for help in an emergency. The argument that a cell phone tower will impact property values is absurd NIMBYism.

116	Get it done already.	8/26/2025 3:26 PM
117	I support building a cell tower in CB South, but strongly oppose placing it next to Red Mountain Park, our only public green space. The company seems to be choosing the easiest site rather than the one that best serves the community's long-term needs. Placing a massive tower on our only shared park feels shortsighted and prioritizes convenience over community well-being.	8/26/2025 3:23 PM
118	I think that putting the cell tower at the fire station is the best solution. Since there is already buildings in that location and this way, the entire community benefits and "suffers" at the same expense. Putting the cell tower at the water storage sites was an awful suggestion as it would directly impact nearby homes via decreased property values (studies show up to a 20% decrease), increased noise, unsightly views, etc. If the purpose of the cell tower is to improve emergency calls, then it must go near the fire station.	8/26/2025 3:21 PM
119	We are in favor of- thanks for polling the community	8/26/2025 3:20 PM
120	I would rather the structure be on the hillside mixed in with the water towers instead of in the Teocali park But if it has to be on the main park i would like it to be tree like. I feel sorry for the people surrounding the park they have to deal with the bus noise and now this ugly tower.	8/26/2025 3:19 PM
121	Why 85 feet? Seems that there are some shorter towers I see in other places.	8/26/2025 3:12 PM
122	You didn't mention in this survey you are planning an 85' monopine! Some don't know that fact. Have you been in touch with any other tower builders to see what they suggest is best for our area, not just what is easiest/cheapest for them? Don't think eminent domain should apply here.	8/26/2025 3:06 PM
123	We have two young children in close proximity to this proposal and are very strongly opposed to this tower. We would love to know how this fits within the POA covenants all residential and commercial entities must abide by in regards to height, appearance, and location. Lawsuits should be expected against both the POA and CBFDP if property values are diminished without adequate compensation (5th Amendment, US Constitution, Taking clause, as well as prior court cases which set precedent such as Chambers v. Old Stone Hill, et al) This process is appearing very rushed without adequate notification of the community- many are unaware this is a pressing proposal. The lack of financial transparency about how much money is at stake, who will be paid what, contract details, etc need to be openly and publicly shared. Call outs and advertisements in the local newspapers for interested parties to host this tower besides the CB South POA/CBFDP need to be published to exhaust all other options before this location is considered. Expert third party figures and advisors should be summoned for non-biased information to the public rather than the self-researched, unknown internet hearsay and personal anecdotes figures at the public meetings have recited thus far. Let us be clear, we are in favor of a tower somewhere and realize this is a community need, but we are opposed to a 85' tower in this location in strongest possible terms.	8/26/2025 3:01 PM
124	Thank you for sending this survey.	8/26/2025 2:56 PM
125	I support a new cell phone tower in our community but I do not support the location. Due to health concerns, this cell phone tower should be located in more remote area, not directly in our neighborhood.	8/26/2025 2:52 PM
126	Need this for safety reasons.	8/26/2025 2:50 PM
127	I think it's necessary for safety reasons. We need better cell service. It is so important that we get up to speed	8/26/2025 2:49 PM
128	We need this so badly. Not only for logistical communication with children but also for emergencies. Cell coverage is part of modern life. No one has land lines. Being in this dead zone is hampering life in CBS.	8/26/2025 2:48 PM
129	I don't care where it goes but we need better service! Driving thru the desert I get better service than in my large community. Please make it happen!	8/26/2025 2:46 PM
130	Let's do this!!!	8/26/2025 2:45 PM
131	We need a tower;I don't care where or it's looks!! We need to be able to communicate !!	8/26/2025 2:44 PM
132	I worry about property value since we live directly across the street. The health effects seem	8/26/2025 2:43 PM

## Crested Butte South POA Community Survey: Proposed Communications Tower

	unclear for the tower. I also worry about how unsightly it would be	
133	we desperately need cell service	8/26/2025 2:42 PM
134	Negatives outweigh the positives in my opinion.	8/26/2025 2:40 PM
135	I would like to know pros and cons of different Tower heights. I would be angry if it were built and did not help with my carrier. I did not see a rendering of what the Water Tower option would look like.	8/26/2025 2:38 PM
136	Strongly Opposed to this location. Is the CBFPD being transparent with the community about any land-lease financial gain they are making from this if at all? PLEASE DO NOT PURSUE THIS LOCATION!!	8/26/2025 2:37 PM
137	Build it next in the proposed location as soon as possible.	8/26/2025 2:34 PM
138	It seems that it would contribute to a better quality of life and safety, and the trade-off is worth it.	8/26/2025 2:33 PM
139	I believe it is proposed on Zeligman, which is far away from me on Endner Place.	8/26/2025 2:33 PM
140	We need a working tower. The lack of service impacts my business tremendously. I've had to leave CB because of the poor coverage more than once. We are in a world where cell coverage is not an option. We need a temporary solution until the tower can be build and completed.	8/26/2025 2:32 PM
141	thanks for your work to make this happen. love the idea and hope you are successful.	8/26/2025 2:32 PM
142	I like the tree idea, in California some cell towers look like Palm trees.	8/26/2025 2:31 PM
143	Please bring this to fruition. It has been way too long of not having service within the highest concentration of locals working here full time! My wife and I fully support this!	8/26/2025 2:31 PM
144	This is beyond needed. I have lived in CB south for 14 years and it is a huge issue. I do not have cell service. When my Internet goes out, there's nothing I can do except drive into town and make a phone call. I also work from home and if the Internet goes out, it would be awesome if I can use my cell service as a hotspot.	8/26/2025 2:30 PM
145	I am not a fan of the location due to health related concerns	8/26/2025 2:30 PM



**NOTE:**  
1. SITE PLAN DONE WITHOUT BENEFIT OF A SURVEY



**Western Slope  
Towers, LLC**

PLANS PREPARED BY:



PO BOX 1453  
SALIDA, CO 81201  
303-596-6804

Rev:	Date:	Description:	By:
0	06.18.25	PRELIM ZD	KS
1	06.28.25	PRELIM ZD	KS

LICENSURE NO:

**NOT FOR  
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

**CO-0556**  
CB SOUTH - FPD  
349 TEOCALLI RD.  
CRESTED BUTTE, CO 81224

SHEET TITLE:

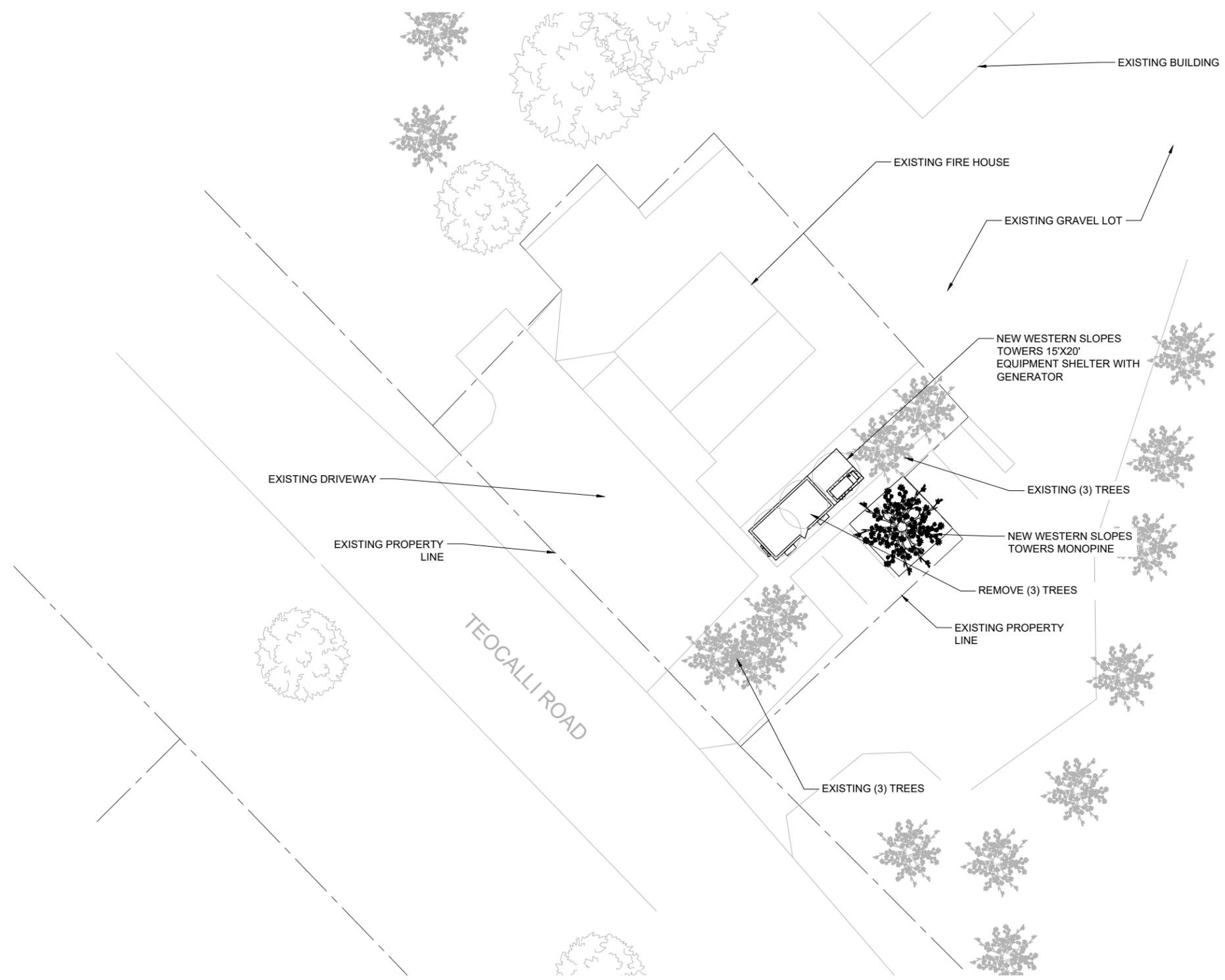
**OVERALL  
SITE PLAN**

SHEET NUMBER:

**A1**



**NOTE:**  
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Towers, LLC**

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DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

**CO-0556**  
CB SOUTH - FPD  
349 TEOCALLI RD.  
CRESTED BUTTE, CO 81224

SHEET TITLE:

**ENLARGED  
SITE PLAN**

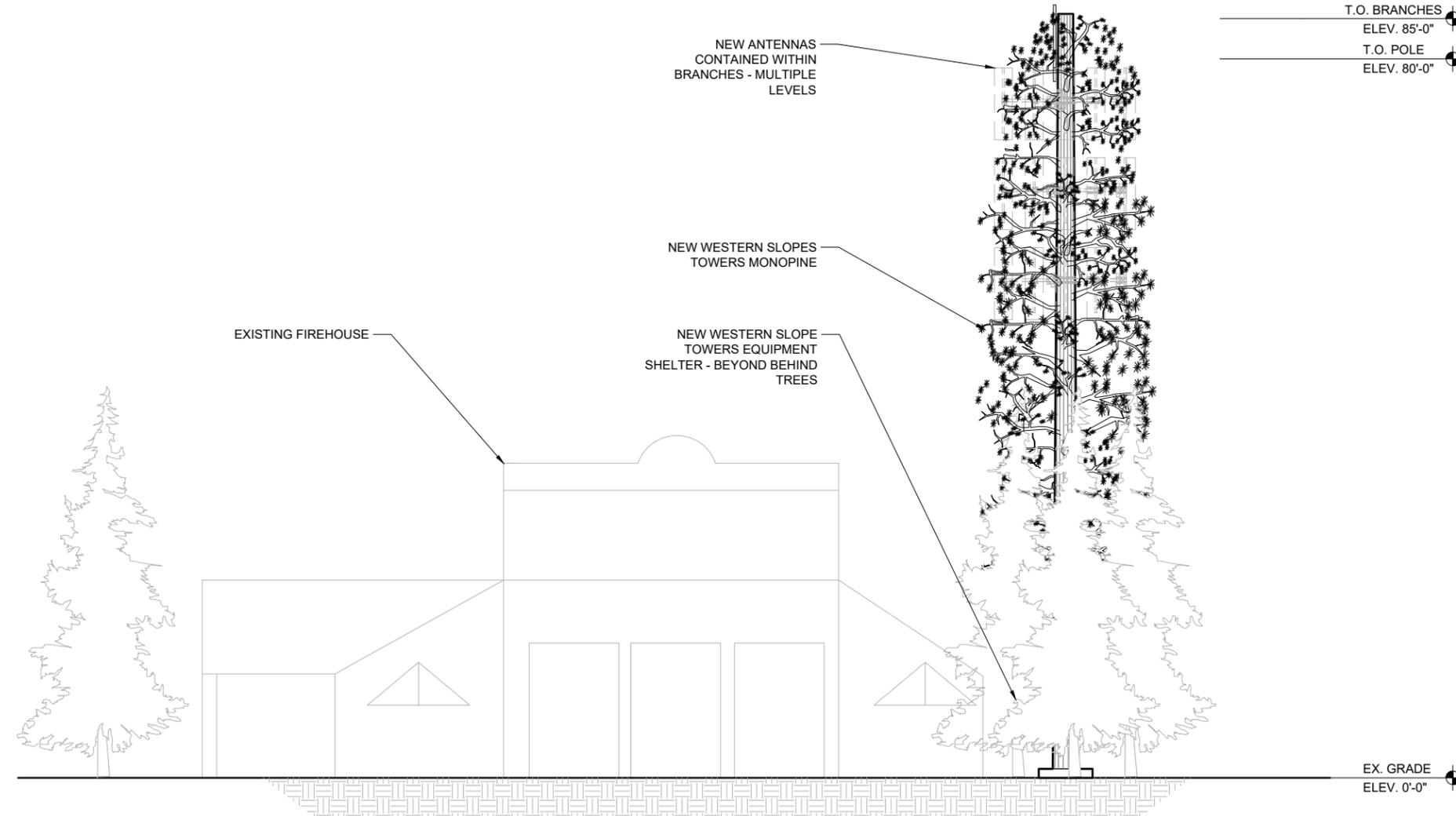
SHEET NUMBER:

**A2**



**STRUCTURAL NOTES / STRUCTURAL SERVICES COMPLIANCE NOTE:**

NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL TOWER/ANTENNA/ MOUNT ANALYSIS REPORT (SIGNED AND SEALED) TO BE PROVIDED UNDER SEPARATE COVER. CONTRACTOR PRIOR TO CONSTRUCTION SHALL REVIEW THE APPROVED TOWER/ANTENNA/MOUNT ANALYSIS REPORT SUPPLIED BY WESTERN SLOPE TOWERS, AND MODIFY IF REQUIRED ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION ON STRUCTURE.



T.O. BRANCHES  
ELEV. 85'-0"  
T.O. POLE  
ELEV. 80'-0"

EX. GRADE  
ELEV. 0'-0"



**Western Slope  
Towers, LLC**

PLANS PREPARED BY:



PO BOX 1453  
SALIDA, CO 81201  
303-596-6804

Rev:	Date:	Description:	By:
0	06.18.25	PRELIM ZD	KS
1	06.28.25	PRELIM ZD	KS

LICENSURE NO:

**NOT FOR  
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

**CO-0556**  
CB SOUTH - FPD  
349 TEOCALLI RD.  
CRESTED BUTTE, CO 81224

SHEET TITLE:

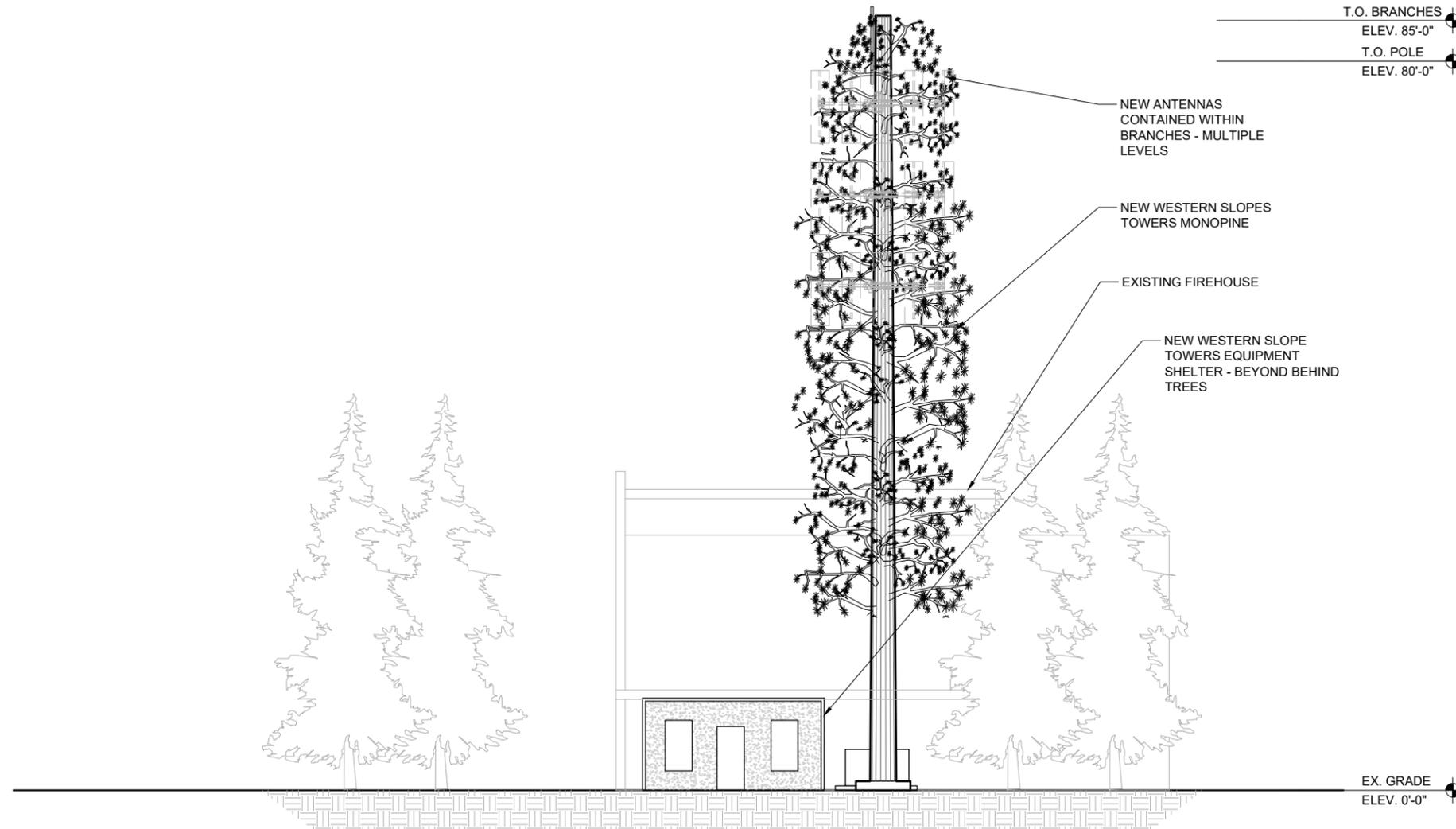
**ELEVATION**

SHEET NUMBER:

**A3**

**STRUCTURAL NOTES / STRUCTURAL SERVICES COMPLIANCE NOTE:**

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**Western Slope  
Towers, LLC**

PLANS PREPARED BY:



PO BOX 1453  
SALIDA, CO 81201  
303-596-6804

Rev:	Date:	Description:	By:
0	06.18.25	PRELIM ZD	KS
1	06.28.25	PRELIM ZD	KS

LICENSURE NO:

**NOT FOR  
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

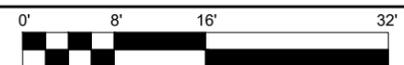
**CO-0556**  
CB SOUTH - FPD  
349 TEOCALLI RD.  
CRESTED BUTTE, CO 81224

SHEET TITLE:

**ELEVATION**

SHEET NUMBER:

**A4**



Western Slope Towers Site Name: CB South FS  
Western Slope Towers Site Number: CO-0556



Existing View from the Northeast



New View with Proposed 80' Monopine + 5' Branches



*(This photo simulation is for illustrative purposes only)*

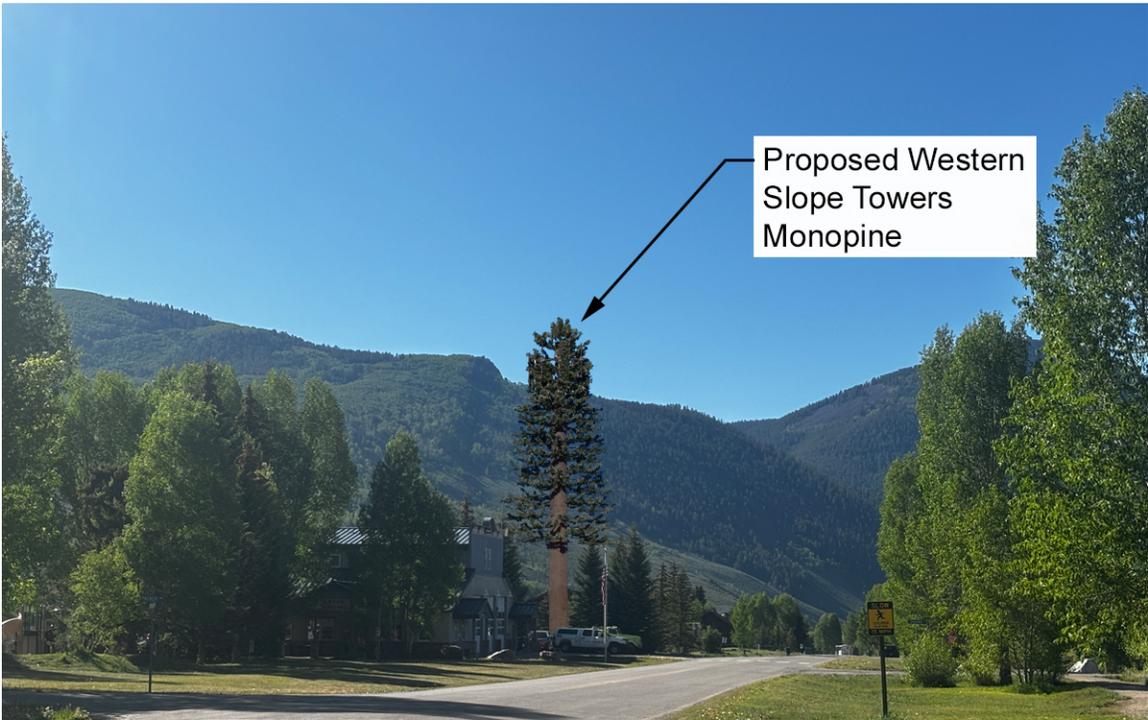
**Western Slope  
Towers, LLC**



Western Slope Towers Site Name: CB South FS  
Western Slope Towers Site Number: CO-0556



Existing View from the Northwest



Proposed Western Slope Towers Monopine

New View with Proposed 80' Monopine + 5' Branches



*(This photo simulation is for illustrative purposes only)*

**Western Slope  
Towers, LLC**





## ***CRESTED BUTTE FIRE PROTECTION DISTRICT***

306 MAROON AVENUE • P.O. Box 1009

CRESTED BUTTE, CO 81224

(970) 349-5333

ADMINISTRATION FAX: (970) 349-3420 • OPERATIONS FAX: (970) 349-0438

WEBSITE: [WWW.CBFPD.ORG](http://WWW.CBFPD.ORG)

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Gunnison County Planning Commission  
c/o Gunnison County Community Development Department  
221 N. Wisconsin Street, Suite D  
Gunnison, CO 81230

### RE: LOCATION AND EXTENT REVIEW — PROPOSED 85' CONCEALMENT TELECOMMUNICATIONS FACILITY, CRESTED BUTTE SOUTH

Dear Chair [Name] and Members of the Planning Commission:

On behalf of the Crested Butte Fire Protection District (“CBFPD”) and Western Slope Towers, I am submitting this request for Location and Extent Review pursuant to C.R.S. § 30-28-110 for a proposed telecommunications facility located at Crested Butte Fire Protection District Station 3 - 349 Teocalli Road, within the Crested Butte South subdivision.

#### PROJECT DESCRIPTION

The project will establish an 85-foot concealment monopole (“monopine”) structure with associated equipment shelter, back-up generator, and utility connections. The tower has been designed as a multi-user facility to accommodate:

- Public safety radio equipment for CBFPD, improving emergency response communications in a known coverage gap.
- Commercial wireless carriers, providing enhanced cellular voice and data service to residents, visitors, and businesses.
- Shared infrastructure to minimize future proliferation of stand-alone towers in Gunnison County.

The site is adjacent to the existing CBFPD firehouse in Crested Butte South. The facility will be unmanned, require only periodic maintenance visits, and will not include water, sewer, or waste service. Three trees will be removed to accommodate the equipment shelter. The most significant impact of this project will be the 85-foot tower centrally located in the community.

#### COMMUNITY BENEFITS

The Crested Butte South subdivision is the largest residential subdivision in Gunnison County, yet it suffers from unreliable cell phone service and inadequate radio coverage. This project will:

- Enhance life safety by ensuring residents can reliably call 9-1-1 and receive reverse-911 emergency notifications.
- Improve emergency communications by closing a critical coverage gap for CBFPD, law enforcement and other emergency service operations.
- Strengthen community resilience by supporting first responders, residents, and visitors with dependable wireless service.

- Preserve aesthetics and minimize impacts by using a monopine design and locating the facility on an existing public safety site.

### STATUTORY SUBMISSION

As required by C.R.S. § 30-28-110, no public facility may be constructed in the unincorporated county until its location and extent has been submitted to and approved by the Planning Commission. This cover letter and the enclosed application materials fulfill that requirement by providing:

- Site plans and elevations;
- Vicinity maps and property information;
- Project scope and technical specifications;
- Supporting analyses regarding facility design, access, and utilities.

### COMMUNITY SURVEY RESULTS

In August–September 2025, the Crested Butte Fire Protection District and the Crested Butte South Property Owners Association jointly conducted a community survey to better understand resident perspectives on a proposed telecommunications facility in CB South. The survey drew 360 responses. Nearly 87% expressed support for a new tower (74.7% “strongly support,” 11.9% “somewhat support”), with only 10.6% opposed.

Residents identified public safety and emergency communications as their highest priorities. Over 94% indicated that the ability to dial 9-1-1 in an emergency was a critical benefit, and more than 93% valued receiving reverse-911 notifications. Strong majorities also highlighted the importance of improved coverage for both personal and business use. Respondents overwhelmingly preferred a stealth “monopine” design (81.6%) over alternative tower forms. While some concerns were noted—particularly about aesthetics and property values—the results demonstrate broad community recognition that improved coverage is essential for safety, connectivity, and quality of life in Crested Butte South.

### CONCLUSION

This project represents a joint investment in public safety and community infrastructure, balancing the operational needs of first responders with the communications needs of residents. Its concealment design, co-location potential, and siting adjacent to existing public facilities make it an efficient and responsible solution to longstanding service gaps.

We respectfully request the Planning Commission’s review and approval under the Location and Extent procedure. Thank you for your consideration of this important public safety and community enhancement project.

Respectfully submitted,



Sean Caffrey, Chief Executive Officer  
[scaffrey@cbfpd.org](mailto:scaffrey@cbfpd.org)



<b>AMBULANCE BILLING</b>	
Chapter Title:	Administrative Policies - Ambulance
Chapter Number:	5
Policy Number:	5101

**Purpose:** Purpose Statement

**Scope:** All District Members

**Policy:**

The CBFPD is a special taxing district organized under the laws of the State of Colorado that has provided emergency medical services (EMS) and ambulance transportation to the community since 1975. While it is unlikely that the District could ever recover the full cost of providing ambulance service, the District will seek to recover reasonable incremental costs to the extent possible through billing for ambulance transportation and related services.

5101.1. Billing Procedure and Fee Schedule

The District will bill users of ambulance service in accordance with applicable state and federal guidelines. The CBFPD will contract with reputable outside firm(s) to perform billing and collection services on the District’s behalf. The Chief Executive Officer (CEO) will serve as the primary contact for outside contractors. The ambulance rate schedule is adopted as follows:

5101.2. Fee Schedule

Description	Rate
Basic Life Support (Emergency & Non-Emergency)	\$850
Advanced Life Support (Emergency, Non-Emergency & ALS 2)	\$1,100.00
Specialty Care Transport	\$1,500.00
Mileage	\$22.00 / loaded mile
Treatment / No Transport	\$200.00
Standby (Per Hour)	\$125.00

### 5101.3. Resident and Taxpayer Discounts

CBFPD recognizes that the residents and taxpayers of the district make substantial annual payments to ensure the availability of emergency services. As such residents will be billed on an “insurance only” basis with any out-of-pocket, copayments or deductible expenses waived. Residency will be established through either a local mailing address or proof of ownership of taxable property within the District at the time the charges were incurred.

### 5101.4. Financial Hardship and Special Circumstances

CBFPD will consider other requests for discounts or write offs on a case-by-case basis. Requests should be made to the billing contractor and standard procedures to evaluate such requests may be established. Additional documentation of hardship or financial status may be required. For requests outside of established procedures the CEO will make the final determination on the discount or write-off request and communicate the determination to the requestor and applicable billing and collections contractors.

### 5101.5 Adoption and Effective Date

This Ambulance Billing policy was duly adopted by a motion of Crested Butte Fire Protection District Board of Directors after a properly noticed public hearing on July 9, 2019. Rates are effective July 10, 2019.



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<u>Advanced Life Support – ALS 2</u>	<u>1,700.00</u>
Specialty Care Transport	<del>\$1,500.00</del> <u>2,100.00</u>
Mileage	<del>\$22.00</del> <u>26.00</u> / loaded mile
Treatment / No Transport	<del>\$200.00</del> <u>\$300.00</u>
Standby (Per Hour)	<del>\$125.00</del> <u>185.00</u>

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