

CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD
OF DIRECTORS REGULAR MEETING

Station 2

751 Gothic Rd, Mt. Crested Butte, CO 81225

Tuesday, November 11, 2025 - 5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
 2. Review / Changes to Agenda
- 5:17 OATH OF OFFICE / BADGING CEREMONY
1. Captain Jay Bettencourt
 2. Volunteer EMT Maggie McIntosh
- 5:25 BOARD MEMBER APPOINTMENT
- 5:30 CONSENT AGENDA
1. Approval of minutes October 14, 2025 regular meeting & budget work session
 2. Approval of monthly financial reports
- 5:35 FIRE PREVENTION REPORT
- 5:45 EMS & FIRE CHIEF REPORT
- 5:50 CHIEF EXECUTIVE REPORT
- 5:55 PUBLIC COMMENT
- 6:00 OLD / UNFINISHED BUSINESS
1. Crested Butte South Communications Tower
 2. Emergency Services Campus Update – Goulding
 - a. Lease Agreement with CBSAR
- 6:20 NEW BUSINESS
1. PUBLIC HEARING - Updated Ambulance Service Rates
 2. PUBLIC HEARING - 2026 BUDGET
- 6:40 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:45 EXECUTIVE SESSION (IF NEEDED)
1. §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 lease arrangements with CBSAR and/or negotiations with Fire Marshal Ric Ems.
- 7:00 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
Mt. Crested Butte Fire Station 2
Tuesday, October 7, 2025
Approved _____

Attendance

Board Members Present: Jack Dietrich, Matt Halvorson, Ken Lodovico, Eric Tunkey
Guests: Todd Goulding- Goulding Development Advisors
Staff, Volunteers and Public: Sean Caffrey, Rob Weisbaum, Annie Tunkey, Jeff Duke, Ric Ems, Veronica Jarolimek

Changes to the Agenda

Meeting called to order at 5:15 pm by Board Vice Chairman Ken Lodovico

Election of Officers

Motion to elect Ken Lodovico as Chairman, Eric Tunkey as Vice Chairman and Matt Halvorson as Secretary by Dietrich, seconded by Halvorson. Motion passes unanimously.

Consent Agenda

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

Fire Prevention Report

No report written report as Wonnacott was on vacation. No questions from the board.

EMS & Fire Chief Report

Chief Weisbaum submitted his written report, noting that call volume was slightly up in September. He expressed enthusiasm for the upcoming move to the new station and for onboarding Jay Bettencourt as Training Captain in mid-October. Weisbaum states he has encouraged staff engagement in the FTO and FTEP with the goal of completing new recruit training by year-end. Operations staff continue progress toward Engineer and Fire Officer certifications. While certification coursework is underway, internal Knowledge, Skills, and Abilities (KSA) requirements must also be completed. Major upcoming budget items include the purchase of new SCBA units—two quotes have been received, and a final decision will be made following budget adoption. Weisbaum noted satisfaction with the pricing, as both quotes reflect comparable equipment. A flu vaccination clinic is scheduled for Thursday, October 8.

Chief Executive Report

In addition to his written report, CEO Caffrey addressed the ongoing Fire Marshal investigation, expressing disappointment at the length of the process but emphasizing the importance of thoroughness. Chief Weisbaum stated the Employers Council report is expected by mid-October and will be sent directly to District counsel upon completion. Caffrey thanked Senior Staff for their support during the budget process and noted increasing excitement among members as the District approaches the transition to the new station. He commended the Fire Prevention team, Joe Wonnacott, Dale Hoots, and Chris Carver, for effectively managing their workload. The Ribbon Cutting and Dedication will be held by invitation on November 14, with a public Open House announcement to appear in the local paper.

Public Comment

A letter from Andrew Gitin regarding the Volunteer Pension Board decision at the September meeting was included in the packet. The next regular Pension Board meeting is scheduled for February 2026.

Old Business

Todd Goulding reported that the construction project remains on schedule and within budget.

- **Water Well and Supply:** Design and procurement have been the main focus. Well #1 was selected, supported by a 1,500-gallon cistern and two 300-gallon interior tanks. The purification system is ahead of schedule; water hardness remains slightly high and may require a softener.
- **Dry Hydrant:** Approved for use by the State Water Commissioner and can be utilized when the river water is not on call; an SOP will be developed for operational use.
- **Schedule:** Asphalt paving expected within the next week, weather permitting. Curb, gutter, and MEP trim are underway. SAR interior work includes installation of fixtures and finishes; HQ is progressing with flooring, painting, cabinetry, and millwork.
- **Utilities:** Water and power are the main delays; GCEA will complete final electrical connections on 8th Street next week, allowing for final system checks.
- **Landscaping:** Full installation will likely occur in spring 2026; erosion control blankets and irrigation are being installed now.
- **Training Building:** Expected completion by end of October with props installed in November.
- **Budget:** On track with contingency funds intact; potential cost savings expected from FCI. Primary risk remains weather delays.

Caffrey added that the CBSAR lease remains under negotiation.

Crested Butte South Communications Tower

Final agreement documents with Western Slope Towers are included in the packet. Financial and transparency requests from the CBFPD board were included. The County Planning submission packets are also included in the board packet and will be submitted to the County by CBFPD.

New Business

Caffrey presented a draft ambulance rate adjustment, noting that fees have not increased since 2019. The proposal includes a modest increase and continues the practice of insurance-only billing for local residents, which has fostered strong community goodwill. Public notice of the proposed rate change will be required before adoption. The Board expressed general support for the proposed rate structure and recommended establishing a routine review schedule for future adjustments. A formal vote is planned for the November Board meeting.

Following Chairman McCann's resignation effective October 1, the District has 60 days to fill the vacant Board seat. CEO Caffrey, Chairman Lodovico, and Annie Tunkey met with County Commissioner Laura Puckett-Daniels to identify potential candidates. The group will reach out to prospects and hope to have recommendations at the November board meeting.

Caffrey proposed the purchase of a maintenance vehicle for John Zeikus, allowing D-1 to return to the active fleet. The proposed vehicle, with minor hail damage, is priced at approximately \$65,000. Dietrich inquired whether the vehicle would serve as a commuter unit; Caffrey confirmed it would. Though not a budgeted item, the current cash flow allows for the purchase within this fiscal year. Vice Chairman Tunkey asked whether funds could instead be redirected to the Quint purchase; Caffrey clarified they could not. Chairman Lodovico expressed support, emphasizing the importance of maintaining a dedicated work vehicle.

Motion to approve the investigation and purchase of a work truck for the maintenance director and sale of D-9 by Lodovico, seconded by Tunkey. Yes votes by Lodovico, Tunkey and Halvorson. No vote by Dietrich. Motion passes.

Public Comments

No public comments.

Unscheduled Business

Motion to adjourn at 6:11 pm by Lodovico, seconded by Dietrich. Motion passes unanimously.

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

Attendance

Board Members Present: Jack Dietrich, Eric Tunkey, Ken Lodovico, Matt Halvorson
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Rob Weisbaum, Jeff Duke

Changes to the Agenda

Meeting called to order at 2:32 pm by Board Vice Chairman Ken Lodovico.
No changes to the agenda.

Staffing Presentation

CEO Caffrey facilitated a staffing presentation included in the work session packet, focusing on operational staff hiring, classification, and step progression. Future discussions will address promotional tracks for Lieutenant, Captain, and Chief positions. The proposed framework allows members to move fluidly through the five identified operational positions, with opportunities for all personnel to become fully qualified Engineers, Firefighters, and Paramedics, should they choose. Caffrey explained that one of the primary barriers to career progression has been inconsistency across the fire service regarding the definition and role of an Engineer. The proposed model addresses this by allowing employees who meet the Engineer qualifications to receive the corresponding certification and compensation, regardless of whether they are formally assigned as an Engineer. This change is expected to increase overall district capacity and operational flexibility.

The District has transitioned to a seven-step progression matrix, featuring smaller but more frequent pay increments to encourage annual advancement.

- **Grade 1:** Entry-level; candidates must meet minimum qualifications for employment. Employees have up to three years to achieve Grade 2 status but may advance sooner based on performance and qualifications.
- **Grade 2:** Represents full qualification
- **Grades 3–6:** Advancement based on time in grade and satisfactory performance.
- **Grade 7:** Advancement to this grade requires completion of a professional development plan.

The policy is anticipated to take effect in January 2026. CEO Caffrey also presented the bonus amounts in connection with the pay matrix.

2026 Draft Budget Review

CEO Caffrey presented the 2026 Draft Budget for Board review. He noted that the 2026 and 2027 assessment cycles will remain consistent, with the exception of any new growth in the assessed valuation base. The District's maximum mill levy is 10.08 and he anticipates 2026 will increase the mill rebate to 1.5 mills. Caffrey explained that maintaining a mill rebate provides downside protection in the event of an economic downturn and demonstrates good faith with taxpayers. The long-term goal is to increase the rebate to 2 mills. The bond fund will remain at 1.5 mills to allow for bond repayment.

Key points discussed:

- 2025 revenue is trending above projections.
- 2026 revenue and expenditure assumptions were reviewed in detail.
- The District continues to pursue a net-zero budget, emphasizing stewardship of taxpayer funds.
- Reserves: The District maintains a TABOR reserve of 3% and an operating reserve of approximately 31%
- Capital Plan: Significant capital purchases are planned for 2026, including lease-purchase agreement for the quint, member housing construction, and SCBA

Caffrey noted that all employees will receive a wage increase in 2026, with the exception of one employee currently at the top of their pay range. Board Member Tunkey raised a question regarding future health care costs, asking whether the District may need to implement a "grandfather" clause to sustain current benefits for existing

employees while modifying benefits for new hires. Caffrey acknowledged that while health care premiums continue to rise, maintaining 100% coverage remains an important and competitive benefit in the Upper Valley. Chairman Lodovico added that members are very appreciative of this benefit. The Board also reviewed Special Response Team (SRT) funding. Caffrey states the budget will be further reviewed at strategic planning in November and will be publicly noticed and finalized in December.

Motion to adjourn at 4:55 pm by Lodovio, seconded by Tunkey. 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
Income				
4000 Property Tax - General Fund	5,957,475	6,008,842	-51,367	99.15 %
4020 Specific Ownership Tax	240,450	130,000	110,450	184.96 %
4040 Intergovernmental Revenue	36,098	25,000	11,098	144.39 %
4100 Ambulance/ EMS Service Fees	300,527	325,000	-24,473	92.47 %
4200 Plan Review Fees	377,857	150,000	227,857	251.9 %
4210 Training Fees	9,860		9,860	
4220 Special Event Fees	79,359		79,359	
4240 Rental Income	90,750	80,000	10,750	113.44 %
4260 Vehicle Service Fees	7,996		7,996	
4300 Impact Fees	114,884	25,000	89,884	459.54 %
4400 Interest Income	233,036	50,000	183,036	466.07 %
4600 Contributions / Donations	257		257	
4700 Other Income	375		375	
Unapplied Cash Payment Income	-50,000		-50,000	
4710 Sale of Assets		2,000	-2,000	0.0 %
Total for Income	\$7,398,924	\$6,795,842	\$603,082	108.87 %
Cost of Goods Sold				
Gross Profit	\$7,398,924	\$6,795,842	\$603,082	108.87 %
Expenses				
5010 (A) Wages - Administration	191,769	223,856	-32,087	85.67 %
5020 (A) Wages - Fire Prevention	301,263	342,860	-41,597	87.87 %
5030 (A) Part-Time / Temp Salaries	950	5,000	-4,050	19.01 %
5040 (A) Housing Stipend	25,300	29,900	-4,600	84.62 %
5060 (A) Payroll Processing Fees	5,445	6,000	-555	90.74 %
5130 (A) Medicare Tax	6,782	8,290	-1,508	81.81 %
5140 (A) Social Security Tax	5,838	6,186	-348	94.37 %
5150 (A) FPPA Pension - ER	45,443	55,026	-9,583	82.59 %
5160 (A) FAMLI Premium - ER	2,105	2,573	-468	81.8 %
5200 (A) Health Benefits	84,749	107,283	-22,534	79.0 %
5210 (A) EAP Program Fees	736	3,500	-2,764	21.02 %
5260 (A) Workers Compensation Insurance	45,709	55,000	-9,291	83.11 %
5270 (A) Ski Pass Benefit	6,000	6,000	0	100.0 %
5290 (A) Health Reimbursement	84,536	153,581	-69,045	55.04 %
5300 (A) Advertising	4,972	5,000	-28	99.45 %
5320 (A) Accounting and Audit Fees	6,622	22,500	-15,878	29.43 %



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
5330 (E) Ambulance Billing Fees	13,430	19,500	-6,070	68.87 %
5340 (A) Bank Charges	\$1,903.00	\$5,000.00	-\$3,097.00	38.05 %
5341 QB Credit Card/ACH Fees	4,868		4,868	
Total for 5340 (A) Bank Charges	\$6,770	\$5,000	\$1,770	135.41 %
5360 (A) Board Expenses	6,315	16,000	-9,685	39.47 %
5365 (A) Board Stipends	5,300	7,000	-1,700	75.71 %
5370 (A) Debt Service - Lease Purchase	11,749	12,876	-1,127	91.25 %
5400 (A) Dues & Subscriptions	8,486	8,000	486	106.07 %
5420 (A) Education & Training	8,134	15,000	-6,866	54.22 %
5440 (A) Elections	85	25,000	-24,915	0.34 %
5460 (A) Fire Prevention & Life Safety	12,925	15,000	-2,075	86.17 %
5500 (A) Insurance - General	45,033	45,000	33	100.07 %
5520 (A) IT Services & Subscriptions	50,727	60,000	-9,273	84.55 %
5540 (A) Legal & Professional	31,523	50,000	-18,477	63.05 %
5550 (A) Meals & Incentives	10,389	26,000	-15,611	39.96 %
5600 (A) Office Supplies & Equipment	12,799	30,000	-17,201	42.66 %
5620 (A) Postage & Shipping	1,167	3,000	-1,833	38.89 %
5640 (A) Rent	\$18,696.00	\$75,596.00	-\$56,900.00	24.73 %
5640.1 410 Cascadilla Unit A	27,500		27,500	
5640.4 737 Zeligman St.	12,600		12,600	
Total for 5640 (A) Rent	\$58,796	\$75,596	-\$16,800	77.78 %
5660 (A) Repairs - Buildings	31,330	40,000	-8,670	78.33 %
5670 (A) - Repairs - Rental Units	12,853	5,000	7,853	257.07 %
5700 (A) Snow Removal	13,599	12,000	1,599	113.32 %
5720 (A) Telecom - Fixed	10,001	10,000	1	100.01 %
5760 (A) Travel	17,787	22,500	-4,713	79.05 %
5780 (A) Treasurer's Fee - GF	179,023	184,165	-5,142	97.21 %
5810 (A) Utilities - Rental Units	5,249	6,000	-751	87.49 %
5820 (A) Utilities	42,025	45,000	-2,975	93.39 %
5850 (A) Volunteer Pension Contribution	75,000	75,000	0	100.0 %
6010 (O) Wages - Ops FT	1,565,606	1,863,716	-298,110	84.0 %
6020 (O) Wages - Ops PT	152,415	217,000	-64,585	70.24 %
6040 (O) Housing Stipend	62,900	76,700	-13,800	82.01 %
6060 (O) Unscheduled Overtime	66,613	94,515	-27,902	70.48 %
6070 (O) Training Pay	2,401	5,000	-2,599	48.01 %
6080 (O) Special Event Pay	22,427	1,500	20,927	1495.12 %
6090 (O) Volunteer Stipends	17,506	36,000	-18,494	48.63 %



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
6130 (O) Medicare Tax	24,703	31,570	-6,867	78.25 %
6140 (O) Social Security Tax	12,056	15,934	-3,878	75.66 %
6150 (O) FPPA Pension - ER	196,130	242,323	-46,193	80.94 %
6160 (O) FAMILI Premium - ER	7,666	9,798	-2,132	78.24 %
6200 (O) Health Benefits	331,424	408,703	-77,279	81.09 %
6270 (O) Ski Pass Benefit	29,000	47,000	-18,000	61.7 %
6360 (O) Dispatch Fees	61,448	65,000	-3,552	94.54 %
6420 (O) Education & Training	39,941	45,000	-5,059	88.76 %
6440 (E) EMS Supplies	36,454	40,000	-3,546	91.14 %
6450 (F) Firefighting Supplies	28,498	50,000	-21,502	57.0 %
6460 (O) Fuel	24,852	45,000	-20,148	55.23 %
6480 (O) Hazardous Waste Disposal	16	2,000	-1,984	0.8 %
6550 (O) Meals - Training	3,495	10,000	-6,505	34.95 %
6580 (E) Medical Direction	8,318	10,000	-1,682	83.18 %
6600 (O) Protective Equipment	21,589	40,000	-18,411	53.97 %
6620 (O) Radio & Computer Equipment	23,468	25,000	-1,532	93.87 %
6640 (O) Repairs - Equipment	9,838	20,000	-10,162	49.19 %
6660 (O) Repairs - Vehicles	47,560	40,000	7,560	118.9 %
6675 (O) Station Supplies	12,390	9,000	3,390	137.66 %
6680 (E) Service Contracts	23,120	18,000	5,120	128.44 %
6700 (O) Special Event Expenses	14,279		14,279	
6720 (O) Telecom - Mobile	8,180	14,000	-5,820	58.43 %
6730 (O) Tools & Hardware	4,858	2,000	2,858	242.92 %
6750 (O) Training Equipment & Supplies	687	8,000	-7,313	8.59 %
6760 (O) Travel	14,920	25,000	-10,080	59.68 %
6800 (O) Uniforms	32,701	30,000	2,701	109.0 %
6810 (O) Vehicle Service Expenses	5,992		5,992	
6820 (O) Wellness & Physicals	40,500	40,000	500	101.25 %
6900 (O) Miscellaneous	4,548	2,000	2,548	227.38 %
5380 (A) Down Payment Assistance		1,500	-1,500	0.0 %
5900 (A) Miscellaneous-1		2,000	-2,000	0.0 %
6710 (O) Responder Incentives		10,000	-10,000	0.0 %
Total for Expenses	\$4,447,210	\$5,448,451	-\$1,001,241	81.62 %
Net Operating Income	\$2,951,714	\$1,347,391	\$1,604,323	219.07 %
Other Income				
Other Expenses				
8010 Capital Expenditures	284,932	515,000	-230,068	55.33 %



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
9010 Transfer to Capital Fund	700,000	700,000	0	100.0 %
Total for Other Expenses	\$984,932	\$1,215,000	-\$230,068	81.06 %
Net Other Income	-\$984,932	-\$1,215,000	\$230,068	81.06 %
Net Income	\$1,966,782	\$132,391	\$1,834,391	1485.59 %

Statement of Financial Position

Crested Butte Fire Protection District

As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
1000 Operating Checking	110,651.12
1010 BOTW Money Market	37,769.60
1100 COLORTRUST - General Fund	6,061,661.85
1120 COLORTRUST - Debt Proceeds	0.00
1130 CSIP Operating	795,004.54
1200 Triplex Lease Purchase	0.00
1520	0.00
Total for Bank Accounts	\$7,005,087.11
Accounts Receivable	
1210 Accounts Receivable- Rent/Fees	166,896.25
1211 Mill Levy Property Tax Receivable	-5,957,474.83
1215 Down Payment Assistance Receivable	50,000.00
1250 Property Tax Receivable	0.00
2220 Prepaid Rent Revenue	0.00
Total for Accounts Receivable	-\$5,740,578.58
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
Total for Other Current Assets	\$3,000.00
Total for Current Assets	\$1,267,508.53
Fixed Assets	
1520.1 Machinery & Equipment	0.00
1520 Capital Equipment	\$0.00
1520.2 Machinery & Equipment	0.00
Total for 1520 Capital Equipment	\$0.00
Total for Fixed Assets	\$0.00
Other Assets	
1600 Bond Fund Reimbursables	0.00
Total for Other Assets	\$0.00
Total for Assets	\$1,267,508.53

Statement of Financial Position

Crested Butte Fire Protection District

As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Credit Cards	
1050.1 CBFPD Mastercard	35,771.98
Total for Credit Cards	\$35,771.98
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	0.00
2180 Garnishment Payable	0.00
2225 Prepaid Rent	3,000.00
2300 Cash Due Vol Pension Fund	0.00
Total for Other Current Liabilities	\$27,662.79
Total for Current Liabilities	\$63,434.77
Long-term Liabilities	
2210 Deferred Property Tax	-5,957,474.83
2500.1 Triplex Lease - Purchase	-49,877.20
2500 Rental Unit Security Deposits	-2,900.00
Total for Long-term Liabilities	-\$6,010,252.03
Total for Liabilities	-\$5,946,817.26
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

Statement of Financial Position

Crested Butte Fire Protection District

As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
3400 Unrestricted Reserve	1,547,926.68
Net Income	2,285,337.13
Total for Equity	\$7,214,325.79
Total for Liabilities and Equity	\$1,267,508.53

Expenses by Vendor Summary

Crested Butte Fire Protection District

October 1-31, 2025

VENDOR	TOTAL
	304,412.11
ACDelcoTDS	913.00
Acme Tools	2,273.61
ADP	527.91
ADP Screening & Selection Services	55.62
AeroCare, USA	185.00
Alerus	1,329.36
Alpenglow Events LLC	543.73
Amazing Moves Moving and Storage	1,262.30
Amazon	5,005.74
Amazon Web Services	13.72
Ambulance Medical Billing	1,635.09
American Ambulance Association	578.00
Apple	0.99
ATMOS Energy	683.62
AV-TECH Electronics	453.75
Back at the Ranch	1,736.00
BMO	474.32
Bound Tree Medical	1,174.37
Camp 4 Coffee	248.46
CEBT	37,518.45
CenturyLink	253.77
Chopwood Mercantile	446.68
City Market	35.51
CoDFPC - Colorado Division of Fire Prevention and Control	1,800.00
Colorado ALS	49.00
Colorado Association of Permit Technicians	62.04
Colorado Fire Training Officers Assn	125.00
Colorado State Fire Chiefs	-595.00
Crested Butte Ace Hardware	244.65
Crested Butte South Metro District	338.75
Dam Brewery	103.10
Eagle Engraving	52.15
East River Sanitation District	84.19
Emergency Medical Services Association of Colorado	469.00
Employers Council	5,424.00
EMS Logik	295.00
Exxon Mobil	2,719.51
Galls	620.99
GCEA	931.83
Gobin's, Inc.	40.30
Gunnison County	3,148.00
Guru Importer	10.00

Expenses by Vendor Summary

Crested Butte Fire Protection District

October 1-31, 2025

VENDOR	TOTAL
Henry Schein	530.83
Home Depot	3,387.65
IFSTA	86.43
International Code Council, Inc	100.00
Jack Dietrich	200.00
Jayson Simons Jones	2,500.00
Jeffery Neumann	585.00
Joe Wonnacott	225.00
Kathleen Adelgais	569.00
Ken Lodovico	200.00
Keystone Resort	694.72
Life Assist	903.71
Lodging (Generic)	321.30
Lyons Gaddis	2,938.80
Matthew L Halvorson	200.00
Mattress Firm	7,139.77
Microsoft	402.08
Montrose Water Factory	170.00
Monty's Auto Parts	1,349.07
Mountain Lyon Cafe	82.84
Mt. Crested Butte Water& Sanitation	298.27
New Pig Corporation	981.06
Overstock	975.51
Paper Clip	360.20
Paperless Post	72.00
Perkins La Junta	925.00
Plains to Peaks RETAC	1,092.00
Quality Health Network	168.00
QuickBooks Payments	112.09
Restaurant (Generic)	1,123.22
Rocky Mountain Frames	100.00
Rumors	28.50
Safeway	129.32
SatCom Global	114.42
Secret Stash	344.96
Shay Krier MD	600.00
SlingTV	60.99
Spectrum	244.56
Starlink	65.00
Summitcove Rentals	1,360.71
Thai Chili	122.68
The Bubble Wrap	132.64
The Hideout	108.70

Expenses by Vendor Summary

Crested Butte Fire Protection District

October 1-31, 2025

VENDOR	TOTAL
Town of Crested Butte	1,706.67
UMR	5,235.59
U.S. Postal Service	33.40
USPS	10.65
Verizon	40.13
Visionary Broadband	159.96
Wal-Mart	193.99
Waste Management	667.95
W. Eric Tunkey	200.00
Whiterock Realty, LLC	4,200.00
TOTAL	\$422,237.99

Transaction Report
Crested Butte Fire Protection District
 October 1-31, 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5010 (A) Wages - Administration	10/08/2025	Journal Entry	00795			5010 (A) Wages - Administration		0.00	0.00
5030 (A) Part-Time / Temp Salaries	10/08/2025	Journal Entry	00795			5030 (A) Part-Time / Temp Salaries		0.00	0.00
5050 (A) Overtime	10/08/2025	Journal Entry	00795			5050 (A) Overtime		0.00	0.00
5130 (A) Medicare Tax	10/08/2025	Journal Entry	00795			5130 (A) Medicare Tax		0.00	0.00
5140 (A) Social Security Tax	10/08/2025	Journal Entry	00795			5140 (A) Social Security Tax		0.00	0.00
5150 (A) FPPA Pension - ER	10/08/2025	Journal Entry	00795			5150 (A) FPPA Pension - ER		0.00	0.00
6010 (O) Wages - Ops FT	10/08/2025	Journal Entry	00795			6010 (O) Wages - Ops FT		0.00	0.00
6020 (O) Wages - Ops PT	10/08/2025	Journal Entry	00795			6020 (O) Wages - Ops PT		0.00	0.00
6030 (O) On-Call Pay	10/08/2025	Journal Entry	00795			6030 (O) On-Call Pay		0.00	0.00
6060 (O) Unscheduled Overtime	10/08/2025	Journal Entry	00795			6060 (O) Unscheduled Overtime		0.00	0.00
6070 (O) Training Pay	10/08/2025	Journal Entry	00795			6070 (O) Training Pay		0.00	0.00
6080 (O) Special Event Pay	10/08/2025	Journal Entry	00795			6080 (O) Special Event Pay		0.00	0.00
6130 (O) Medicare Tax	10/08/2025	Journal Entry	00795			6130 (O) Medicare Tax		0.00	0.00
6140 (O) Social Security Tax	10/08/2025	Journal Entry	00795			6140 (O) Social Security Tax		0.00	0.00
6150 (O) FPPA Pension - ER	10/08/2025	Journal Entry	00795			6150 (O) FPPA Pension - ER		0.00	0.00
5010 (A) Wages - Administration	10/08/2025	Journal Entry	00796		MISCELLANEOUS	5010 (A) Wages - Administration		178.74	178.74
5010 (A) Wages - Administration	10/08/2025	Journal Entry	00796		Regular Earnings	5010 (A) Wages - Administration		8,610.08	8,788.82
5020 (A) Wages - Fire Prevention	10/08/2025	Journal Entry	00796		Fire Prevention	5020 (A) Wages - Fire Prevention		13,835.96	22,624.78
5040 (A) Housing Stipend	10/08/2025	Journal Entry	00796		Housing2	5040 (A) Housing Stipend		150.00	22,774.78
5040 (A) Housing Stipend	10/08/2025	Journal Entry	00796		Housing3	5040 (A) Housing Stipend		1,000.00	23,774.78
5130 (A) Medicare Tax	10/08/2025	Journal Entry	00796		Employer Medicare Tax	5130 (A) Medicare Tax		306.00	24,080.78
5140 (A) Social Security Tax	10/08/2025	Journal Entry	00796		Employer Social Security Tax	5140 (A) Social Security Tax		150.87	24,231.65
5150 (A) FPPA Pension - ER	10/08/2025	Journal Entry	00796		ER AD&D CORRECT	5150 (A) FPPA Pension - ER		245.89	24,477.54
5150 (A) FPPA Pension - ER	10/08/2025	Journal Entry	00796		ER PENSION CONT	5150 (A) FPPA Pension - ER		1,860.29	26,337.83
5160 (A) FAMLI Premium - ER	10/08/2025	Journal Entry	00796		CO FAMLI - ER	5160 (A) FAMLI Premium - ER		94.96	26,432.79
5200 (A) Health Benefits	10/08/2025	Journal Entry	00796		Voluntary Life Contribution	5200 (A) Health Benefits		-60.57	26,372.22
6010 (O) Wages - Ops FT	10/08/2025	Journal Entry	00796		MISCELLANEOUS	6010 (O) Wages - Ops FT		60.80	26,433.02
6010 (O) Wages - Ops FT	10/08/2025	Journal Entry	00796		Overtime Earnings	6010 (O) Wages - Ops FT		4,860.87	31,293.89
6010 (O) Wages - Ops FT	10/08/2025	Journal Entry	00796		Regular Earnings	6010 (O) Wages - Ops FT		60,957.49	92,251.38
6010 (O) Wages - Ops FT	10/08/2025	Journal Entry	00796		SICK	6010 (O) Wages - Ops FT		2,749.65	95,001.03
6010 (O) Wages - Ops FT	10/08/2025	Journal Entry	00796		VACATION	6010 (O) Wages - Ops FT		2,192.64	97,193.67
6020 (O) Wages - Ops PT	10/08/2025	Journal Entry	00796		Regular Earnings	6020 (O) Wages - Ops PT		4,556.73	101,750.40
6040 (O) Housing Stipend	10/08/2025	Journal Entry	00796		Housing1	6040 (O) Housing Stipend		400.00	102,150.40
6040 (O) Housing Stipend	10/08/2025	Journal Entry	00796		Housing2	6040 (O) Housing Stipend		600.00	102,750.40
6040 (O) Housing Stipend	10/08/2025	Journal Entry	00796		Housing3	6040 (O) Housing Stipend		1,800.00	104,550.40
6130 (O) Medicare Tax	10/08/2025	Journal Entry	00796		Employer Medicare Tax	6130 (O) Medicare Tax		988.90	105,539.30
6140 (O) Social Security Tax	10/08/2025	Journal Entry	00796		Employer Social Security Tax	6140 (O) Social Security Tax		294.92	105,834.22
6150 (O) FPPA Pension - ER	10/08/2025	Journal Entry	00796		ER AD&D CORRECT	6150 (O) FPPA Pension - ER		1,288.54	107,122.76
6150 (O) FPPA Pension - ER	10/08/2025	Journal Entry	00796		ER PENSION CONT	6150 (O) FPPA Pension - ER		7,604.02	114,726.78
6160 (O) FAMLI Premium - ER	10/08/2025	Journal Entry	00796		CO FAMLI - ER	6160 (O) FAMLI Premium - ER		306.91	115,033.69
5150 (A) FPPA Pension - ER	10/09/2025	Journal Entry	00797		Tunkey overpayment to FPPA	5150 (A) FPPA Pension - ER		-51.39	114,982.30
5780 (A) Treasurer's Fee - GF	10/10/2025	Journal Entry	00798			5780 (A) Treasurer's Fee - GF		852.85	115,835.15
5660 (A) Repairs - Buildings	10/14/2025	Expense	11829	Mountain Colors Paint	Station 3 repair	5660 (A) Repairs - Buildings	Operating Checking	70.04	115,905.19
8010 Capital Expenditures	10/16/2025	Check	37278	Perkins Motors	2024 Ram 3500 Tradesman with utility box	8010 Capital Expenditures	Operating Checking	63,389.45	179,294.64
5290 (A) Health Reimbursement	10/20/2025	Check	484		Health Reimbursement	5290 (A) Health Reimbursement	Operating Checking	4,734.77	184,029.41
5290 (A) Health Reimbursement	10/20/2025	Check	476		Health Reimbursement	5290 (A) Health Reimbursement	Operating Checking	223.74	184,253.15
5010 (A) Wages - Administration	10/21/2025	Journal Entry	JE00800		MISCELLANEOUS	5010 (A) Wages - Administration		89.37	184,342.52
5010 (A) Wages - Administration	10/21/2025	Journal Entry	JE00800		Regular Earnings	5010 (A) Wages - Administration		8,610.08	192,952.60
5020 (A) Wages - Fire Prevention	10/21/2025	Journal Entry	JE00800		Fire Prevention	5020 (A) Wages - Fire Prevention		13,802.08	206,754.68
5040 (A) Housing Stipend	10/21/2025	Journal Entry	JE00800		Housing2	5040 (A) Housing Stipend		150.00	206,904.68
5040 (A) Housing Stipend	10/21/2025	Journal Entry	JE00800		Housing3	5040 (A) Housing Stipend		1,000.00	207,904.68
5130 (A) Medicare Tax	10/21/2025	Journal Entry	JE00800		Employer Medicare Tax	5130 (A) Medicare Tax		304.28	208,208.96
5140 (A) Social Security Tax	10/21/2025	Journal Entry	JE00800		Employer Social Security Tax	5140 (A) Social Security Tax		150.87	208,359.83
5150 (A) FPPA Pension - ER	10/21/2025	Journal Entry	JE00800		ER AD&D CORRECT	5150 (A) FPPA Pension - ER		245.24	208,605.07
5150 (A) FPPA Pension - ER	10/21/2025	Journal Entry	JE00800		ER PENSION CONT	5150 (A) FPPA Pension - ER		1,856.73	210,461.80
5160 (A) FAMLI Premium - ER	10/21/2025	Journal Entry	JE00800		CO FAMLI - ER	5160 (A) FAMLI Premium - ER		94.43	210,556.23
5200 (A) Health Benefits	10/21/2025	Journal Entry	JE00800		Voluntary Life Contribution	5200 (A) Health Benefits		-60.57	210,495.66
6010 (O) Wages - Ops FT	10/21/2025	Journal Entry	JE00800		MISCELLANEOUS	6010 (O) Wages - Ops FT		960.00	211,455.66
6010 (O) Wages - Ops FT	10/21/2025	Journal Entry	JE00800		Overtime Earnings	6010 (O) Wages - Ops FT		4,547.97	216,003.63
6010 (O) Wages - Ops FT	10/21/2025	Journal Entry	JE00800		Regular Earnings	6010 (O) Wages - Ops FT		61,043.91	277,047.54
6010 (O) Wages - Ops FT	10/21/2025	Journal Entry	JE00800		SICK	6010 (O) Wages - Ops FT		2,702.92	279,750.46
6270 (O) Ski Pass Benefit	10/21/2025	Journal Entry	JE00800		SKI PASS (Bettencourt)	6270 (O) Ski Pass Benefit		1,000.00	280,750.46
6010 (O) Wages - Ops FT	10/21/2025	Journal Entry	JE00800		VACATION	6010 (O) Wages - Ops FT		4,339.07	285,089.53
6020 (O) Wages - Ops PT	10/21/2025	Journal Entry	JE00800		Regular Earnings	6020 (O) Wages - Ops PT		5,331.87	290,421.40
6040 (O) Housing Stipend	10/21/2025	Journal Entry	JE00800		Housing1	6040 (O) Housing Stipend		400.00	290,821.40
6040 (O) Housing Stipend	10/21/2025	Journal Entry	JE00800		Housing2	6040 (O) Housing Stipend		600.00	291,421.40
6040 (O) Housing Stipend	10/21/2025	Journal Entry	JE00800		Housing3	6040 (O) Housing Stipend		1,800.00	293,221.40
6060 (O) Unscheduled Overtime	10/21/2025	Journal Entry	JE00800		OVERTIME UNSCH	6060 (O) Unscheduled Overtime		190.44	293,411.84
6130 (O) Medicare Tax	10/21/2025	Journal Entry	JE00800		Employer Medicare Tax	6130 (O) Medicare Tax		1,056.70	294,468.54
6140 (O) Social Security Tax	10/21/2025	Journal Entry	JE00800		Employer Social Security Tax	6140 (O) Social Security Tax		342.98	294,811.52
6150 (O) FPPA Pension - ER	10/21/2025	Journal Entry	JE00800		ER AD&D CORRECT	6150 (O) FPPA Pension - ER		1,324.17	296,135.69
6150 (O) FPPA Pension - ER	10/21/2025	Journal Entry	JE00800		ER PENSION CONT	6150 (O) FPPA Pension - ER		7,798.96	303,934.65
6160 (O) FAMLI Premium - ER	10/21/2025	Journal Entry	JE00800		CO FAMLI - ER	6160 (O) FAMLI Premium - ER		327.97	304,262.62
5010 (A) Wages - Administration	10/22/2025	Journal Entry	00800			5010 (A) Wages - Administration		0.00	304,262.62
5030 (A) Part-Time / Temp Salaries	10/22/2025	Journal Entry	00800			5030 (A) Part-Time / Temp Salaries		0.00	304,262.62
5050 (A) Overtime	10/22/2025	Journal Entry	00800			5050 (A) Overtime		0.00	304,262.62
5130 (A) Medicare Tax	10/22/2025	Journal Entry	00800			5130 (A) Medicare Tax		0.00	304,262.62
5140 (A) Social Security Tax	10/22/2025	Journal Entry	00800			5140 (A) Social Security Tax		0.00	304,262.62
5150 (A) FPPA Pension - ER	10/22/2025	Journal Entry	00800			5150 (A) FPPA Pension - ER		0.00	304,262.62

Transaction Report
 Crested Butte Fire Protection District
 October 1-31, 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
6010 (O) Wages - Ops FT	10/22/2025	Journal Entry	00800			6010 (O) Wages - Ops FT		0.00	304,262.62
6020 (O) Wages - Ops PT	10/22/2025	Journal Entry	00800			6020 (O) Wages - Ops PT		0.00	304,262.62
6030 (O) On-Call Pay	10/22/2025	Journal Entry	00800			6030 (O) On-Call Pay		0.00	304,262.62
6060 (O) Unsheduled Overtime	10/22/2025	Journal Entry	00800			6060 (O) Unsheduled Overtime		0.00	304,262.62
6070 (O) Training Pay	10/22/2025	Journal Entry	00800			6070 (O) Training Pay		0.00	304,262.62
6080 (O) Special Event Pay	10/22/2025	Journal Entry	00800			6080 (O) Special Event Pay		0.00	304,262.62
6130 (O) Medicare Tax	10/22/2025	Journal Entry	00800			6130 (O) Medicare Tax		0.00	304,262.62
6140 (O) Social Security Tax	10/22/2025	Journal Entry	00800			6140 (O) Social Security Tax		0.00	304,262.62
6150 (O) FPPA Pension - ER	10/22/2025	Journal Entry	00800			6150 (O) FPPA Pension - ER		0.00	304,262.62
6800 (O) Uniforms	10/23/2025	Check	37282	Jay Bettencourt	boot reimbursement	6800 (O) Uniforms	Operating Checking	149.49	304,412.11
Total for --								\$304,412.11	
TOTAL								\$304,412.11	

Profit and Loss

Crested Butte Fire Protection District

January 1-October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
4010 Property Tax - Capital Fund	1,664,750.43
4020 Specific Ownership Tax	68,053.64
4100.2 Interest Income (Capital)	657,865.72
4100.3 Interest Income (Bond)	12,439.62
Total for Income	\$2,403,109.41
Cost of Goods Sold	
Gross Profit	\$2,403,109.41
Expenses	
5200 Hard Costs	\$28,357.00
5201 Fire Station	10,412,076.76
5202 SAR Building	1,336,878.62
5204 Sitework	305,535.74
5205 Training Building	625,733.18
Total for 5200 Hard Costs	\$12,708,581.30
5300 Land	363,831.00
5400 Soft Costs	419,553.50
5780 Treasure's Fee - CF	50,026.18
5790.3 Bank Charges (Bond)	79.16
5795 Bond Int	501,850.00
Total for Expenses	\$14,043,921.14
Net Operating Income	-\$11,640,811.73
Other Income	
8000 Transfer from CBFPD	700,000.00
Total for Other Income	\$700,000.00
Other Expenses	
Net Other Income	\$700,000.00
Net Income	-\$10,940,811.73

Balance Sheet

Crested Butte Fire Protection District

As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
1000.3 Clearing Account	0.00
1000 Checking	292,587.72
1010 Money Market	511,982.01
1020 COLOTrust Arbitrage Rebate	1,261,474.96
1050 CSIP Investment Account - Bond Payment	1,016,963.06
1051 Colotrust Account- Multi-Year Land Purchase	1,495,973.60
1100 CSIP Investment Account - Proceeds	6,793,339.94
Total for Bank Accounts	\$11,372,321.29
Accounts Receivable	
1211 Mill Levy Property Tax Receivable	-1,664,750.43
Total for Accounts Receivable	-\$1,664,750.43
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
Total for Other Current Assets	\$0.00
Total for Current Assets	\$9,707,570.86
Fixed Assets	
Other Assets	
Total for Assets	\$9,707,570.86
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2005 Accounts Payable- AUDIT	0.00
2006 Retainage Payable	440,512.02
Total for Accounts Payable	\$440,512.02
Credit Cards	
Other Current Liabilities	
Total for Current Liabilities	\$440,512.02
Long-term Liabilities	
2210 Deferred Property Tax	-1,664,750.43
Total for Long-term Liabilities	-\$1,664,750.43
Total for Liabilities	-\$1,224,238.41

Balance Sheet

Crested Butte Fire Protection District

As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Equity	
1900 Interfund Balance	
1900.2 Capital Interfund Balance	0.00
1900.3 Bond Interfund Balance	0.00
Total for 1900 Interfund Balance	\$0.00
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	-10,940,811.73
Total for Equity	\$10,931,809.27
Total for Liabilities and Equity	\$9,707,570.86

Expenses by Vendor Summary

Crested Butte Fire Protection District

January 1-October 31, 2025

VENDOR	TOTAL
	50,105.34
Advanced Exercise	15,538.00
Blythe Group + co	107,971.18
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	11,835.52
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.	11,897,455.67
Fire Facilities, Inc.	547,324.10
Fire Station Furniture	29,034.84
Get Bent Blacksmithing	7,473.00
Goulding Development Advisors	97,986.81
Gunnison County Electric Association	90,169.00
HeatTrak	18,892.00
Interior Visions	20,252.00
Lumen	2,808.64
Paper Clip	9,060.00
ProSpace	72,109.86
R.B.W.	5,700.00
Resource Engineering Group	1,225.00
Rouge Fitness	15,378.83
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
TOTAL	\$14,043,921.14

Transaction Report
Crested Butte Fire Protection District
 January 1-October 31, 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
5780 Treasure's Fee - CF	10/10/2025	Journal Entry	195			5780 Treasure's Fee - CF		238.31	50,105.34
Total for --								\$50,105.34	
TOTAL								\$50,105.34	

CBFPD NEW STATION	Board Approved FGMP Budget 4/9/24	Budget Revisions	Current Budget	Previously Billed to date	Draw No 53 October 2025	Cost to Date	Percent Complete	Cost to Complete	NOTES
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SOFT COSTS

12	Water/Sewer Fees	\$250,000	\$15,000	\$265,000	\$256,449	\$256,449	97%	\$8,551	Sewer Tap, Legal Water, FCI carries water
13	Gas Fees	\$50,000		\$50,000	\$38,918	\$38,918	78%	\$11,082	Atmos (pipe, boring, trench/backfill)
14	Electric Fees	\$150,000		\$150,000	\$90,169	\$90,169	60%	\$59,831	new 3-phase, 1-phase loop
15	Comcast/CenturyLink Connection Fees	\$15,000	\$70,000	\$85,000	\$3,389	\$3,389	4%	\$81,611	Lumen
16	ROW & CDOT fees	\$20,000		\$20,000	\$0	\$0	0%	\$20,000	CDOT
17	Bldg Permits & Fire Impact Fee	\$200,000	(\$70,000)	\$130,000	\$76,794	\$76,794	59%	\$53,206	County
18	Traffic Study	\$13,000		\$13,000	\$12,920	\$12,920	99%	\$80	McDowell Eng
19	Soils/Geotechnical/Geothermal	\$40,000		\$40,000	\$37,836	\$37,836	95%	\$2,164	Cesare/Panterra
20	Surveying	\$5,000		\$5,000	\$0	\$0	0%	\$5,000	JVA
21	Planning/Entitlements	\$85,000		\$85,000	\$83,461	\$83,461	98%	\$1,539	BG/TCA
22	Design (Arch, Struct, MEP)	\$1,600,000	\$82,650	\$1,682,650	\$1,580,081	\$1,591,342	95%	\$91,308	BG/TCA
22a	Modular Study	\$0		\$0	\$0	\$0	#DIV/0!	\$0	N/A
23	Civil Engineering	\$0		\$0	\$0	\$0	0%	\$0	JVA
24	Wetlands Consultant	\$15,000		\$15,000	\$1,680	\$1,680	11%	\$13,320	Bio-Environs
25	3rd Party Insp/Material Testing	\$100,000		\$100,000	\$57,177	\$57,951	58%	\$42,049	CMT & Bowman
26	Commissioning	\$50,000		\$50,000	\$8,835	\$8,835	18%	\$41,165	Typ testing, blower door
27	Monument Signage	\$0		\$0	\$0	\$0	0%	\$0	By FCI
28	IT/Low Voltage	\$400,000	(\$107,582)	\$292,418	\$113,459	\$118,180	40%	\$174,238	Alerting, Access, control, cameras, cabling, etc
29	CMGC	\$20,000		\$20,000	\$20,000	\$20,000	100%	\$0	FCI
30	Project Mgmt	\$300,000		\$300,000	\$256,751	\$266,351	89%	\$33,649	GDA
31	Condo Map	\$25,000		\$25,000	\$0	\$0	0%	\$25,000	
32	Legal Costs	\$20,000		\$20,000	\$3,327	\$3,327	17%	\$16,673	
33	Financing Costs	\$0		\$0	\$0	\$0	0%	\$0	net of bond proceeds
34	Insurance/PP Bond	\$50,000		\$50,000	\$0	\$0	0%	\$50,000	1.20%
35	Reimbursables	\$92,900		\$92,900	\$17,002	\$17,891	19%	\$75,009	4%
36	Soft Cost Contingency	\$390,732	(\$97,650)	\$293,082	\$0	\$0	75%	\$293,082	9%
Subtotal Soft Costs		\$3,891,632	(\$107,582)	\$3,784,050	\$2,658,249	\$27,244.71	71%	\$1,098,556	

HARD COSTS

37	Hard Construction Fire/EMS	\$18,074,070	\$ 1,497,073.50	\$19,571,144	\$16,229,527	\$17,533,631	90%	\$2,037,513	4/5/24 FCI FGMP Estimate
38	Hard Construction SAR	\$3,787,246	\$124,525	\$3,911,771	\$2,575,520	\$2,794,418	71%	\$1,117,353	4/5/24 FCI FGMP Estimate
	Temp Construction Utilities	\$55,000		\$55,000	\$1,833	\$1,833	3%	\$53,167	Elec/Water (temp gas by FCI)
39	SAR Climbing Wall	\$0		\$0	\$0	\$0	0%	\$0	Not included
40	Training Building & Props	\$0	\$547,324	\$547,324	\$547,324	\$547,324	100%	(\$0)	Fire Facilities 1/6/25
40	Training Building - Site, Fdn & Utilities	\$0	\$49,988	\$49,988	\$49,988	\$49,988	100%	(\$0)	FCI estimate 1/14/25
40	Sitework	\$3,100,355	\$318,190	\$3,418,545	\$1,646,299	\$1,762,790	52%	\$1,655,755	4/5/24 FCI FGMP Estimate
	Accepted Value Engineering	(\$1,513,984)		(\$1,513,984)	\$0	\$0	0%	(\$1,513,984)	4/5/24 FCI FGMP Estimate
41	Housing	\$1,200,000		\$1,200,000	\$0	\$0	0%	\$1,200,000	Placeholder
42	Fitness Equipment	\$75,000		\$75,000	\$30,917	\$30,917	41%	\$44,083	By Owner
43	Electrical Car Charging Stations	\$25,000		\$25,000	\$0	\$0	0%	\$25,000	Placeholder
44	FF&E	\$300,000		\$300,000	\$175,181	\$196,091	65%	\$103,909	TBD
45	Window Coverings	\$35,000		\$35,000	\$0	\$0	0%	\$35,000	By Owner
46	OSE/Kitchen Appliances	\$125,000	\$53,000	\$178,000	\$69,968	\$70,318	40%	\$107,682	Operating Supplies & Equipment
47	Hard Contingency	\$2,753,633	(\$2,482,519)	\$271,114	\$0	\$0	10%	\$271,114	10.9%
Subtotal Hard Costs		\$28,016,320	\$107,582	\$28,123,902	\$21,326,557	\$1,660,753.57	82%	\$5,136,591	

Total Soft & Hard Costs	\$31,907,952	\$0	\$31,907,952	\$23,984,806	\$1,687,998.28	\$25,672,805	80%	\$6,235,147	Does not include Spann Land Costs
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Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

Crested Butte Fire Protection District

For the Month Ending
October 31, 2025

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 11/11/2025 for Veterans Day.
CSIP will be closed on 11/27/2025 for Thanksgiving.

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

Online Access www.csipinvest.com

Customer Service 1-855-274-7468



Account Statement

For the Month Ending **October 31, 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 **October 31, 2025**

Crested Butte Fire Protection District

Portfolio Summary			
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Current Yield
CSIP LGIP	27,659.96	7,702,695.73	4.21 %
CSIP TERM	20,010.96	1,000,000.00	* N/A
Total	\$47,670.92	\$8,702,695.73	

* Not Applicable

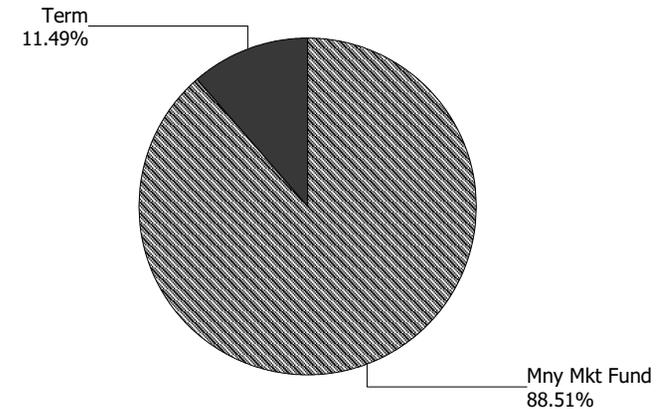
Investment Allocation		
Investment Type	Closing Market Value	Percent
Money Market Mutual Fund	7,702,695.73	88.51
Term Investment	1,000,000.00	11.49
Total	\$8,702,695.73	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	8,702,695.73	100.00
31 to 60 days	0.00	0.00
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
Total	\$8,702,695.73	100.00%

Weighted Average Days to Maturity 1

Sector Allocation





Account Statement

For the Month Ending **October 31, 2025**

Consolidated Summary Statement

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	8,843,117.64	2,044,768.06	(4,000,000.00)	0.00	0.00	6,887,885.70	44,768.06
2210106002	Operating Account Fund	795,004.54	2,842.43	0.00	0.00	0.00	797,846.97	2,842.43
2210106003	Bond Payment Fund	1,016,902.63	60.43	0.00	0.00	0.00	1,016,963.06	60.43
Total		\$10,655,024.81	\$2,047,670.92	(\$4,000,000.00)	\$0.00	\$0.00	\$8,702,695.73	\$47,670.92



Account Statement - Transaction Summary

For the Month Ending **October 31, 2025**

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

CSIP LGIP	
Opening Market Value	6,843,117.64
Purchases	2,044,768.06
Redemptions	(2,000,000.00)
Unsettled Trades	0.00
Change in Value	0.00

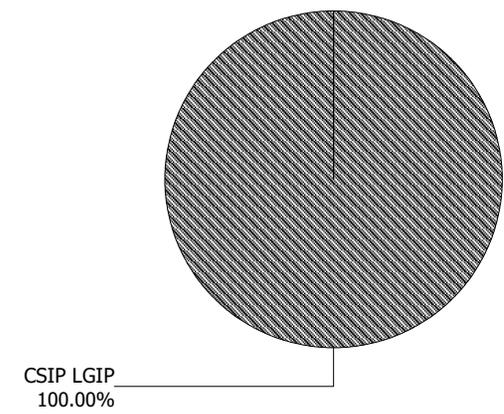
Closing Market Value	\$6,887,885.70
Cash Dividends and Income	24,757.10

CSIP TERM	
Opening Market Value	2,000,000.00
Purchases	0.00
Redemptions	(2,000,000.00)
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value	\$0.00
Cash Dividends and Income	20,010.96

Asset Summary		
	October 31, 2025	September 30, 2025
CSIP LGIP	6,887,885.70	6,843,117.64
CSIP TERM	0.00	2,000,000.00
Total	\$6,887,885.70	\$8,843,117.64

Asset Allocation	
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Account Statement

For the Month Ending **October 31, 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
CSIP LGIP					
Opening Balance					6,843,117.64
10/06/25	10/06/25	Purchase - TERM Maturity	1.00	2,020,010.96	8,863,128.60
10/07/25	10/07/25	Redemption - ACH Redemption	1.00	(2,000,000.00)	6,863,128.60
10/31/25	11/03/25	Accrual Income Div Reinvestment - Distributions	1.00	24,757.10	6,887,885.70

Closing Balance **6,887,885.70**

	Month of October	Fiscal YTD January-October		Closing Balance	Average Monthly Balance	Monthly Distribution Yield
Opening Balance	6,843,117.64	4,127,579.42	Closing Balance	6,887,885.70		
Purchases	2,044,768.06	36,661,644.74	Average Monthly Balance	6,925,215.77		
Redemptions (Excl. Checks)	(2,000,000.00)	(33,901,338.46)	Monthly Distribution Yield	4.21%		
Check Disbursements	0.00	0.00				
Closing Balance	6,887,885.70	6,887,885.70				
Cash Dividends and Income	24,757.10	142,409.13				

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
10/06/25	10/06/25	Redemption - TERM Maturity			(2,020,010.96)



Account Statement - Transaction Summary

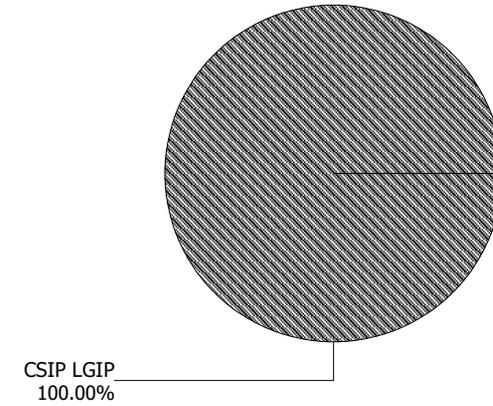
For the Month Ending **October 31, 2025**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

CSIP LGIP	
Opening Market Value	795,004.54
Purchases	2,842.43
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$797,846.97
Cash Dividends and Income	2,842.43

Asset Summary		
	October 31, 2025	September 30, 2025
CSIP LGIP	797,846.97	795,004.54
Total	\$797,846.97	\$795,004.54

Asset Allocation	
CSIP LGIP	100.00%





Account Statement

For the Month Ending **October 31, 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
CSIP LGIP					
Opening Balance					795,004.54
10/31/25	11/03/25	Accrual Income Div Reinvestment - Distributions	1.00	2,842.43	797,846.97
Closing Balance					797,846.97

	Month of October	Fiscal YTD January-October
Opening Balance	795,004.54	769,375.15
Purchases	2,842.43	28,471.82
Redemptions (Excl. Checks)	0.00	0.00
Check Disbursements	0.00	0.00
Closing Balance	797,846.97	797,846.97
Cash Dividends and Income	2,842.43	28,471.82

Closing Balance	797,846.97
Average Monthly Balance	795,096.23
Monthly Distribution Yield	4.21%



Account Statement - Transaction Summary

For the Month Ending **October 31, 2025**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

CSIP LGIP	
Opening Market Value	16,902.63
Purchases	60.43
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

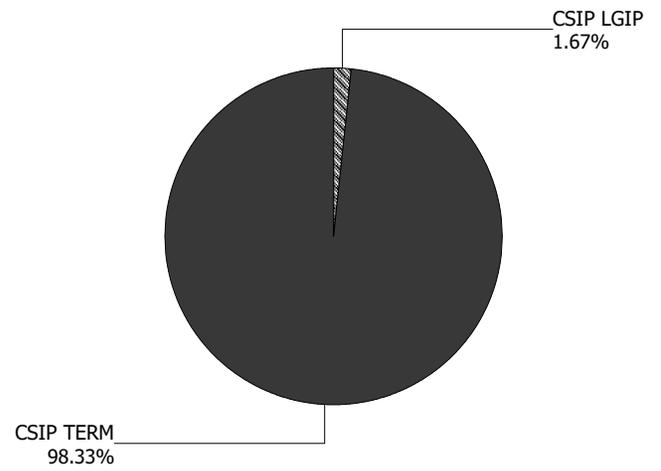
Closing Market Value **\$16,963.06**
 Cash Dividends and Income 60.43

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

Closing Market Value **\$1,000,000.00**
 Cash Dividends and Income 0.00

Asset Summary		
	October 31, 2025	September 30, 2025
CSIP LGIP	16,963.06	16,902.63
CSIP TERM	1,000,000.00	1,000,000.00
Total	\$1,016,963.06	\$1,016,902.63

Asset Allocation





Investment Holdings

For the Month Ending **October 31, 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
CSIP TERM							
06/09/25	06/10/25	TERM - Colorado Statewide Investment Pool Term Dec 26	11/06/25	4.4200	1,000,000.00	17,437.81	1,018,043.29
Total					\$1,000,000.00	\$17,437.81	\$1,018,043.29



Account Statement

For the Month Ending **October 31, 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
CSIP LGIP					
Opening Balance					16,902.63
10/31/25	11/03/25	Accrual Income Div Reinvestment - Distributions	1.00	60.43	16,963.06
Closing Balance					16,963.06

	Month of October	Fiscal YTD January-October		
Opening Balance	16,902.63	304,593.68	Closing Balance	16,963.06
Purchases	60.43	712,369.38	Average Monthly Balance	16,904.58
Redemptions (Excl. Checks)	0.00	(1,000,000.00)	Monthly Distribution Yield	4.21%
Check Disbursements	0.00	0.00		
Closing Balance	16,963.06	16,963.06		
Cash Dividends and Income	60.43	12,369.38		



CRESTED BUTTE FIRE PROTECTION DISTRICT

306 MAROON AVENUE
P.O. BOX 1009
CRESTED BUTTE, CO 81224
(970) 349-5333 FAX: (970) 349-3420
WEBSITE: WWW.CBFPD.ORG

October 31, 2025

CBFPD Board of Directors (BOD)

RE: Fire Prevention Division work summary for October 2025

Dear Board of Directors,

The list below is some of the larger projects in the development and review stages:

Major Projects: (planning, fire requirements & pre application meetings) ON GOING

Mount Crested Butte
-Prospect II-on going
-North Village-on going
-17 Marcellina (Oros)
Bear Crossing
-Nevada Ridge
-Oros (on Marcellina)

Crested Butte
-Fire Campus
-Mineral Point
-CBCS-new additions
-Forest Queen
-Princess

County
-County Whetstone Housing
(256 units)
-Starview at Cement Creek (140) --
-Solar Farm on Hwy 135
-Lacy Ranch 400 acres-300
homes
- (Lower Verzuh Ranch)

Approved Plan Reviews/Letters: completed in October- 11

Mount Crested Butte:
1

Crested Butte:
4

County:
6

Inspections & Meetings: competed in May- 38

Mount Crested Butte:
4

Crested Butte:
16

County:
18

Out of District

Company Level (OP's) Annual Life Safety Inspections: to be updated at the BOD meeting

- Total Assigned in October- 0
- Fully Completed- (passed)- 4
- Inspected/Completed with failures- (due for re-inspection)-2
- Currently scheduled-0

Fire Prevention Division summary:

- Fire Prevention staff continues to attend the monthly Captains meetings to answer any questions and to assist Operations with any First Due issues that may arise. I met with the First Due representative at the Leadership Conference to discuss existing issues. We are going to schedule an in-person training course with Jessie and Alex to address any outstanding issues.
- Kitchen hood cleaning companies are arriving in town next week to begin the required cleaning of the commercial kitchens.

- CBCS Area C addition has begun with the life safety devices being installed with rough inspections scheduled 11/7 and 11/11. Areas A and D have passed life safety inspections
- Fire Protection Week at the school was another success thanks to Chris, Dale and the Operations staff.
- Home assessment training has been completed by all the Fire Prevention Team members. 5 home assessments were performed that were assigned by the Western Regional Wildfire Council.
- The reflective addressing sign program is coming to an end for the season with the installation of another 24 signs.
- The Whetstone project has become deficient in water supply. Fire Prevention is communication with county officials and the general contractor to get this issue rectified.
- The headquarter building's fire pump has been commissioned, as well as the flush and flow of the underground. The system was approved to be connected to the fire riser to charge the fire suppression system.
- Joe Attended the Fire Leadership Challenge in Keystone along with other members. He also attended an Underground Fireline class presented by the state Colorado Department of Fire Prevention & Control (CDFPC).

Updates & Enforcement issues:

- Whetstone Workforce Housing – update at Board of Directors meeting.

Action request to the Board of Directors:

-none at this time



2025 October EMS & Fire Chief Board Report

While I am disappointed that I cannot be present at tonight's meeting, I am confident that my colleagues will do a fantastic job with the swearing-in of Captain Jay Bettencourt. Captain Bettencourt will be badged by his wife, Volunteer EMT/Firefighter-in-Training Maggie McIntosh, who recently and successfully completed her EMS FTEP process. I look forward to meeting with Maggie upon my return to discuss her potential transition into a part-time role. We were once again proud to support the Gunnison County Flu Clinic this year. Our members assisted with flu vaccinations, and we received excellent feedback from the event organizers. Thank you to A Shift and everyone else who contributed to this effort.

I would also like to take a moment to recognize the outstanding work our Field Training Officers (FTOs) are doing with our newer members. I have received very positive feedback, and it's clear that these members are being set up for success. Our current FTOs are Joe Blunn, Brad Farson, Rick Ball, Matt Evans, and John Bielak—thank you all for your dedication and leadership.

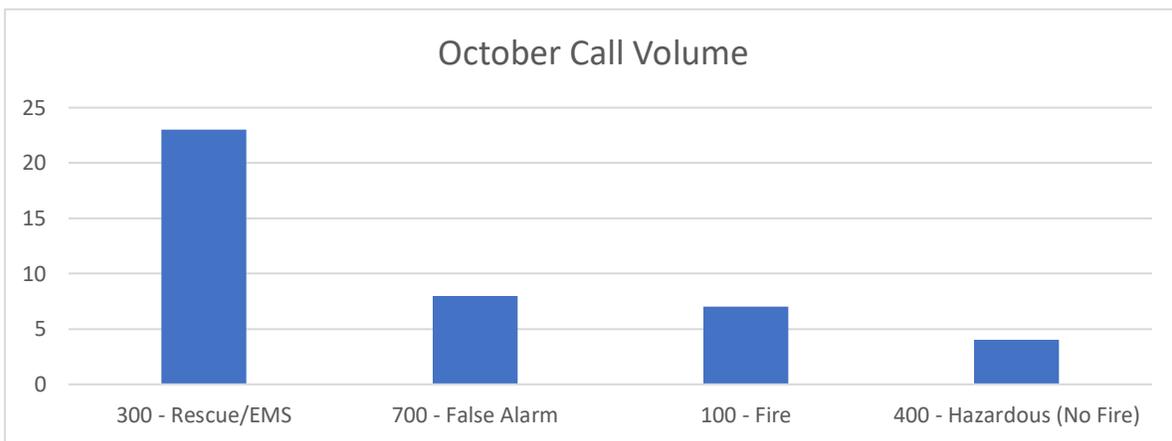
The High-Rise Committee has completed the engine configurations, and they have done an excellent job organizing and setting up the high-rise equipment. Special thanks to Lt. Reeves and John Zeikus for their assistance with the equipment setup and mounting. New SOGs, along with supporting training videos and photos, are nearing completion. These resources will help standardize our response, strategy, and tactics for mid-rise buildings.

We also extend our sincere appreciation to Drew Peterson for his extensive work installing cables and wiring for both SAR and Headquarters. Thank you as well to the crews who supported this significant project.

Lastly, a big thank-you to our Fire Prevention team for their excellent coordination during this year's Fire Prevention Week. The crews' participation was outstanding, and, as always, they did a great job engaging with the kids.

Operational Highlights:

1. We answered 42 calls for service
2. Most common call types:
 - a. Abdominal pain, pain secondary to trauma
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. I will provide an update on our TEMS program at our next board meeting. I am waiting for some responses from our insurance carrier Mountain West. Speaking of TEMS, the SRT (special response team) was recently called for an incident in Gunnison. Thankfully, the suspect was taken into custody by patrol officers without incident.



Personnel/Volunteer Update:

1. Three members have met the minimum requirements for active status.
2. We are proud to have our first Firefighter/Medic participating in the FTEP process. Will Cauble, a part-time member of our department and a full-time firefighter with Grand

Junction Fire, is currently progressing through their program. We are recognizing his advancement there while focusing on the key differences within our own system.

3. We are pleased to welcome Olivia (“Liv”) to the team. She has accepted a part-time position as an EMT. Unfortunately, the Paramedic who was previously offered a part-time position has withdrawn due to upcoming time commitments with Gunnison EMS. He will be leading the upcoming AEMT class, and we look forward to reconnecting with him in the future should his availability change.

Training, Professional Development, and Recognitions:

1. Captain Bettencourt has been taking the opportunity to meet and conduct trainings with each shift. We are very excited about his enthusiasm and our team’s excitement with Jay.
2. Captain Felix is nearing completion of his Engine Boss. He has 1 more course to complete. The wildland committee has made the recommendation he be recognized as an Engine Boss upon completion of this final step.
3. EMS training focused on cardiac related emergencies and advanced airway. Fire trainings were focused on “back to the basics”. Additionally, members continue to further their knowledge and training on engineering. Members renewed CPR.
4. We have 3 members currently in the Gunnison Fire Academy. Abby Dee, Aaron, and Mason.
5. Congratulations to Brad Farson who completed his Driver Operator certification

Vehicle and Equipment Updates:

1. Quint Chassis Update: The chassis for the Quint has been painted and is progressing well. We anticipate the final inspection to take place in late April or May of 2026.
2. New Equipment – Tool Cat: Chief Duke has received the new Tool Cat and appears very pleased with its performance.
3. New Work Truck: John has taken delivery of his new work truck and is very satisfied with this addition to our fleet.

4. Computer-Aided Dispatch (CAD) Review: We have completed our evaluation process for a new Computer-Aided Dispatch system. Throughout October, we dedicated two days each week to reviewing demonstrations from four different vendors. We now look forward to the next phase—selecting the CAD system that will best meet our operational needs.

Maintenance (Chief Duke and John Zeikus)

1. No major repairs
2. Station 3 received new windows.
3. John continues to make progress on D5 while continuing to work on the Marshals vehicle which is nearing completion



Month in REVIEW: 2025

911

**42
total incidents**



**EMS calls
30**
47% transported
20% non-transport
30% other dispositions



**Fire calls
41**
46% Fire calls
54% EMS calls
Fire - 0
Service calls/false alarm - 7



**Avg. Chute time –
01:29**
**Avg. Response time –
8:44**



Calls by zone
Town of CB – 20 Mt. CB – 8 CB South – 7 County – 7

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

November 11, 2025

1. Consent Agenda

- a) October 7th Work Session and Regular Meeting Minutes
- b) Monthly Financial Reports

2. Chief Executive's Comments:

There has been no part of October 2025 that I would characterize as a "slow season." The main event has been our new Emergency Services Campus moving toward completion. There have been plenty of twists and turns and more than a few complications and delays; however, we are now approaching move-in, and it appears we will finish within budget. We also closed on our Quint financing, submitted the planning application for the CB South communications tower, and held our annual all-staff meetings to update the team on salary and benefits for 2026. It should be noted that while call volume is lower this time of year, we have had some challenging and high-profile calls the crews have handled well.

With Chief Weisbaum out of town for this month's meeting, Assistant Chief Reily and I will administer the oath of office to our new Training Captain, Jay Bettencourt, and Volunteer EMT, Maggie McIntosh.

Following Chairman Chris McCann's resignation, we have solicited interest to fill the vacant Board seat. I appreciate Director Lodovico and Annie Tunkey's assistance in conducting outreach and screening potential candidates, as discussed last month. We spoke with several qualified individuals—more than one of whom expressed interest but are not currently available. We are pleased to have identified Brittany Perkins, a resident of Crested Butte South and the Finance Director at CB Nordic, as an interested community member. We are grateful to County Commissioner Laura Puckett Daniels for recommending Ms. Perkins, and I have included her introduction and recommendation in the packet. I recommend the Board consider Brittany for appointment to the Board. The appointee will serve until the next regular election in May 2027.

Regarding the consent agenda, the District's financial condition remains very strong. Revenues continue to exceed projections by approximately \$600,000 year-to-date, and we expect to end the year roughly \$200,000 below budgeted expense levels.

In staff reports this month, Interim Fire Marshal Joe Wonnacott will present his update. Concerns with the water supply at the Whetstone housing project have been featured in the newspaper, and we remain very concerned about that situation. Chief Weisbaum's report will be written only. I will not have many additional comments for my report, as most of the items I wish to highlight appear elsewhere on the agenda.

In public comment this month, we received a number of additional submissions regarding the CB South communications tower. I have included all comments received as of last Friday. I have thanked the commenters for reaching out, directed them to our website for additional information, and encouraged them to participate in the upcoming County planning process.

Our first item under old business also relates to the communications tower. I will provide an update regarding the upcoming planning hearing on Thursday, November 20, and anticipated next steps. I will also provide updates from Western Slope Towers regarding preliminary survey work, construction plans, and timelines. We are also working through the initial stages of acquiring public safety radio equipment for the tower. Depending on the outcome of the planning commission hearing, the Board may have additional action on this item in December.

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

In other old business, Project Manager Todd Goulding will be joining us remotely this month since he recently had knee surgery. While the building is behind schedule, we remain pleased with overall progress. A number of last-minute issues have surfaced, but we are addressing them systematically and expect occupancy by early December.

Finally, under old business, CBSAR has asked us to reconsider our lease terms, with the final sticking point being the length of the lease. The currently proposed version includes an initial 10-year term followed by up to ten 5-year renewals, for a total potential term of 60 years. CBSAR has requested 99 years total with a longer initial term. As either option will extend well beyond our tenure, the key question is how much flexibility the Board wishes to retain as circumstances evolve. Given how much has changed within CBFPD in the past decade, I believe the terms as currently proposed are reasonable and recommend approval as presented. An executive session has been included on the agenda to discuss lease terms further if the Board desires.

In new business this month, we will hold two public hearings on the ambulance rate changes discussed last month. As this is a change in the District's fee schedule, we published notice of the hearing as required by law and have received no written comments on the ambulance rate changes to date. I recommend the Board approve the new fees effective December 1, 2025, following the hearing.

Our second hearing will be the 2026 budget hearing, which was also properly noticed in the newspaper as required by law. There have been a few minor changes to the budget since our work session, mostly related to updates in some expense lines and a few salary projections. The most significant change is the removal of most of the grant funding for the radio equipment for the CB South tower, as that money will be routed primarily through the Gunnison–Hinsdale Combined Emergency Telecommunications Authority (GHCETSA). I expect one additional update before final adoption in December as we finalize our end-of-year projections and receive the final assessed valuation figures. As such, no additional action is required on the budget this month.

I am not aware of any unscheduled business this month; however, we always welcome Board member questions and comments. As a reminder, our dedication and ribbon-cutting celebration remains scheduled for Friday, November 14, and I look forward to sharing this milestone with our staff, contractors, and community partners. It represents the culmination of nearly a decade of planning, design, and construction and stands as a transformative investment in public safety infrastructure for the upper valley.

We have two potential executive session items related to negotiations: (1) the CBSAR lease, and (2) a follow-up regarding the recently completed investigation and the potential for a negotiated agreement with Fire Marshal Ems. I am not certain whether we will need or be in a position to discuss either of these items; however, the agenda provides the option if needed. I am also unsure whether General Counsel John Chmil will be available to assist us, as he has a conflicting obligation. If either item is deferred, we may reschedule as part of the strategic planning session on November 17 or 18. The only potential action item following an executive session would be the CBSAR lease, if that is not addressed earlier in the meeting.

3. Action Items

- a) Consider appointment of Brittany Perkins to the Board
- b) Approve consent agenda
- c) Discuss and/or approve CBSAR lease arrangements
- d) Conduct public hearings and adopt updated ambulance rates
- e) Conduct public hearing for 2026 Budget
- f) Consider executive session(s) on instructions to negotiators if needed.

From: Jason Hogan hogan.jasonm@gmail.com
Subject: CB South Cell Tower
Date: October 30, 2025 at 1:09 PM
To: scaffrey@cbfpd.org, rweisbaum@cbfpd.org



Hi Sean and Rob,

Hope you both are doing well.

I wanted to reach out as a resident of CB south who has a house in close proximity to the proposed cell tower at CBFPD site in Red Mountain Park area.

I've been speaking with fellow neighbors over the past several weeks and a majority of those I've interacted with have significant concerns about the height and location of the proposed cell tower.

There are significant concerns regarding how the current proposed scale and location will have long-lasting impacts on the appearance of our community and likely downstream impacts on property values for those in the immediate area. There are further concerns regarding the survey that was sent to residents being interpreted as an actual vote on this proposed infrastructure as it seems many voices have been missed.

I think we can all agree that improved cell service would be ideal for the neighborhood and I can appreciate that reliable access to 911 service is vital for a community as well. The location and associated impact appears to be the main point of concern.

There is at least one property owner in the upper portion of CB south who has voiced willingness to have this cell tower placed on her 35+ acre property which would mitigate a majority of concerns.

I spoke with members of the CB South POA and they directed me to reach out to CBFPD directly as you all are guiding this initiative at this point.

Our ask is simply to take a little more time to flush out any other options such as the one above before proceeding with the Red Mountain Park location.

I'm happy to discuss this further in-person or over the phone so we can work towards a better solution. I really appreciate your time and everything you all do for the community.

Jason
404-213-4803

Jason M. Hogan, MD
Emergency Medicine Physician
Medical Director Trauma Services at GVH
Medical Director GVH Mountain Clinic
Medical Director Crested Butte Ski Patrol
Gunnison Valley Health

From: Ian Havlick ihavlick@me.com
Subject: Proposed CBS Cell Tower
Date: October 30, 2025 at 3:12 PM
To: scaffrey@cbfpd.org, rweisbaum@cbfpd.org



Hey Guys-

Hope you are well and enjoying these fall days. Primo.

Writing you today with a Hail Mary ask to consider.

Is there any possible airspace to still find another potential location for this cell tower besides Red Mountain Park? Totally down for cell service improvement, I get the need, all good. The snag I cannot get over, even if I wasn't a resident and homeowner directly adjacent to the park, is the location. It will be colossal misstep in foresight and planning and an unfortunate legacy to leave for the CBS community- no way around it.

I would be eager to create and even head a Taskforce to explore landowner hosting options as I know a few folks that have voiced interest to explore the idea. Would you all be at all open to this? I am sure you have asked a few folks like the Niccolis, Red Mtn HOA, etc but where there is a will there's a way. The Starview development? Increasing a utility pole height with an existing utilities easement? Some upper highlands folks have voiced interest to me.

This really just seems quite rushed under a few different pretenses (safety, expiring Chinese equipment, etc), but there hasn't been a newspaper advertisement calling for private landowner hosts, no follow up planning meetings, and flawed survey that was not extensively distributed and treated more like a vote than a survey.

I want to be positive and solution based in the name of finding the best possible outcome for all parties involved and really would be stoked to meet and get something going.

Thanks for the time and consideration.

-Ian Havlick
594 Cascadilla
303-819-2699

Ian Havlick
Professional Mountain Guide
IFMGA / American Mountain Guide
(C) 303-819-2699
PO BOX 2641
Crested Butte, CO
81224 USA



From: Morgan Fields fieldsmorgan@gmail.com
Subject: Support for Improved Cell Service — Request for Alternate Tower Location
Date: November 2, 2025 at 5:24 AM
To: scaffrey@cbfpd.org

MF

Dear Sean Caffery,

As the Nurse Manager and Trauma Nurse Coordinator for the GVH Mountain Clinic — and as a CB South resident — I want to express my strong support for improving cellular coverage and communication reliability in our area. Reliable service is vital for both public safety and daily life, especially given the emergency and trauma care we provide to this community.

That said, I share the concerns many residents have expressed regarding the proposed 85-foot tower at the CB South Fire Station. While I fully support the need for a cell tower, I believe it should be placed in a location that minimizes visual and property impacts within our neighborhood.

If there are viable alternative sites, such as the privately owned acreage in upper CB South, I encourage serious consideration of those options. Selecting a less prominent location could achieve the same safety and connectivity benefits while preserving the natural and residential character of Red Mountain Park and the surrounding area.

Thank you for your continued efforts to enhance communication infrastructure in CB South while maintaining thoughtful community planning.

Sincerely,

Morgan Fields, RN, BSN

Mountain Clinic Nurse Manager & Trauma Nurse Coordinator

GVH Mountain Clinic

CB South Resident

From: Dana Kracaw danakracaw@github.com
Subject: cell tower
Date: October 30, 2025 at 5:31 PM
To: scaffrey@cbfpd.org



Just emailing to let you know I am all about the cell tower for safety in CBS. It is needed. I know some have concerns around location - are there options? Either way - can't wait for this to happen!

drk

From: Alexis Wagnon Byler alexiswagnon@gmail.com
Subject: CB South Cell Tower - Request for Community Input
Date: November 1, 2025 at 4:29 PM
To: scaffrey@cbfpd.org



Hi,

Please consider an alternative tower location as at least one CB South property has come forward and would be open to having the tower on her 35+ acre land as an alternative site. I think we should advocate for such an alternative as opposed to settling for the red mountain park location.

Thank you,
Alexis Byler
CB South Resident

Sent from my iPhone

From: Jason Sumner jason.o.sumner@gmail.com
Subject: Re: CB South Cell Tower - Request for Community Input
Date: November 2, 2025 at 9:56 AM
To: scaffrey@cbfpd.org

JS

Hi Sean,

Jason Hogan passed on correspondence below.

Wanted to add my voice to conversation -- and simply say I'd echo his request to make sure we're exploring all options.

I'm hugely in favor of the tower — and if the park is the only/best place, so be it.

But if it's possible to locate a little further away and still reap the desired communication-improvement benefits without the giant eyesore, that'd be a huge win-win for all. Hopefully we're taking the time to do due diligence on that possibility.

FWIW, my wife and two kids live at 37 Kubler Ct. in CB South.

Thanks for your time and efforts.

Best,
Jason
303-817-5317

On Nov 1, 2025, at 3:59 PM, Jason Hogan <hogan.jasonm@gmail.com> wrote:

Hi neighbors!

Wanted to reach out in case anyone else felt strongly about the impending 85 foot cell tower going at the fire station in Red Mountain Park.

I think we can all agree that improved cell service would be great, but my primary concern with this cell tower is the likely aesthetic impact on our neighborhood along with potential impacts on property values for those of us in the more immediate vicinity.

There is at least one property owner in the upper portion of CB South that would be open to having the tower on her 35+ acre land as an alternative site and I think we should advocate for such an alternative as opposed to settling for a monolithic tower in the middle of our community.

I reached out to CB Fire District and their response and materials are below.

If you want to provide your input:

- Reach out to Sean Caffrey with CB Fire to add your comment to their upcoming November 11th meeting: scaffrey@cbfpd.org
- Provide written public comment to the planning commission or attend public hearing on 11/20/25 (tentative): Planning@gunnisoncounty.org
- Reach out to the POA for additional input: poamanager@cbsouth.net

Happy November - Hope the snow starts flying soon!

Jason
404-213-4803

Begin forwarded message:

From: Sean Caffrey <scaffrey@cbfpd.org>
Subject: Re: CB South Cell Tower
Date: October 30, 2025 at 3:18:58 PM MDT
To: Jason Hogan <hogan.jasonm@gmail.com>, Robert Weisbaum <rweisbaum@cbfpd.org>

Hi Dr. Hogan,

Thank you for reaching out directly regarding the CB South telecommunications tower and for sharing your perspective. I will include your correspondence in the packet for our next Board of Directors meeting on Tuesday, November 11th as public comment.

As you may be aware, CBFPD has been working for several years to identify a suitable tower location that can support both our public safety radio system and commercial wireless service—both critical needs in CB South where service is

commercial wireless service. With critical needs in CB South, wireless service is currently marginal to non-existent. We have been working with Western Slope Towers, a Colorado-based tower developer with extensive experience, to evaluate potential sites. More detail on this background and the current proposal is available in the July Board packet here: https://cbfpd.org/wp-content/uploads/2025/07/July-2025-Board-Packet-_1.pdf (see pages 57–72).

After reviewing multiple potential locations, the District identified the CB South Fire Station property as the most viable based on infrastructure, coverage, and feasibility. Over the summer, we presented the proposal to the CB South POA, held a District board meeting in CB South, participated in the POA annual meeting, and collaborated with the POA on a resident survey over a few weeks in August and September. That survey generated over 360 responses and extensive written feedback which you can review here:

https://www.surveymonkey.com/results/SM-S_2FqCZBIA9tR9BPuJayp_2B2Q_3D_3D/.

Based on the combination of public safety need, public input, and survey results, the District board voted in September to proceed with Western Slope Towers on an application to the Gunnison County Planning Commission. That application has been submitted, and we anticipate a hearing later this month (tentatively November 20th).

Your comments will be shared with our board, and we also encourage you and your neighbors to submit written or in-person comments to the Planning Commission as part of their formal review. From the District's standpoint, our priority remains improving public safety while balancing neighborhood concerns and maintaining transparency throughout the process.

Thank you again for taking the time to share your input and for all that you contribute to the community. Please feel free to reach out if you would like to discuss further.

Warm Regards,

Sean Caffrey, MBA, NRP, CEMSO, FACPE
Chief Executive Officer & Commissioner
Crested Butte Fire Protection District
306 Maroon Ave | PO Box 1009 | Crested Butte, CO 81224
(main) 970-349 5333 | (direct) 970-713-4620 | (mobile) 720-383-0250
scaffrey@cbfpd.org

<image001.png>

From: Jason Hogan <hogan.jasonm@gmail.com>

Date: Thursday, October 30, 2025 at 1:09 PM

To: Sean Caffrey <scaffrey@cbfpd.org>, Robert Weisbaum <rweisbaum@cbfpd.org>

Subject: CB South Cell Tower

Hi Sean and Rob,

Hope you both are doing well.

I wanted to reach out as a resident of CB south who has a house in close proximity to the proposed cell tower at CBFPD site in Red Mountain Park area.

I've been speaking with fellow neighbors over the past several weeks and a majority of those I've interacted with have significant concerns about the height and location of the proposed cell tower.

There are significant concerns regarding how the current proposed scale and location will have long-lasting impacts on the appearance of our community and likely downstream impacts on property values for those in the immediate area. There are further concerns regarding the survey that was sent to residents being interpreted as an actual vote on this proposed infrastructure as it seems many voices have been missed.

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Our ask is simply to take a little more time to flush out any other options such as the one above before proceeding with the Red Mountain Park location.

I'm happy to discuss this further in-person or over the phone so we can work towards a better solution. I really appreciate your time and everything you all do for the community.

Jason
404-213-4803

Jason M. Hogan, MD
Emergency Medicine Physician
Medical Director Trauma Services at GVH
Medical Director GVH Mountain Clinic
Medical Director Crested Butte Ski Patrol
Gunnison Valley Health

NOTICE OF PUBLIC HEARING

CONCERNING LUC-25-00034 A LOCATION AND EXTENT APPLICATION PURSUANT TO C.R.S. § 30-28-110, COMMONLY KNOWN AS A LOCATION AND EXTENT REFERRAL, FOR A 85-FOOT CONCEALMENT MONOPOLE (“MONOPINE”) STRUCTURE WITH ASSOCIATED EQUIPMENT SHELTER, BACK-UP GENERATOR, AND UTILITY CONNECTIONS AT THE CRESTED BUTTE SOUTH FIRE STATION COMMONLY DESCRIBED AS 349 TEOCALLI ROAD, CRESTED BUTTE SOUTH AND LEGALLY DESCRIBED AS COMMENCING AT THE SOUTHERLY CORNER OF BLOCK 7, CRESTED BUTTE SOUTH, SECOND FILING; THENCE NORTH 46°00'00" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF TEOCALLI ROAD, A DISTANCE OF 184.56 FEET; THENCE NORTH 45°00'00" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 15.24 FEET TO THE POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED IN THE DEDICATION DEED AT RECEPTION NO. 535982, COUNTY OF GUNNISON, STATE OF COLORADO

HEARING DATE, TIME AND LOCATION: The Gunnison County Planning Commission will conduct a public hearing on **November 20, 2025 at 10:00 a.m.** in the meeting room upstairs in the **Gunnison County Courthouse at 200 E. Virginia Avenue Gunnison, CO 81230** and/or by ZOOM meeting. If attending by Zoom please go to the online meetings tab at <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comments concerning this Location and Extent review.

APPLICANT: Crested Butte Fire Protection District

PROJECT LOCATION AND LEGAL DESCRIPTION: The project is located at the Crested Butte South fire station, 349 Teocalli Road, Crested Butte and LEGALLY DESCRIBED AS COMMENCING AT THE SOUTHERLY CORNER OF BLOCK 7, CRESTED BUTTE SOUTH, SECOND FILING; THENCE NORTH 46°00'00" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF TEOCALLI ROAD, A DISTANCE OF 184.56 FEET; THENCE NORTH 45°00'00" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 15.24 FEET TO THE POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED IN THE DEDICATION DEED AT RECEPTION NO. 535982, COUNTY OF GUNNISON, STATE OF COLORADO

PROPOSAL: 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; and shared infrastructure to minimize future proliferation of stand-alone towers in Gunnison County. The site is immediately 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.

LOCATION AND EXTENT PROCESS SUMMARY:

The CBFPD, applied for review of a new 85-foot concealment monopole (“monopine”) structure with associated equipment shelter, back-up generator, and utility connections pursuant to C.R.S. § 30-28-110, commonly known as a “Location and Extent” application. A public structure shall not be constructed within unincorporated Gunnison County unless the proposed location and extent has been submitted to and approved by the Planning Commission. The County Planning Commission may reply to CBFPD within 30 days of receipt of the referral. Failure to provide a response is deemed approval of the proposed project (C.R.S. § 30-28-110(1)(e)). **No additional hearings will be held regarding the application.**

PUBLIC PARTICIPATION: The public is invited to submit oral or written comments during the online ZOOM meeting, or to submit written comments by email: planning@gunnisoncounty.org; or letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing.

HOW TO VIEW THE APPLICATION:

A copy of the application is available online at: <https://www.gunnisoncounty.org/436/Permit-Database>. Select “projects” and type **LUC-25-00034** in the application number field. If you have questions or issues accessing the files, contact the Community Development Department at (970) 641-0360.

ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Community Development Department prior to the day of the hearing.

s/ Hillary I. Seminick, AICP
Planning Director, Gunnison County Community Development Department



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

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 Chairman Mason and Members of the Planning Commission:

On behalf of the Crested Butte Fire Protection District (“CBFPD”) and Western Slope Towers, we are 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 immediately 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



**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

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:

CITY:	STATE:	ZIP:
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PHONE (day):	(evening):
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FAX:	E-MAIL ADDRESS:
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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:

CITY:	STATE:	ZIP:
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PHONE (day):	(evening):
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FAX:	E-MAIL ADDRESS:
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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:

CITY:	STATE:	ZIP:
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PHONE (day):	(evening):
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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).

2. **Property Address.** _____

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

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.

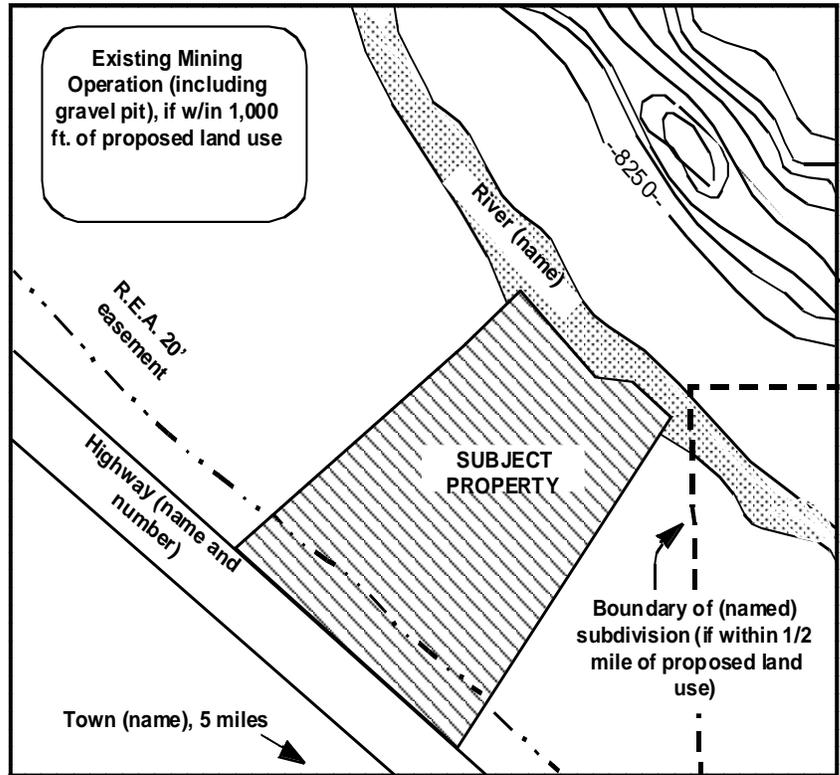
PROTECTIVE COVENANTS, CONDOMINIUM OR TOWNHOME DECLARATIONS, OR DEED RESTRICTIONS. Any existing, or a draft of proposed, protective covenants, a condominium declaration or deed restrictions that will be imposed on the development.

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

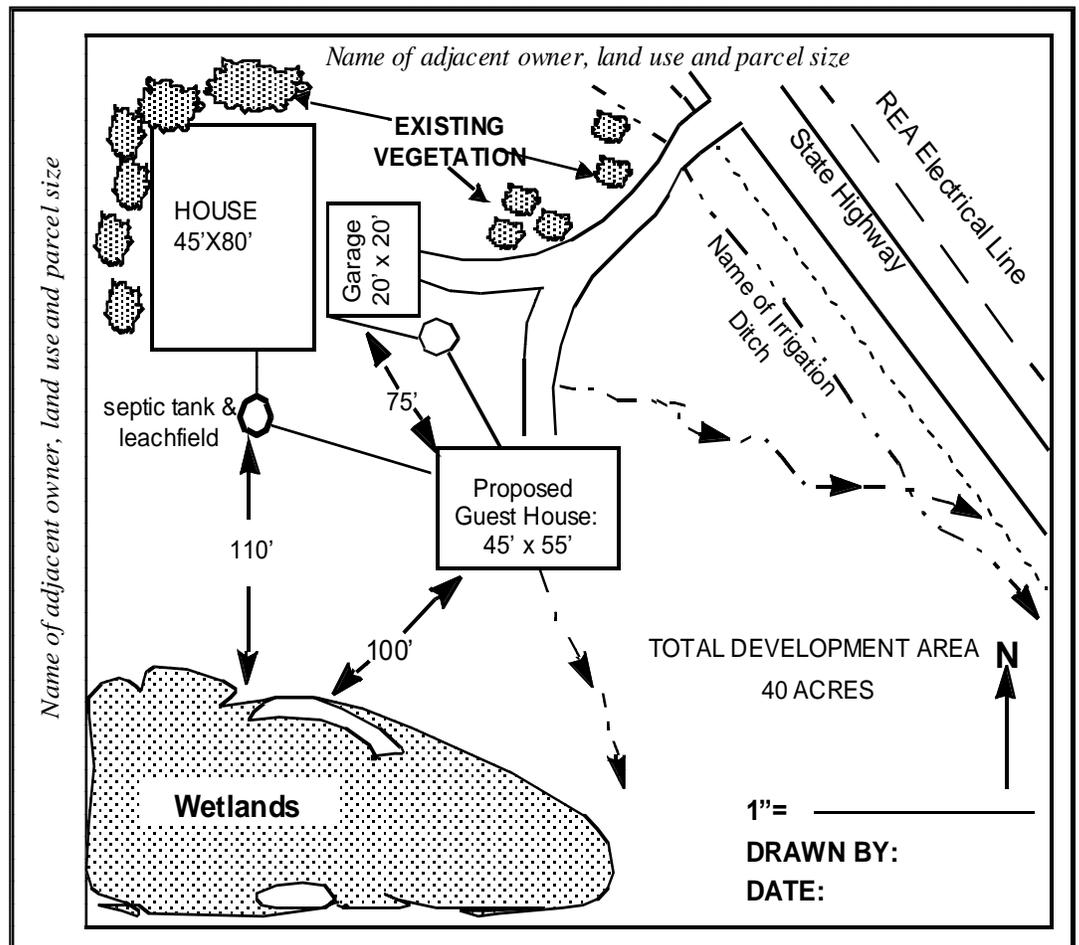
_____ **COPY OF PROPERTY TAX CERTIFICATE.** Copy of certification from the Gunnison County Treasurer's Office indicating that all real property taxes applicable to the subject parcel on which the land use change is proposed have been paid up to the year in which approval is under consideration. Copy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

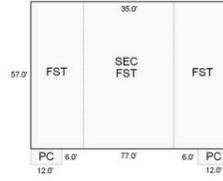
- The U.S. Fish and Wildlife Service has determined, effective December 22, 2014, threatened species status under the Endangered Species Act of 1973, as amended, for the Gunnison Sage-grouse.
- Gunnison County approval of this County permit is not U.S. Fish and Wildlife Service approval of any activity 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
The Legal Description is abbreviated and not intended for use on a deed.	
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

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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 GLENDALOUGH 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

Jared Polis, Governor | Stan Hilkey, Executive Director



Mt. CRESTED BUTTE POLICE DEPARTMENT

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

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.

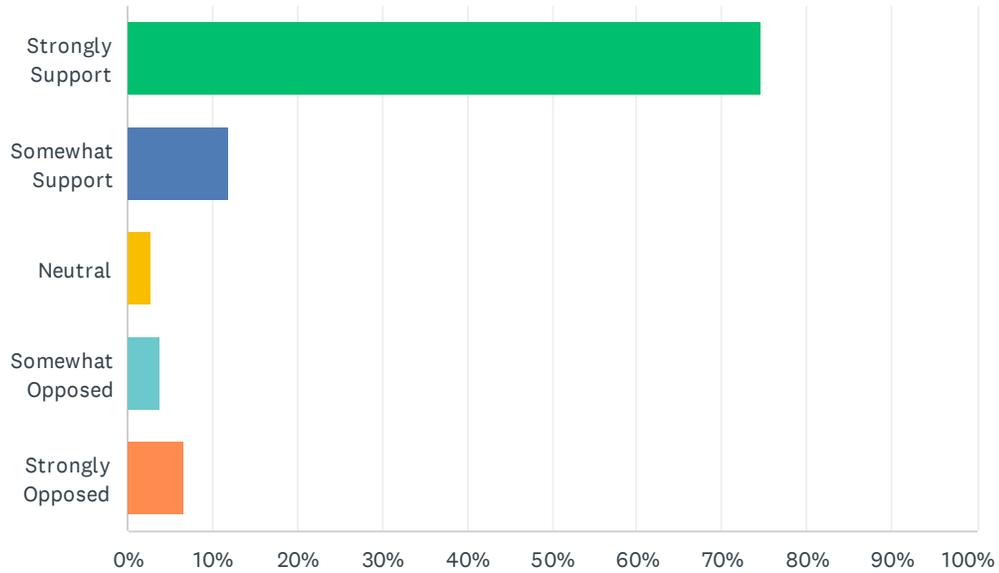
Best Regards,

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?

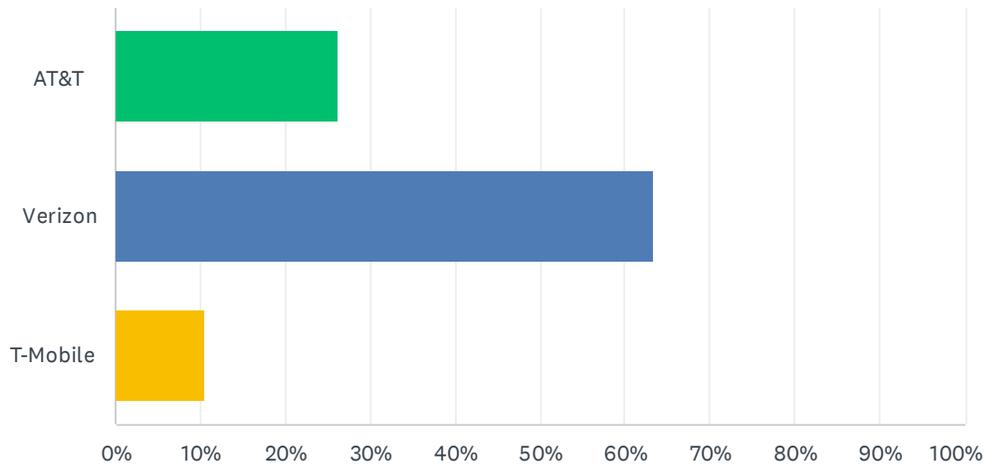
Answered: 360 Skipped: 0



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
TOTAL		360

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
TOTAL	332

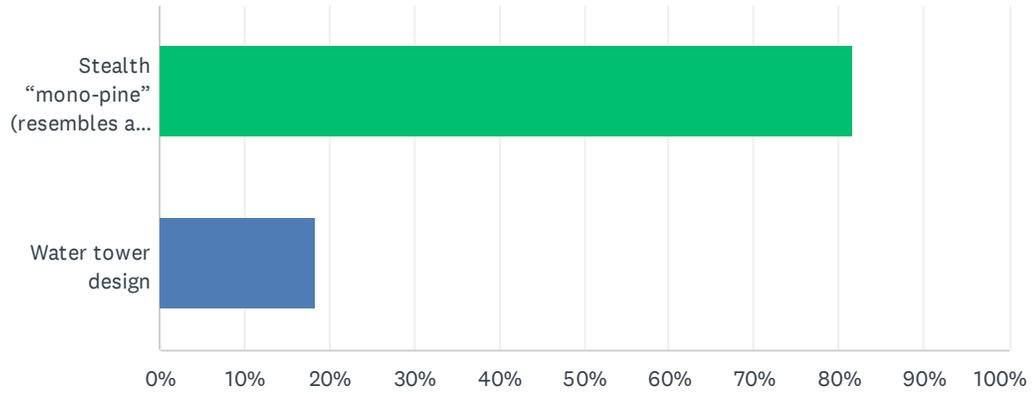
#	OTHER (PLEASE SPECIFY)	DATE
1	Google Fi	9/4/2025 6:42 AM
2	Spectrum	9/3/2025 9:37 PM
3	Spectrum	9/3/2025 9:35 PM
4	cricket	9/3/2025 6:08 PM
5	mint	8/29/2025 11:26 AM
6	Spectrum	8/28/2025 5:26 PM
7	Spectrum	8/28/2025 11:26 AM
8	Spectrum	8/28/2025 7:56 AM
9	Selectel	8/27/2025 9:02 PM
10	Google Fi	8/27/2025 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?

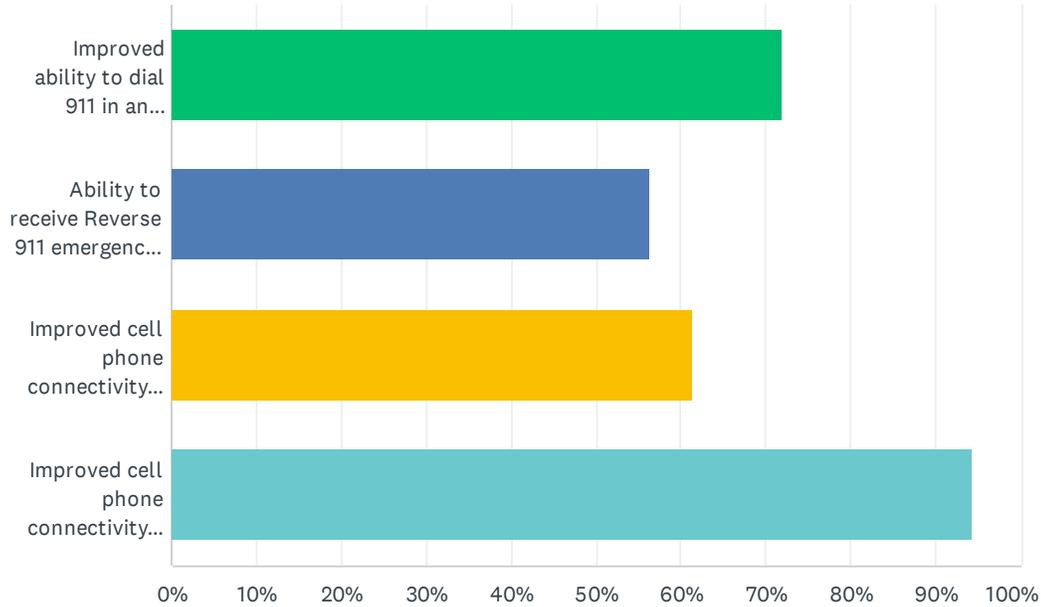
Answered: 331 Skipped: 29



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

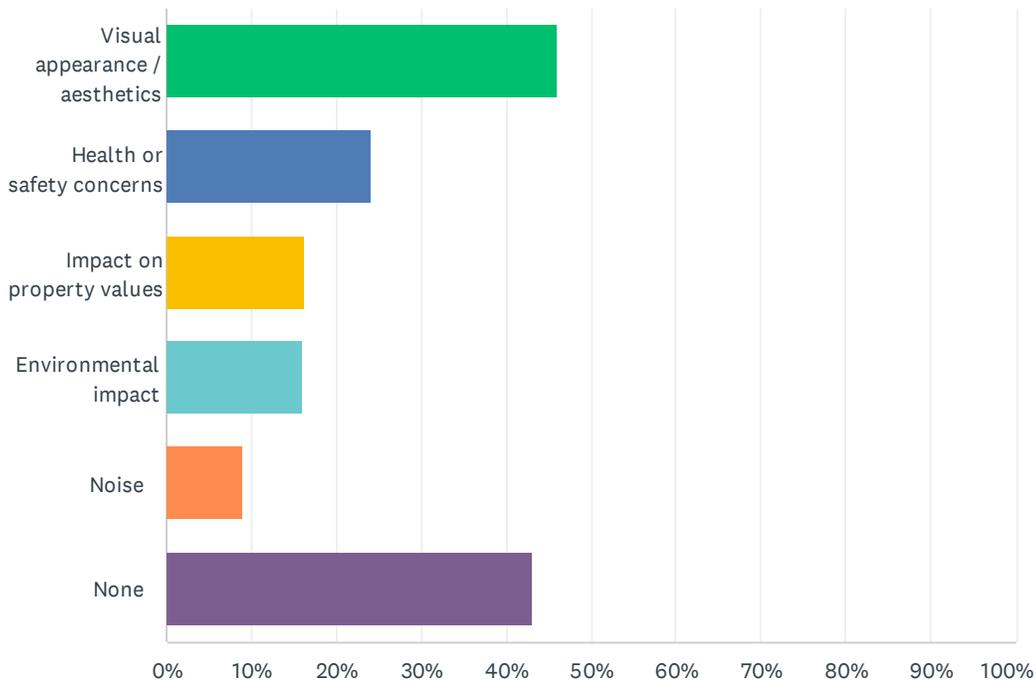
Crested Butte South POA Community Survey: Proposed Communications Tower

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	

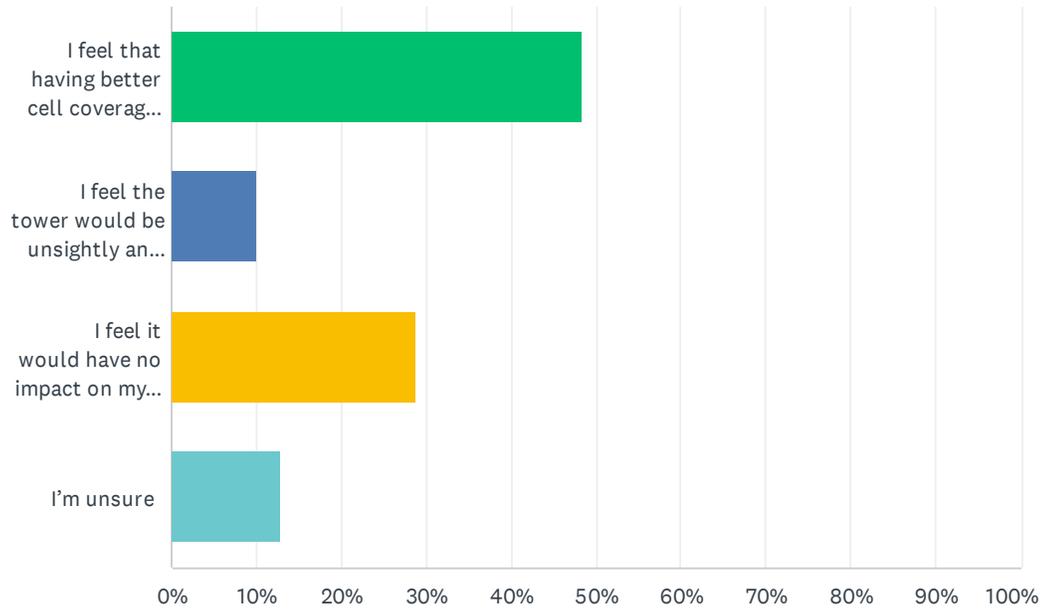
#	OTHER (PLEASE SPECIFY)	DATE
1	Noise????	9/7/2025 4:43 PM
2	I think the tree would negatively impact our property values.	9/6/2025 8:34 AM
3	Poor information for & change for engagement by community	9/4/2025 12:22 PM
4	CBFPD and CB South POA should be extracting revenue from the tower developers	9/3/2025 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
TOTAL		358

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: https://maps.app.goo.gl/hoxgppLcBi6jcXhGA or up on the ridge here: https://maps.app.goo.gl/ubu5twzqTV2Qx2Bo7 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

CONTACT INFORMATION

TOWER OWNER: WESTERN SLOPE TOWERS, LLC
 236 S. 3RD STEET #319
 MONTROSE, CO 81401
 SCOTT STRYKER
 970.209.5138

SITE DEVELOPMENT: STRYKER SITE SERVICES
 PO BOX 1558
 DENVER, CO 80201
 CHRIS STRYKER
 303-859-0344

ENGINEER OF RECORD: TELEMtn ENGINEERING LLC
 PO BOX 1453
 SALIDA, CO 81201
 KHRISTOPHER SCOTT, P.E.
 303.596.6804



**Western Slope
Towers, LLC**

SITE NAME: **CB SOUTH - FPD**

SITE ID: **CO-0556**

SITE TYPE: **85' CONCEALMENT STRUCTURE**

SITE TYPE: **NEW SITE BUILD**



**Western Slope
Towers, LLC**

PLANS PREPARED BY:



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

SITE INFORMATION

SITE ADDRESS: 349 TEOCALLIO ROAD
 CRESTED BUTTE, CO 81224

PARCEL NUMBER: 325727206003

PROPERTY OWNER: CB FPD
 PO BOX 1009
 CRESTED BUTTE CO 81224

LATITUDE (NAD 83): 38° 48' 45.04" N +/-
 LONGITUDE (NAD 83): 106° 53' 19.61" W
 GROUND ELEV.: 8618' ± AMSL

COUNTY: GUNNISON COUNTY
 OCCUPANCY GROUP: UNOCCUPIED

POWER PROVIDER: T.B.D.

VICINITY MAP



SCOPE OF WORK

- NEW SCOPE OF WORK:
- INSTALL (1) RF CONCEALMENT STRUCTURE
 - INSTALL (1) EQUIPMENT SHELTER
 - INSTALL BACK-UP GENERATOR
 - INSTALL FIBER/BACK-HAUL UTILITY

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

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

DRIVING DIRECTIONS

DIRECTIONS TO SITE FROM DENVER, CO:

TAKE I70 WEST TO C470 EAST TO HWY 285 S. FOLLOW HWY 285 SOUTH TO PONCHA SPRINGS. TAKE A RIGHT ON HWY 50 AND HEAD WEST TO GUNNISON. TAKE A RIGHT ON CO-135 AND HEAD NORTH. FOLLOW FOR 20 MILES AND TAKE A RIGHT ON CEMENT CREEK ROAD. TAKE A LEFT ON TEOCALLI ROAD AND FOLLOW TO SITE ON THE RIGHT.

DRAWING INDEX

T1	TITLE SHEET
A1	OVERALL SITE PLAN
A2	ENLARGED SITE PLAN
A3	ELEVATION
A4	ELEVATION

REFERENCE DOCUMENTS

DATE	DOCUMENT

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
 2023 NATIONAL ELECTRIC CODE



**Know what's below.
Call before you dig.**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811

TOLL FREE: 1-800-922-1987 OR
 www.co811.org

COLORADO STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T1

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:

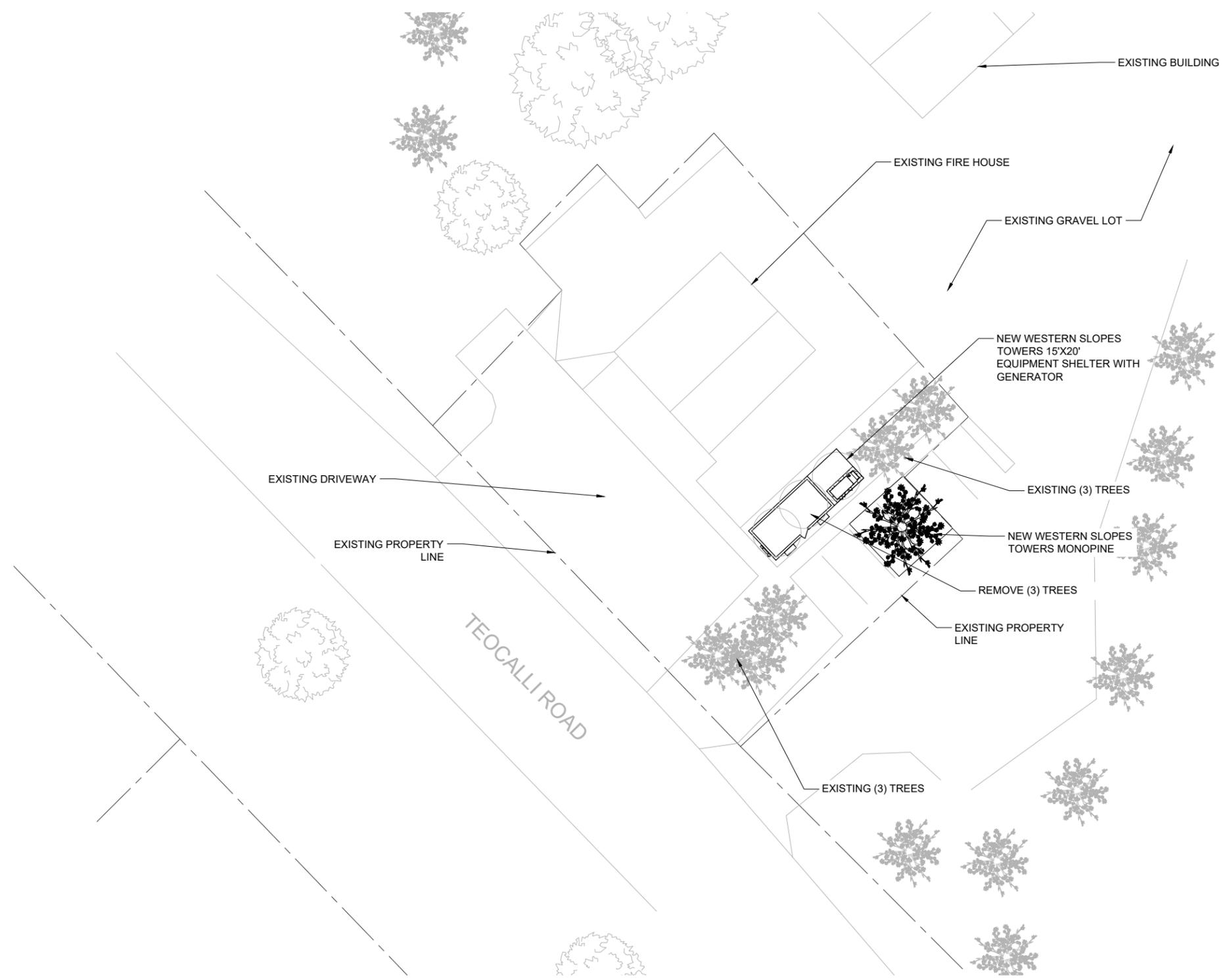
**OVERALL
SITE PLAN**

SHEET NUMBER:

A1



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



**Western Slope
Towers, LLC**

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SALIDA, CO 81201
303-596-6804

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KS	MC	KS

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

SHEET TITLE:

**ENLARGED
SITE PLAN**

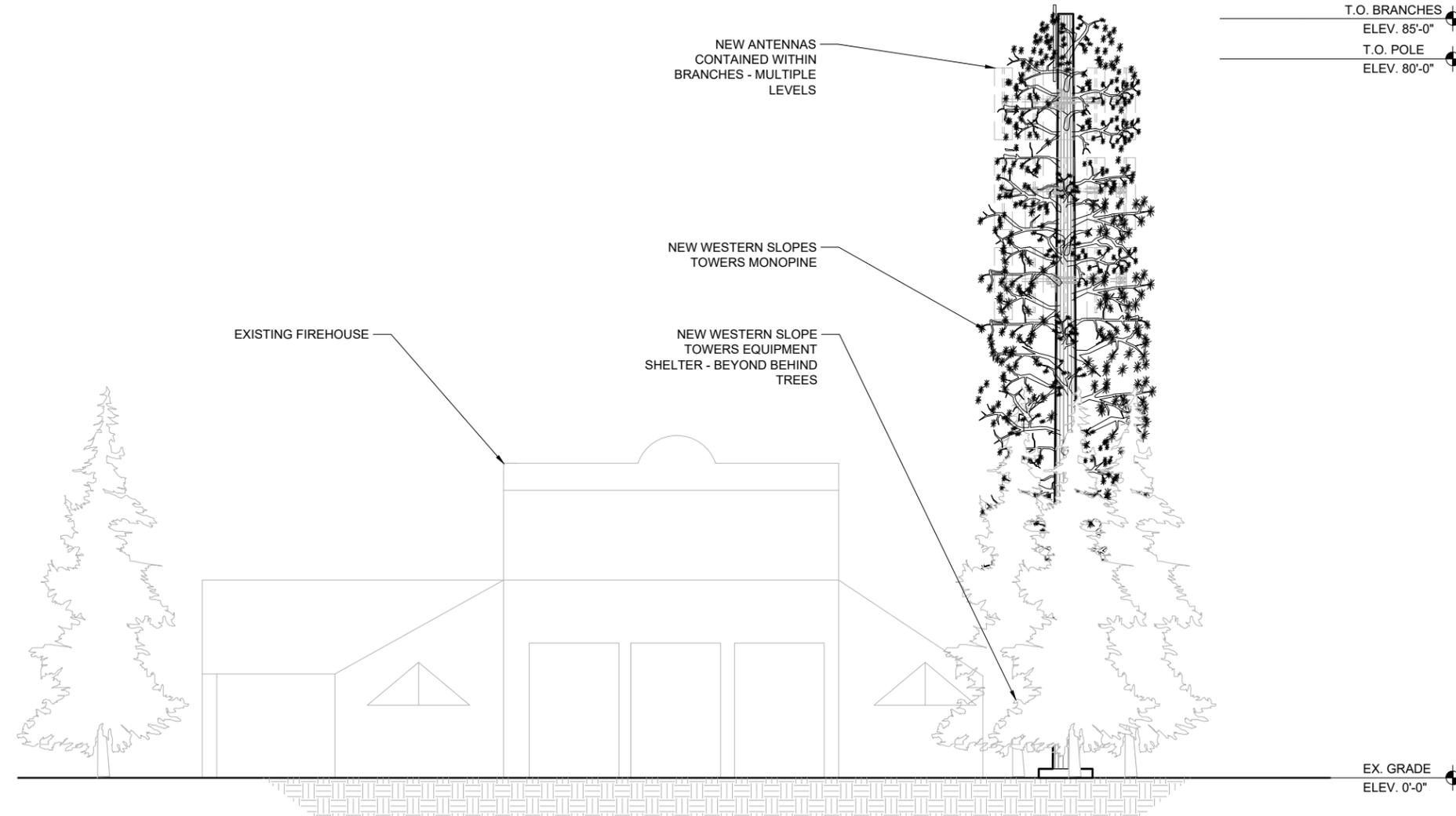
SHEET NUMBER:

A2



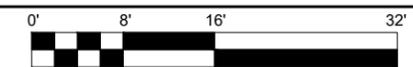
STRUCTURAL NOTES / STRUCTURAL SERVICES COMPLIANCE NOTE:

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.



SCALE: 1/16" = 1'-0" (11X17)

SCALE: 1/8" = 1'-0" (24X36)



**Western Slope
Towers, LLC**

PLANS PREPARED BY:



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

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0	06.18.25	PRELIM ZD	KS
1	06.28.25	PRELIM ZD	KS

LICENSURE NO:

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KS	MC	KS

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

SHEET TITLE:

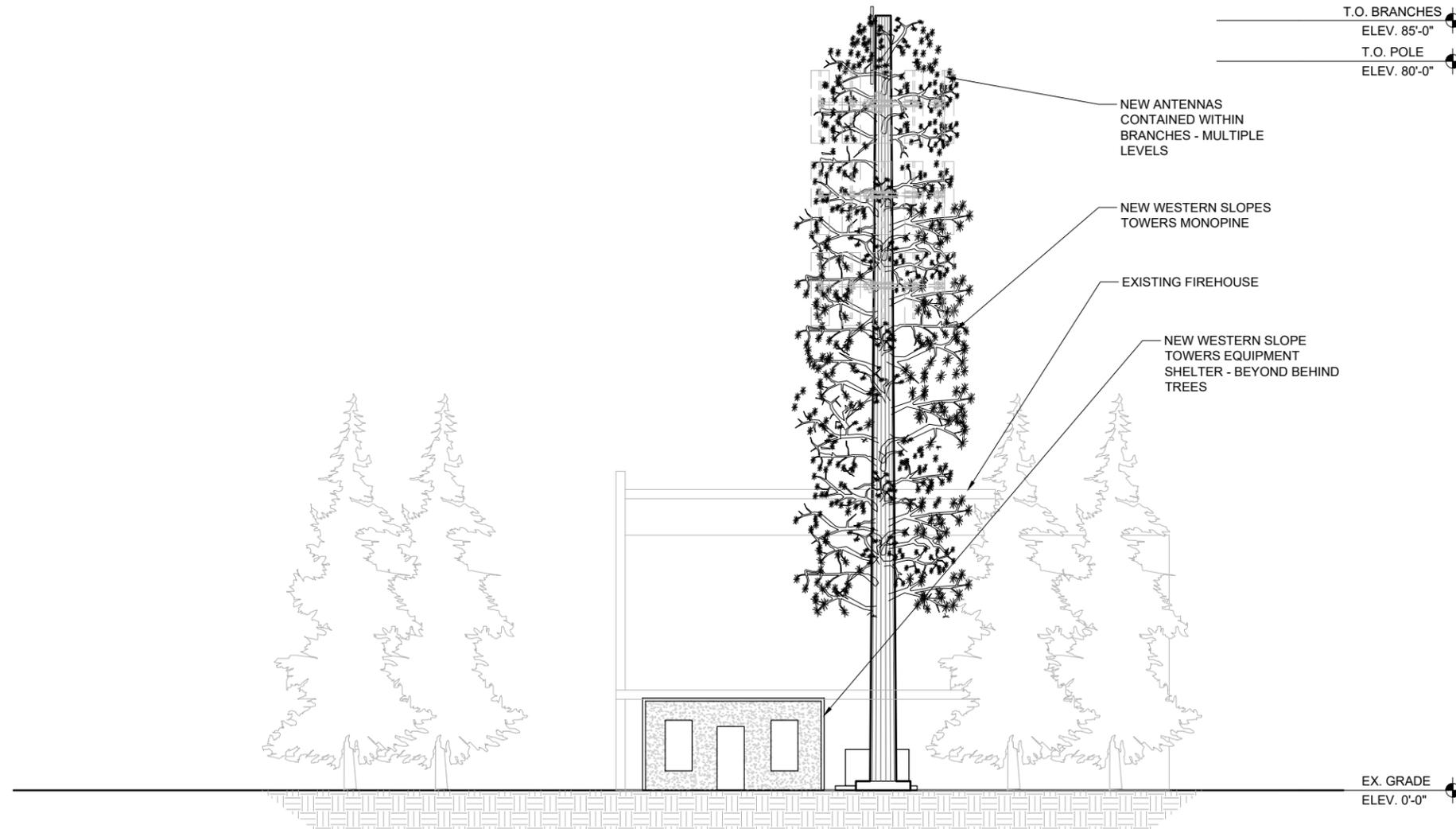
ELEVATION

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

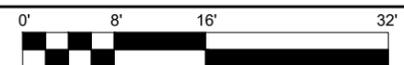
CO-0556
CB SOUTH - FPD
349 TEOCALLI RD.
CRESTED BUTTE, CO 81224

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)

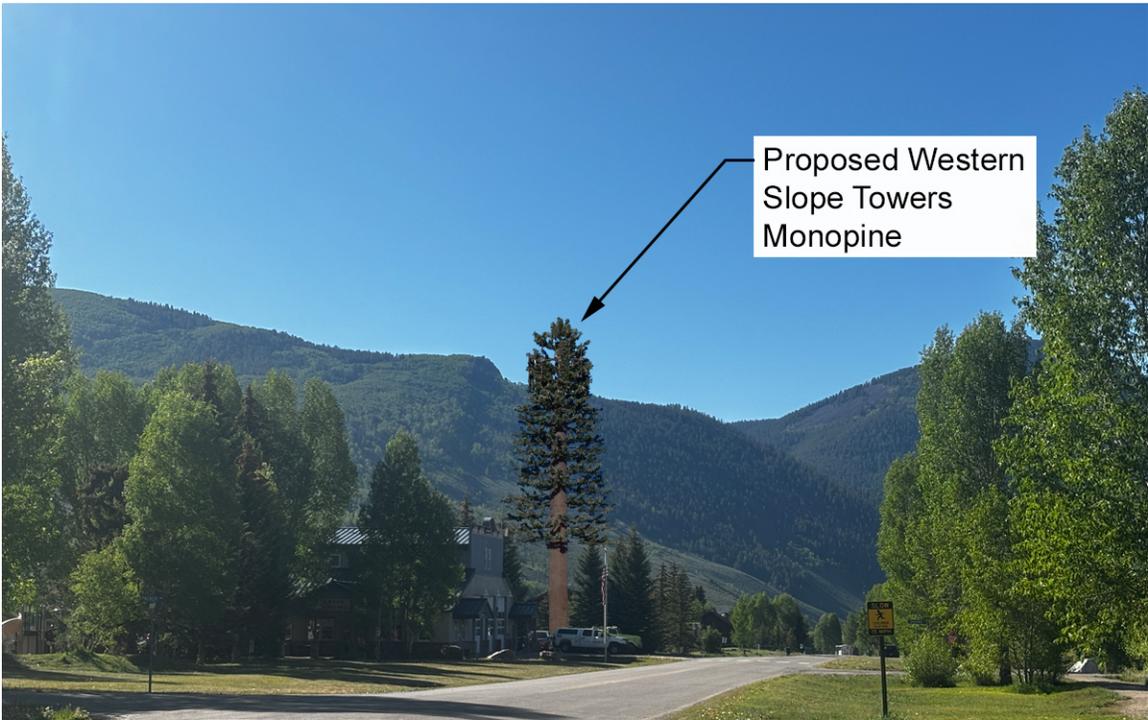
**Western Slope
Towers, LLC**



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**



LEASE

THIS LEASE is entered into this first day of **December** 2025, by and between CRESTED BUTTE FIRE PROTECTION DISTRICT (CBFPD), a quasi-municipal corporation and political subdivision of the State of Colorado (the "Landlord"), and CRESTED BUTTE SEARCH AND RESCUE INC. (CBSAR), a Colorado Non-Profit Corporation ("Tenant") providing services to the Gunnison County Sheriff.

RECITALS

WHEREAS, the Landlord is the Owner of certain real property (the "Premises") described in Exhibit A hereto and made a part hereof; and

WHEREAS, The Landlord recognized the taxpayers of the Crested Butte Fire Protection voted to support the construction of a search rescue facility on the Landlord's emergency services campus.

WHEREAS, Landlord desires to lease to Tenant, and Tenant desires to lease from Landlord, the Premises for the occupancy of a free-standing building at 310 Gunnison County Road 317, Crested Butte, CO 81224 (the "Leased Space") to be used by CBSAR as its mountain rescue facility;

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, it is agreed as follows:

ARTICLE I. Premises And Terms

Demise. Landlord, in consideration of the rents, covenants, agreements and conditions hereinafter mentioned to be kept and performed by Tenant, has this date rented, leased, let and by these presents does rent, lease and let to the Tenant the Premises with all of the rights, privileges, easements and appurtenances thereunto attached and any way thereunto belonging.

Term. The Term of this Lease Agreement shall be ten (10) years, commencing at 12:00 midnight on the 1st day of November, 2025 and ending at 12:00 midnight thereafter on the last day of October 2035, unless sooner terminated as hereinafter set forth. Tenant may terminate this Lease at any time by giving written notice to Landlord at least thirty (30) days in advance of the date of termination; and Landlord may terminate by giving at least two **(2) years** advance notice to Tenant.

Provided that Tenant has performed in a timely manner under all of the terms, covenants and conditions to be performed by the Tenant under this Lease Agreement,

the Term may be extended for **ten (10)** additional five (5) year terms ("extended Term") at the option of the Tenant. The option to extend the primary Term of the Lease Agreement shall be deemed to automatically have been exercised unless the Tenant has delivered to Landlord written notice of its election that it will not extend the Lease term at least three (3) months before the expiration of the primary Term or any extended Term. If the Tenant fails to provide notice that the Term of the Lease Agreement will not be extended, the Lease Agreement shall automatically be extended for the entire extended Term upon the terms and provisions herein provided, or upon such terms and provisions as shall be mutually agreed upon in writing by the Parties.

The Parties agree and acknowledge that this Lease Agreement does not create, and shall not be deemed to have created, a multiple-fiscal year direct or indirect debt or other financial obligation of any nature. All financial obligations of Landlord hereunder are expressly made contingent upon annual appropriation and budgeting of specific funds to discharge such financial obligations.

ARTICLE II. Rental

In consideration of the aforesaid demise and lease, the Tenant hereby covenants and agrees:

Tenant covenants and agrees to pay Landlord an annual rental in advance in the amount of ten dollars (\$10), commencing on the first day of this Lease, and each anniversary date thereafter during the term of this Lease.

In the event Tenant's status as a Nonprofit Corporation should change in any way during the Term, primary or extended, of this Lease Agreement, then the Landlord shall have the option of increasing the annual rental payable hereunder to not more than 12% of the real estate value of the leasehold estate ("Recalculated Rent"). In that event, either Party shall have the right to request an appraisal of the leasehold estate for the purpose of establishing and/or adjusting the Recalculated Rent.

ARTICLE III. Quiet Enjoyment

Landlord covenants so long as Tenant shall keep, observe and perform all of the other covenants and conditions of this Lease, Tenant shall and may peaceably and quietly have, hold and enjoy the Premises and Leased Space for the Term of this Lease.

ARTICLE IV.

Title to Fixtures

4.1 Title to Fixtures. Title to the existing improvements on the Premises, if any, shall remain in Landlord. Tenant may construct new improvements, remodel or replace present improvements and improve the Premises as it deems necessary or desirable ("Improvements"), upon written consent and approval of the Landlord, and title to Improvements, including but not limited to fixtures, shall vest in the Landlord. Tenant shall not cause or allow any liens to be placed on the Premises and Leased Space while making such Improvements. Tenant shall have removed within ten (10) days of written request from Landlord any lien on the Premises or Leased Space. Tenant shall further indemnify and hold Landlord harmless for any actions regarding Improvements on the Premises or Leased Space.

4.2 Title Upon Termination. If this Lease should terminate for any reason prior to expiration of the Term, then, in that event, Tenant shall execute such documents as are necessary to convey title, and thereupon title to the Leased Space shall fully vest in the Landlord.

ARTICLE V. Taxes and Other Charges

5.1 Tax Exemption. It is anticipated by Landlord and Tenant that Tenant will be successful in establishing to the satisfaction of the Assessor of Gunnison County that Tenant's use of the property renders the property not subject to property taxes.

5.2 Real or Personal Property. Although no taxes are expected, Tenant shall pay, before a delinquency, all personal property taxes, if any, assessments and other charges, if any, levied upon or assessed against the fixtures owned by CBSAR and located on the Premises or within the Leased Space, or which will become a lien or are due and payable during the term of the Lease or any extension thereof. Taxes assessed covering a fractional year at the termination of this Lease shall be pro-rated between the parties.

5.3 Contest. Although no taxes are expected, Tenant shall have the right to contest or review by legal proceedings all or any part of any tax or assessment which Tenant is required to pay under this Article V; provided that, not less than ten (10) days prior to the date upon which any such tax or assessment or a part thereof shall have become delinquent, Tenant shall give written notice to Landlord of its intention so to do, and further provided that such contest or review shall not adversely affect Landlord's interest in the Premises nor subject such interest to forfeiture. Tenant shall indemnify and hold Landlord harmless from and against any and all costs, expenses, claims, losses or damages including reasonable attorney's fees resulting therefrom and shall, upon request of Landlord, post such security in such amount and in such types as may be

satisfactory to Landlord to protect fully the Landlord in the event any such legal proceedings or contests are determined adversely to Tenant.

ARTICLE VI. Insurance and Destruction

6.1 Insurance. Landlord shall, at all times during the term of this Lease, keep the free-standing building, known as the Leased Space insured for the mutual benefit of Landlord and Tenant against loss or damage by fire, and such other risks as may be included in the standard form of "all risks of physical loss" insurance from time to time available, in amounts sufficient to prevent Landlord or Tenant from becoming a co-insurer within the terms of the applicable policies, and in any event, in an amount not less than one hundred percent (100%) of the then full replacement value of the Improvements, calculated yearly. During the period of any construction or reconstruction of the Leased Space, insurance of the character described in the subsection shall be effected by Tenant or Tenant's contractor under a builder's risk policy with an all-risk endorsement. All such insurance shall be issued in the names of Tenant and Landlord as their respective interests may appear.

6.2 Disposition of Proceeds. Casualty losses covered by the insurance provided for in this Lease shall be adjusted with the carriers by and at the cost of Tenant. Losses shall be payable to Tenant for use in the restoration of the Leased Space in accordance with Section 6.5 below.

6.3 Liability Insurance. Tenant agrees throughout the term of this Lease it shall maintain (i) contents insurance; (ii) general liability insurance in an amount of not less than \$2,000,000 per occurrence, protecting Tenant and Landlord against claims of any and all persons and entities for personal injury, death or property damage occurring upon, in or about the Premises or Leased Space; and (iii) appropriate workers' compensation insurance.

6.4 Rating - Certification - Additional Insured. All policies for such insurance as is provided for in this Article VI shall be obtained by Landlord or Tenant from responsible carrier or carriers authorized to do business in the State of Colorado, with a Best's rating of not less than A or public entity insurance pool authorized to do business in the State of Colorado. Policies or certificates evidencing such insurance coverage shall be delivered by Tenant to Landlord or by Landlord to Tenant upon the execution of this Lease, and certificates evidencing renewal of such insurance shall be delivered to Landlord or Tenant at least ten (10) days prior to the expiration of any policy of such insurance. Any such policies shall contain an agreement by the insurers not to cancel or reduce such policies or alter their respective coverages except upon at least thirty (30) days' prior written notice to Landlord or Tenant. Landlord or Tenant shall be named as an additional insured as its interests may appear in all such policies

and receive satisfactory certificates of such insurance.

6.5 Destruction. If the Leased Space or any part thereof shall be damaged or destroyed by fire or any other casualty whatsoever, Landlord shall restore the Leased Space (free-standing building - shell only) or such part thereof as is damaged or shall cause the same to be restored. Such reconstruction shall be paid for by Landlord who may use funds received from the insurance of the Premises. Tenant shall be responsible for restoring or repairing any damage to contents and finishes added by the Tenant of the Leased Space and to complete such reconstruction and repairs with diligence. If any of the insurance monies paid by the insurance companies shall remain after the completion of such restoration, the excess shall be retained by or paid to Landlord.

6.6 Cooperation. Landlord and Tenant each agree it will cooperate with the other, to such extent such other Party may reasonably require, in connection with the prosecution or defense of any action or proceeding for the collection of any insurance monies that may be due in the event of any loss or damage, and it will execute and deliver to such other Party such instruments as may be required to facilitate the recovery of any insurance monies. However, the costs and expenses incurred on behalf of and at the request of Tenant, including reasonable attorneys' fees incurred by Landlord, of all such actions and proceedings shall be paid by Tenant.

6.7 Policy or Certificate. Each Party shall make available, at the other's request, copies of all policies or certificates of the insurance companies or public entity insurance pool providing said policies which are relevant to the provisions of this Lease.

6.8 Rent Abatement. This Lease shall not terminate and the rent shall not abate in the event of partial or total damage or destruction of the Leased Space by fire or other cause.

ARTICLE VII. Eminent Domain

7.1 Premises and Leased Space. If the whole of the Premises and Leased Space shall at any time during the term of this Lease be taken by any public authority for any public use, or if a portion of the Premises and Leased Space shall at any time during the term of this Lease be taken by any public authority for any public use rendering the remainder of the Premises and Leased Space unusable, the entire damages which may be awarded for such taking shall be apportioned between Landlord and Tenant as follows:

- (a) Landlord shall always be entitled to 100% of the amount of the award relating to the Premises.
- (b) Landlord and Tenant shall share in the amount of the award relating to the Leased Space depending upon the amounts paid for the Leased Space by each Party.

7.2 Termination of Lease. If the whole or any part of the Premises or Leased Space shall be condemned by eminent domain for any public or quasi-public use or purpose, the term of this Lease shall cease and terminate from the date of title vesting in such proceeding.

ARTICLE VIII.
Maintenance and Covenant Against Waste and Right of Inspection

Tenant shall, throughout the term of this Lease, take good care or cause good care to be taken of the Premises and Leased Space and shall promptly make or cause to be made, all repairs, interior or exterior, structural or non-structural, ordinary as well as extraordinary, foreseen as well as unforeseen, necessary to keep the Leased Space and Premises in good and lawful order and condition. Landlord reserves the right to inspect the Premises and the Leased Space thereon at reasonable times during the term of this Lease. When used in this paragraph, the term "repairs" shall include reasonable replacements, restoration or renewals when necessary. Landlord shall not be required to make any expenditure for the maintenance or repair of the Premises or Leased Space which are not budgeted by Landlord.

ARTICLE IX.
Use and Compliance with Laws

9.1 Use. Tenant agrees that the Premises and the Leased Space will, during the term of this Lease, be used only for a mountain rescue facility. This use may include the rental of portions of the building for public use by the Tenant. Tenant shall have exclusive management over the Premises and the Leased Space subject to the terms and conditions of this Lease and subject to Landlord's right to use contained in Article XII hereof.

9.2 Compliance. Tenant shall, throughout the term of this Lease, promptly comply or cause compliance with all laws and ordinances and the orders, rules, regulations and requirements of duly constituted public authorities, existing or hereafter created, foreseen or unforeseen, ordinary as well as extraordinary, and whether the same shall presently be within the contemplation of the parties hereto or shall involve any change of governmental policy or require structural or extraordinary repairs, alternations or additions and irrespective of the costs thereof, which may be applicable to the Premises or the Leased Space, and the repair and alteration thereof including, without limitation, the fixtures and equipment therein and the parking, sidewalks and curbs, if any, adjoining the Leased Space or the use or manner of use of the Premises or the Leased Space and the repair and alteration thereof including, without limitation, the fixtures and equipment therein and the parking, sidewalks and curbs, if any, adjoining the Leased Space or the use or manner of use of the Premises or the Leased Space.

9.3 Contest. Provided such will not subject the Premises to a foreclosable lien, Tenant shall have the right to contest, by appropriate legal proceedings, without cost or expense to Landlord, the validity of any law, ordinance, order, rule, regulation or requirement of a nature herein referred to and to postpone compliance with the same, provided such contest shall be promptly and diligently prosecuted by and at the expense of Tenant, that Landlord shall not thereby suffer any civil, or be subject to any criminal, penalties or sanctions, and that Tenant shall properly protect and save harmless Landlord against any liability and claims for any such non-compliance or postponement or compliance. Landlord shall have the right, but shall be under no obligation, to contest by appropriate legal proceedings, any such law, ordinance, rule, regulation or requirement.

**ARTICLE X.
Permits and Licenses**

Tenant shall procure or cause to be procured any and all necessary permits, licenses or other authorizations required by the lawful and proper use, occupation, operation and management of the Premises and Leased Premises.

**ARTICLE XI.
Utilities**

11.1 Utilities. Landlord, subject to annual appropriation, and Tenant shall pay the respective utility costs as set forth in Exhibit B. This provision specifically allows Landlord to cease paying all or part of utility costs upon the failure to appropriate in the annual budget sufficient funds for that purpose. Beginning in October 2026, and annually thereafter, the parties will meet and discuss any adjustments to the utility costs set forth in Exhibit B. Tenant expressly agrees that it may be subject to its proportionate share of gas usage in the future once usage data is available.

**ARTICLE XII.
Reservations to Landlord**

Landlord reserves the right to access and use the Premises and Leased Premises occasionally, or for use during a major local emergency event, provided such use does not unduly interfere with Tenant's use, and upon prior request by Landlord to Tenant. Such access and use shall not be withheld unreasonably. Landlord retains the right to abandon or realign lot lines, or re-subdivide the Premises, so long as it does not affect the use by Tenant.

**ARTICLE XIII.
Assignment, Subletting, Conveyancing and Encumbering**

Tenant shall not change the use of the Premises and shall not sublease, assign, convey or encumber, in whole or in part, any portion of the Lease, the Premises or the Leased Premises, or any part thereof, to any other person or entity, excepting, however, a successor entity performing the same functions as the Tenant, without the prior written consent of Landlord, which consent may be withheld by Landlord at Landlord's sole determination.

ARTICLE XIV. Defaults

The occurrence of any of the following events shall constitute a default by the Tenant under this Lease:

14.1 Failure to Comply with the Terms and Conditions. Tenant shall violate or fail to comply with any provision, term or condition of this Lease.

14.2 Failure to Perform the Duties of a Search and Rescue Organization as described in C.R.S. Section 24-33.4-7070(10) as determined by the Gunnison County Sheriff for a period of 90 days or more.

14.3 Injunction. Any third person shall obtain an order or decree in any court of competent jurisdiction permanently enjoining or prohibiting Tenant or Landlord from performing this Lease Agreement.

14.4 Change of Use, Sublease, Assignment, Conveyance, Encumbrance. Violation of the provisions of Article XIII of this Lease.

14.5 Remedies and Notice. Upon the happening of any event of default, Landlord will, then or at any time thereafter, and while such event of default or defaults shall continue, give Tenant written notice of Landlord's intention to terminate this Lease. Tenant will receive notice and five (5) days within which to cure defaults. On the date specified in such notice, unless the event of default is curable and is cured, Tenant's right to possession of the Premises shall cease and Tenant shall peaceably and quietly yield to and surrender to Landlord the Premises, and this Lease shall thereupon be terminated and all of the right, title and interest of the Tenant in the Premises shall wholly cease and expire in the same manner and with the same force and effect as if the date of expiration of such giving of notice or five (5) day period, as the case may be, were the date originally specified for the expiration of this Lease. Tenant shall then quit and surrender the Premises to Landlord, but the Tenant shall remain liable as provided in this Lease. However, Tenant shall have the right to cure any event of default which is curable and reinstate this Lease by action commenced within such five (5) day period.

14.6 Repossession. Upon any termination of this Lease, or as otherwise permitted by law, or if an event of default shall continue beyond the expiration of any

grace period, Landlord may exercise its rights under Article IV herein.

**ARTICLE XV.
Surrender**

On the last day of the Term hereof, whether the primary Term or any extended Term, or upon any earlier termination of this Lease pursuant to Article XIV, or otherwise, or upon any re-entry by Landlord upon the Premises pursuant to Article XIV, Tenant shall surrender the Premises into the possession and use of Landlord without delay and, subject to the provisions of Articles VI and VII, and subject to Landlord's exercise of its rights under Article IV herein.

**ARTICLE XVI.
Landlord's Right to Perform Tenant's Covenants**

16.1 Payments. If Tenant shall at any time fail to pay any imposition or other charge in accordance with the provisions of Article V, within the time therein permitted, or to pay for or maintain any of the insurance policies provided for in Article VI, within the time therein permitted, or to make any other payment or perform any other act on its part to be made or performed within the time permitted by this Lease, then Landlord, after five (5) days notice to Tenant (or, in case of any emergency, on such notice, or without notice, as may be reasonable under the circumstances) and without waiving or releasing Tenant from any obligation of Tenant hereunder, may (but shall not be required to):

- (a) Pay such imposition or other charge payable by Tenant pursuant to the provisions of Article V;
- (b) Pay for and maintain such insurance policies provided for in Article VI; or
- (c) Make such other payment or perform such other act on Tenant's part to be made or performed as provided in this Lease, and may enter upon the Premises for such purpose and take all such action thereon as may be necessary therefor. Tenant shall immediately reimburse Landlord for any such payment.

**ARTICLE XVII.
Notices**

17.1 Notice. Every notice and other communication required under the terms

of this Lease or which one Party shall elect to give the other, shall be in writing and shall be deemed properly given if sent by certified mail, postage duly prepaid, or by overnight mail, addressed to the Party to be given such notice or other communication and, when so addressed, shall be deemed to have been properly served, valid and sufficient for all purposes hereof, seventy-two (72) hours after being deposited in a United States Post Office.

17.2 Addresses. All notices and other communications to the parties shall be mailed to their respective addresses as indicated hereinafter. The parties hereto reserve and shall have the right to change from time to time their said respective addresses for the purposes hereto. Every such change of address shall be by notice in writing given in the manner herein provided.

Landlord: Crested Butte Fire Protection District
 PO Box 1009
 Crested Butte, CO 81224

Tenant: Crested Butte Search and Rescue Inc.
 PO Box 485
 Crested Butte, CO 81224

And

Gunnison County Sheriff
510 Bidwell Ave
Gunnison, CO 81230

ARTICLE XVIII. Indemnifications

Each Party will indemnify and save harmless the other Party to the extent provided by law and except for uses reserved in Article XII, against and from all liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable architect and attorneys' fees, which may be imposed upon or incurred by or asserted against either Party by reason of any of the following occurring during the Term of this Lease:

- (a) Any work or thing done in, on or about the Premises or any part thereof;
- (b) Any use, non-use, possession, occupation, condition, operation, maintenance or management of the Premises, the Leased Premises or any public road, street, alley, parking or sidewalk, or other space adjacent thereto;

- (c) Any negligence on the part of Landlord or Tenant or any of its agents, servants, or employees;
- (d) Any accident, injury or damage to any person or property occurring in, on or about the Premises, the Leased Premises or any part thereof or any public road, street, alley or sidewalk or other space adjacent thereto;
- (e) Any failure by either Party to perform or comply with any of the covenants, agreements, terms or conditions contained in this Lease on its part to be performed or complied with; or

Any tax attributable to the execution or delivery of this Lease or any modification hereof. In case any action or proceeding is brought against Landlord, or its assignee by reason of any such claim, Tenant, upon written notice from Landlord or such designee, will, at Tenant's expense, resist or defend such action or proceeding by counsel approved by Landlord or such assignee in writing, such approval not to be unreasonably withheld or delayed.

No provision of this Lease shall be construed as a waiver, express or implied, of any immunities or defenses provided to the Landlord under applicable law, including but not limited to the Colorado Governmental Immunity Act, Sec. 24-10-101 and following, C.R.S., as amended.

ARTICLE XIX. Successors and Assigns

This Lease shall inure to the benefit of and be binding upon the successors and assigns of Landlord and the permitted successors and assigns of Tenant.

ARTICLE XX. Waiver

The waiver by either Party of any breach by the other of any term, covenant or condition contained in this Lease shall not be deemed to be a waiver of any subsequent breach of the same or other term, covenant or condition.

ARTICLE XXI. Dispute Resolution

In the event of any dispute or claim arising under or related to this Lease, the parties shall use their best efforts to settle such dispute or claim through good faith negotiations with each other. If such dispute or claim is not settled through negotiations within 30 days after the earliest date on which one party notifies the other party in writing of its desire to attempt

to resolve such dispute or claim through negotiations, then the parties agree to attempt in good faith to settle such dispute or claim by mediation conducted under the auspices of the Judicial Arbiter Group (JAG) of Denver, Colorado or, if JAG is no longer in existence, or if the parties agree otherwise, then under the auspices of a recognized established mediation service within the State of Colorado. Such mediation shall be conducted within 60 days following either party's written request therefor. The costs of such mediation shall be shared equally by the parties. If such dispute or claim is not settled through mediation, then either party may initiate a civil action in the local District Court of Gunnison County.

**ARTICLE XXII.
Entire Agreement**

This Agreement contains the entire agreement between Landlord and Tenant with respect to the subject matter hereof and supersedes and cancels any prior understandings and agreements between Landlord and Tenant with respect to the subject matter of this Lease.

**ARTICLE XXIII.
Governing Law**

This Lease shall be governed and interpreted by the laws of Colorado in all respects and shall be enforced in the State of Colorado.

**ARTICLE XXIV.
Paragraph Headings**

The paragraph headings in this Lease are inserted for convenience and are not intended to indicate completely or accurately the contents of the paragraphs they introduce and shall have no bearing on the construction of the paragraphs they introduce.

**ARTICLE XXV.
Invalidity**

If any term or provision of this Lease or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each Term of this Lease shall be valid and be enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Lease as of the day and year first above written.

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: _____

Title: _____

CRESTED BUTTE SEARCH AND RESCUE

By: _____

Title: _____

EXHIBIT A

[LEGAL DESCRIPTION AND DEPICTION]



EXHIBIT B
[UTILITY CHARGES]

Electric Service – Paid directly by CBSAR

Water Service – Provided by CBFPD from on-site well

Sewer Service – Paid directly by CBSAR

Trash Service – Joint dumpster on site. Paid by CBFPD

Internet Service – Paid by CBFPD

Phone Service – Not provided, CBSAR can establish independent service if desired

Fire Alarm monitoring – Provided by CBFPD

Access Control – Paid by CBFPD. CBFPD will provide suitable administrative access to CBSAR leadership to manage access control for their membership as needed.

Gas Service – Paid by CBFPD through single meter connection to Fire HQ building. The only gas usage on Lease Space is CBSAR garage space and driveway slab heating estimated to be 25% or less of total gas usage subject to review as noted in Section .



AMBULANCE BILLING	
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 / <u>1,050.00</u>
Advanced Life Support (Emergency, Non-Emergency & ALS 2)	\$1,100.00 / <u>1,400.00</u>
<u>Advanced Life Support – ALS 2</u>	<u>1,700.00</u>
Specialty Care Transport	\$1,500.00 <u>2,100.00</u>
Mileage	\$22.00 <u>26.00</u> / loaded mile
Treatment / No Transport	\$200.00 <u>\$300.00</u>
Standby (Per Hour)	\$125.00 <u>185.00</u>

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.

Mill Levy Calculation Worksheet

	2026		2025	
Assessed Valuation	\$679,742,450		\$661,290,800	
	<u>Tax Revenue</u>	<u>Mill Levy</u>	<u>Tax Revenue</u>	<u>Mill Levy</u>
Maximum General Fund Levy	\$3,588,360	5.279	\$3,490,954	5.279
<u>Allowed TABOR Base</u>	N/A	N/A	N/A	N/A
<u>Ballot Authorizations:</u>				
1998 Ballot Authorization	543,794	0.800	529,033	0.800
2002 Ballot Authorization	339,871	0.500	330,645	0.500
2017 Ballot Authorization	<u>2,379,099</u>	<u>3.500</u>	<u>2,314,518</u>	<u>3.500</u>
<u>Maximum General Fund</u>	6,851,124	10.079	6,665,150	10.079
<u>Temporary Tax Credit</u>	(\$1,019,614)	(1.500)	(\$661,291)	(1.000)
Effective General Fund Levy	5,831,510	8.579	6,003,859	9.079
Bond Fund	1,681,700	2.474	1,678,700	2.539
Total Mill Levy	\$7,513,210	11.053	\$7,682,559	11.618
Abatements	12,719	0.019	4,983	0.008
TOTAL LEVY	\$ 7,525,930	11.072	\$ 7,687,542	11.625

CRESTED BUTTE FIRE PROTECTION DISTRICT
Budget 2026

	ACTUAL <u>2024</u>	BUDGET <u>2025</u>	ESTIMATED <u>2025</u>	BUDGET <u>2026</u>
Beginning Fund Balance	\$ 3,215,480	\$ 4,934,627	\$ 4,934,627	\$ 7,042,656
Revenue				
General Property Tax	\$ 5,658,681	\$ 6,008,842	\$ 5,950,000	\$ 5,844,230
Specific Ownership Tax	\$ 275,926	\$ 130,000	\$ 214,000	\$ 130,000
Intergovernmental Revenue	\$ 42,343	\$ 25,000	\$ 36,000	\$ 25,000
EMS Service Fees	\$ 337,150	\$ 325,000	\$ 325,000	\$ 325,000
Plan Review / Inspection Fees	\$ 420,815	\$ 150,000	\$ 370,000	\$ 150,000
Training Fees	\$ 175	\$ -	\$ 9,860	\$ -
Special Event Fees	\$ 120,838	\$ -	\$ 187,000	\$ -
Rental Income	\$ 112,032	\$ 80,000	\$ 80,000	\$ 102,050
Impact Fees	\$ 20,963	\$ 25,000	\$ 114,000	\$ 25,000
Interest Income	\$ 240,225	\$ 50,000	\$ 183,372	\$ 50,000
Grants	\$ 133,657	\$ -	\$ -	\$ 100,000
Contributions & Donations	\$ 33,300	\$ -	\$ -	\$ -
Sale of Assets	\$ 8,800	\$ 2,000	\$ 2,000	\$ 2,000
Debt Proceeds			\$ 1,500,000	
Vehicle Service Fees	\$ -	\$ -	\$ 7,897	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Total Operating Revenue	\$ 7,404,905	\$ 6,795,842	\$ 8,979,129	\$ 6,753,280
Total Available Revenue	\$ 10,620,385	\$ 11,730,469	\$ 13,913,756	\$ 13,795,936
Expenditures				
General Services	\$ 1,556,141	\$ 1,848,692	\$ 1,848,693	\$ 2,122,507
Operations	\$ 3,188,143	\$ 3,599,759	\$ 3,599,759	\$ 4,512,741
Subtotal Operating Expenditures	\$ 4,744,284	\$ 5,448,451	\$ 5,448,452	\$ 6,635,248
Revenue Above Operating Expenditures	\$ 2,660,621	\$ 1,347,391	\$ 3,530,677	\$ 16,032
Capital Purchases	\$ 879,848	\$ 1,215,000	\$ 1,375,000	\$ 2,777,385
Total Capital Expenditures	\$ 879,848	\$ 1,215,000	\$ 1,375,000	\$ 2,777,385
Multi-Year & Lease Purchase Principal	\$ 61,626	\$ 47,648	\$ 47,648	\$ 171,370
Total Debt Principal	\$ 61,626	\$ 47,648	\$ 47,648	\$ 171,370
Total Annual Expenditures	\$ 5,685,758	\$ 6,711,099	\$ 6,871,100	\$ 9,584,002
Reserves				
TABOR Reserve (3%)	\$ 142,119	\$ 201,333	\$ 201,333	\$ 287,520
Operating Reserve (31%)	\$ 1,421,189	\$ 2,214,663	\$ 2,214,663	\$ 2,971,041
Impact Fee Reserve	\$ 447,873	\$ 468,836	\$ 468,836	\$ 82,836
Additional Capital Reserve	\$ 200,000	\$ 1,500,000	\$ -	\$ 500,000
Down Payment Assistance Fund	\$ 120,000	\$ 200,000	\$ 150,000	\$ 200,000
Major Incident Contingency	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Unrestricted Reserve	\$ 2,503,446	\$ 334,538	\$ 3,907,824	\$ 70,537
Ending Fund Balance	\$ 4,934,627	\$ 5,019,370	\$ 7,042,656	\$ 4,211,934

General Obligation Bond Fund

General Obligation Bonds

Date Executed		1/15/22
Maturity Date		1/15/47
Amount Financed	\$	25,315,000
Bond Premium	\$	4,000,000
Total Funds Available	\$	<u>29,315,000</u>
Principal Balance as of Jan 1	\$	22,600,000
Principal - Current year	\$	705,000
Interest - Current Year	\$	976,700
Total Current Year	\$	<u>1,681,700</u>
Principal Balance as of Dec 31	\$	21,895,000

Capital Project Bond Expenditures

Budget 2026

Proceeds

PFM Managed Assets Acct	\$	1,200,000	
Capital Projects Checking	\$	10,000	
Transfer from General Fund	\$	700,000	
Interest	\$	-	
Bond Arbitrage Reserve	\$	1,260,000	
Spann Purchase Reserve	\$	1,743,227	
Total Proceeds Available	\$	3,170,000	Excludes Spann Purchase Reserves

Land Acquisition	\$	363,831	
Member Housing	\$	1,500,000	
Bond Arbitrage Payment	\$	1,450,000	
Total Capital Expenditures	\$	3,313,831	

Item Detail

Land Acquisition

Spann Parcels 2025 Payments	\$	363,831
Subtotal Buildings & Land	\$	363,831

Soft Costs

Bond Arbitrage Rebate	\$	1,450,000
Subtotal Soft Costs	\$	1,450,000

Hard Construction Costs

Sitework / Fire HQ / SAR	\$	-
Housing & Other Construction	\$	1,500,000
Subtotal Hard Construction Costs	\$	1,500,000

Remaining Balance \$ **220,000**

Remaining Balance Land Reserve \$ **1,379,396**

Schedule A - General Services / Administration Expenditures

	<u>Budget 2025</u>	<u>Budget 2026</u>	<u>Comments</u>
Salaries - Administration	\$ 223,856	\$ 278,180	
Salaries - Fire Prevention	\$ 342,860	\$ 404,361	
Salary - Temporary Employees	\$ 5,000	\$ 5,000	
Payroll Processing Fees	\$ 6,000	\$ 6,000	
Housing Stipend	\$ 29,900	\$ 29,900	
Medicare Tax	\$ 8,290	\$ 9,969	
Social Security Tax	\$ 6,186	\$ 3,863	Temporary & PT Employees
Colorado FAMLII Premium	\$ 2,573	\$ 3,094	
Retirement Contributions - Employer	\$ 55,026	\$ 73,175	
Health Insurance & Related Benefits	\$ 107,283	\$ 112,509	
EAP Program Fees	\$ 3,500	\$ 3,500	
Workers Compensation	\$ 55,000	\$ 55,000	
Ski Pass Benefit - Employee	\$ 6,000	\$ 6,000	
Health Reimbursement	\$ 153,581	\$ 174,695	30% of Health Ins Premiums
Advertising	\$ 5,000	\$ 5,000	
Accounting & Audit Services	\$ 22,500	\$ 22,500	
Ambulance Billing Fees	\$ 19,500	\$ 19,500	6% of Collected EMS Billing
Bank Charges	\$ 5,000	\$ 10,000	Increased Credit Card Payments
Board Expenses	\$ 16,000	\$ 3,000	Off Year for Startegic Planning
Board Stipends	\$ 7,000	\$ 7,000	Meeting Stipends
Debt Service	\$ 12,876	\$ 80,433	Triplex & Quint
Down Payment Assistance Fund	\$ 1,500	\$ 1,500	Service Fee
Dues and Subscriptions	\$ 8,000	\$ 10,000	
Education & Training - Admin	\$ 15,000	\$ 20,000	Staff Development
Elections	\$ 25,000	\$ -	Not Election Year
Fire Prevention & Life Safety	\$ 15,000	\$ 15,000	Major Project Plan Reviews
Insurance - General	\$ 45,000	\$ 65,000	New Buildings Added
IT Services	\$ 60,000	\$ 70,000	New Station Services
Legal and Professional	\$ 50,000	\$ 65,000	Add Outsourced HR Services
Banquets & Meals	\$ 26,000	\$ 26,000	
Office Supplies & Equipment	\$ 30,000	\$ 25,000	
Postage & Shipping	\$ 3,000	\$ 3,000	
Rent	\$ 75,596	\$ 69,600	See Schedule F - Rent
Repairs - Building	\$ 40,000	\$ 45,000	
Repairs - Rental Units	\$ 5,000	\$ 15,000	
Snow Removal	\$ 12,000	\$ 15,000	New Station Contingency
Telecommunications	\$ 10,000	\$ 15,000	Landlines - VOIP System
Travel	\$ 22,500	\$ 22,500	
Treasurer's Fees	\$ 184,165	\$ 179,227	3% of tax collections
Utilities - Rental Units	\$ 6,000	\$ 6,000	
Utilities	\$ 45,000	\$ 65,000	New Facility Increase
Volunteer Pension Contribution	\$ 75,000	\$ 75,000	
Miscellaneous	\$ 2,000	\$ 2,000	
Total General Services & Admin	\$ 1,848,692	\$ 2,122,507	

Schedule B - Operations Expenditures

	<u>Budget 2025</u>	<u>Budget 2026</u>	<u>Comments</u>
Salary - EMS & Fire Chief	\$ 140,400	\$ 155,120	
Salary - Logistics Chief	\$ 97,520	\$ 117,978	
Salary - Captains	\$ 346,776	\$ 439,360	4 Positions
Salary - Lieutenants	\$ 168,000	\$ 99,640	1 Positions
Salary - Paramedic / Firefighters	\$ 550,040	\$ 684,360	7.5 Positions
Salary - Engineers	\$ 254,860	\$ 356,150	4 Positions
Salary - Firefighter / EMTs	\$ 229,620	\$ 322,245	4 Positions
Salary - Maintenance	\$ 76,500	\$ 86,920	1 Position
Salary - Part-Time	\$ 217,000	\$ 280,000	Increased Part-Time Rates
Salary - Unscheduled Overtime	\$ 94,515	\$ 110,061	
Training Pay	\$ 5,000	\$ 5,000	Instuctor Expenses
Special Event Pay	\$ 1,500	\$ 1,500	
Volunteer Stipends	\$ 36,000	\$ 30,000	Decreased volunteers
Housing Stipend	\$ 76,700	\$ 84,500	
Medicare Tax	\$ 31,570	\$ 38,423	
Social Security Tax	\$ 15,934	\$ 19,840	
Retirement Contributions - Employer	\$ 242,323	\$ 308,410	
Colorado FAMLPI Premium	\$ 9,798	\$ 11,924	
Health Insurance & Related Benefits	\$ 408,703	\$ 535,309	
Ski Pass Benefit - Employee	\$ 32,000	\$ 32,000	32 Total
Ski Pass Benefit - Volunteers	\$ 15,000	\$ 15,000	15 Total
Dispatch Fees	\$ 65,000	\$ 83,000	Added Dispatch Staff
Education & Training	\$ 45,000	\$ 45,000	
EMS Supplies	\$ 40,000	\$ 45,000	
Firefighting Supplies	\$ 50,000	\$ 225,000	Quint Outfitting
Fuel	\$ 45,000	\$ 45,000	
Hazardous Waste Disposal	\$ 2,000	\$ 2,000	
Meals - Training	\$ 10,000	\$ 10,000	Reduced Evening Training
Medical Direction	\$ 10,000	\$ 10,000	
Protective Equipment	\$ 40,000	\$ 40,000	
Radio & Mobile Computer Equipment	\$ 25,000	\$ 35,000	Portable Radios / MDT Equipment
Repairs - Equipment	\$ 20,000	\$ 20,000	
Repairs - Vehicles	\$ 40,000	\$ 55,000	Aging Fleet / Mechanic on Staff finding stuf
Responder Incentives	\$ 10,000	\$ 10,000	
Station Supplies	\$ 9,000	\$ 12,000	New Station Contingency
Service Contracts	\$ 18,000	\$ 30,000	Additional Items Added
Telephone - Mobile	\$ 14,000	\$ 20,000	
Tools & Hardware	\$ 2,000	\$ 5,000	Mechanic Tools
Training Equipment & Supplies	\$ 8,000	\$ 10,000	
Travel	\$ 25,000	\$ 25,000	
Uniforms	\$ 30,000	\$ 30,000	
Vaccines - Physicals - Wellness	\$ 40,000	\$ 20,000	CSU Core Program Year
Miscellaneous	\$ 2,000	\$ 2,000	
	\$ 3,599,759	\$ 4,512,741	

Schedule C - Capital Expenditures

Budget 2025

Buildings & Land	\$	900,000
Vehicles	\$	-
Capital Medical Equipment	\$	-
Capital Fire Equipment	\$	1,837,385
Capital Equipment (Other)	\$	40,000
Total Capital Expenditures	\$	2,777,385

Item Detail

Capital Purchases have a value of >\$5,000

Buildings & Land

Transfer to Capital Project Fund	\$	700,000
Tower Contribution	\$	200,000
Subtotal Buildings & Land	\$	900,000

Vehicles

N/A	\$	-
N/A	\$	-
Subtotal Vehicles	\$	-

Capital Medical Equipment

Lucas Device	\$	-
Subtotal Medical Equipment	\$	-

Capital Fire Equipment

Quint - Final Payment	\$	1,423,385
Infrared Drone	\$	14,000
SCBA	\$	400,000
Subtotal Fire Equipment	\$	1,837,385

Capital Equipment - Other

Hamilton Ventilator	\$	40,000
Subtotal Equipment - Other	\$	40,000

Schedule D - Reserve

	<u>Budget 2025</u>	<u>Comments</u>
Annual Expenditures	\$ 9,584,002	
TABOR Reserve (3%)	\$ 287,520	
Operating Reserve (31%)	\$ 2,971,041	
Impact Fee Reserve*	\$ 582,836	
Additional Capital Reserve	\$ 500,000	
Down Payment Assistance Fund	\$ 200,000	
Major Incident Contingency	\$ 100,000	
Restricted Reserve (Land Purchase)	\$ -	
Unrestricted Reserve	\$ 70,537	
	\$ -	
Total Reserve	\$ 4,711,934	

Schedule E - Lease Purchase

Triplex Lease Purchase

Date Executed	10/22/20
Maturity Date	3/20/34
Interest Rate	2.30%

Amount Financed	\$ 730,000.00
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Principal Balance as of Jan 1	\$ 491,033.00
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Principal - Current year	\$ 51,030.97
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Interest - Current Year	\$ 10,595.01
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Total Current Year	\$ 61,625.98
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Principal Balance as of Dec 31	\$ 440,002.03
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Quint Lease Purchase

Date Executed	9/15/25
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Maturity Date	8/31/35
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Interest Rate	4.75%
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Amount Financed	\$ 1,500,000.00
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Principal Balance as of Jan 1	\$ 1,500,000.00
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Principal - Current year	\$ 120,338.69
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Interest - Current Year	\$ 69,838.00
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Total Current Year	\$ 190,176.69
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Principal Balance as of Dec 31	\$ 1,379,661.31
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Schedule F - Rent Income and Expenditures

<u>Rental Income</u>		<u>Monthly</u>	<u>Annual (Assumes 10 Months)</u>
819 Teocalli (Triplex 2 Bedroom)	\$	1,450	\$ 14,500
821 Teocalli (Triplex 1 Bedroom)	\$	1,150	\$ 11,500
823 Teocalli (Triplex 3 Bedroom)	\$	1,900	\$ 19,000
10 Ninth St (2 Bedroom)	\$	1,450	\$ 14,500
737 Zeligman St.	\$	2,100	\$ 16,800
410 Cascadilla Unit A (3 Bedroom)	\$	2,575	\$ 25,750
Total Rental Income	\$	10,625	\$ 102,050

<u>Rent Expense</u>		<u>Monthly</u>	<u>Annual</u>
410 Cascadilla Unit A	\$	3,000	\$ 36,000
737 Zeligman	\$	4,200	\$ 33,600
Total Rent Expense	\$	7,200	\$ 69,600

Salary Schedule

2026

Full-Time	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7
Firefighter / EMT	\$ 67,050	\$ 74,500	\$ 76,735	\$ 78,970	\$ 81,205	\$ 83,440	\$ 85,675
AEMT / Firefighter	\$ 70,650	\$ 78,500	\$ 80,855	\$ 83,210	\$ 85,565	\$ 87,920	\$ 90,275
Engineer	\$ 72,450	\$ 80,500	\$ 82,915	\$ 85,330	\$ 87,745	\$ 90,160	\$ 92,575
Paramedic / Exterior FF	\$ 73,800	\$ 82,000	\$ 84,460	\$ 86,920	\$ 89,380	\$ 91,840	\$ 94,300
Paramedic / Firefighter	\$ 79,200	\$ 88,000	\$ 90,640	\$ 93,280	\$ 95,920	\$ 98,560	\$ 101,200
			\$ -	\$ -	\$ -	\$ -	\$ -
Lieutenant	\$ 84,600	\$ 94,000	\$ 96,820	\$ 99,640	\$ 102,460	\$ 105,280	\$ 108,100
Captain	\$ 91,350	\$ 101,500	\$ 104,545	\$ 107,590	\$ 110,635	\$ 113,680	\$ 116,725
Assistant Chief	\$ 100,170	\$ 111,300	\$ 114,639	\$ 117,978	\$ 121,317	\$ 124,656	\$ 127,995
EMS & Fire Chief	\$ 124,650	\$ 138,500	\$ 142,655	\$ 146,810	\$ 150,965	\$ 155,120	\$ 159,275
			\$ -	\$ -	\$ -	\$ -	\$ -
Fire Inspector	\$ 69,750	\$ 77,500	\$ 79,825	\$ 82,150	\$ 84,475	\$ 86,800	\$ 89,125
Deputy Fire Marshal	\$ 91,350	\$ 101,500	\$ 104,545	\$ 107,590	\$ 110,635	\$ 113,680	\$ 116,725
Fire Marshal	\$ 100,170	\$ 111,300	\$ 114,639	\$ 117,978	\$ 121,317	\$ 124,656	\$ 127,995
			\$ -	\$ -	\$ -	\$ -	\$ -
Fleet & Facilities Manager	\$ 73,800	\$ 82,000	\$ 84,460	\$ 86,920	\$ 89,380	\$ 91,840	\$ 94,300
Chief of Staff	\$ 100,170	\$ 111,300	\$ 114,639	\$ 117,978	\$ 121,317	\$ 124,656	\$ 127,995
Chief Executive Officer	\$ 134,100	\$ 149,000	\$ 153,470	\$ 157,940	\$ 162,410	\$ 166,880	\$ 171,350
			\$ -	\$ -	\$ -	\$ -	\$ -
Part-Time	Grade 1	Grade 2	Grade 3				
Probationary	\$ 25.00						
EMT	\$ 28.00	\$ 30.00	\$ 32.00				
Firefighter	\$ 28.00	\$ 30.00	\$ 32.00				
Wildland Firefighter (Temp)	\$ 28.00	\$ 30.00	\$ 32.00				
AEMT	\$ 30.00	\$ 32.00	\$ 34.00				
Firefighter / EMT	\$ 32.00	\$ 34.00	\$ 36.00				
Firefighter / AEMT	\$ 34.00	\$ 36.00	\$ 38.00				
Engineer	\$ 35.00	\$ 37.00	\$ 39.00				
Paramedic (Single Role)	\$ 37.00	\$ 39.00	\$ 41.00				
Paramedic Firefighter	\$ 41.00	\$ 43.00	\$ 45.00				
Lieutenant / Captain	\$ 44.00	\$ 46.00	\$ 48.00				

Salary Comparables 25			Current Rate	% Change
Median	% of Statwide	Title		
\$ 70,676	108.6%	Firefighter / EMT	\$ 70,500	8.13%
		Firefighter / EMT-I	\$ 76,500	5.39%
\$ 108,476	76.4%	Fire Equipment Engineer	\$ 76,500	7.74%
\$ 81,528	103.6%	Paramedic	\$ 80,500	4.69%
\$ 83,485	108.6%	Firefighter / Paramedic	\$ 84,500	6.77%
			\$ 83,000	14.27%
\$ 97,767	99.0%	Fire Lieutenant	\$ 90,000	13.91%
\$ 122,300	88.0%	Fire Captain		
\$ 116,811	98.1%	Batallion Chief		
\$ 143,401	99.5%	Deputy Chief		
\$ 80,200	99.5%	Fire Inspector	\$ 76,500	4.17%
\$ 131,770	79.3%	Asst Fire Marshal	\$ 87,000	16.78%
\$ 113,854	100.7%	Fire Marshal	\$ 106,000	7.54%
			\$ -	
\$ 84,475	100.0%	Fleet Supervisor	\$ 76,500	9.42%
\$ 179,000	64.0%	Executive Assistant	\$ 76,500	33.27%
\$ 161,707	94.9%	Fire Chief	\$ 136,000	11.38%

Bonus Amounts		11.04%
DFPC Aerial Operator	\$ 1,000	
Instructor (Engineer & Paramedic)	\$ 2,000	
AEMT (Engineer, Lieutenants & Captains)	\$ 2,000	
Engineer (Paramedic)	\$ 2,000	
Critical Care Paramedic	\$ 2,000	
NWCG ICT 4	\$ 2,000	
Acting Officer	\$ 3,000	
NWCG Engine Boss	\$ 3,000	
Paramedic (Lieutenants & Captains)	\$ 4,000	
Firefighter II (Fire Prevention)	\$ 2,000	
EMT (Fire Prevention)	\$ 2,000	

Employee Insurance Rates

Deductible (Single)	\$	5,000.00
HRA Estimate (Single)	\$	4,500.00
Out of Pocket (Single)	\$	500.00

Monthly Rates

	<u>Health</u>	<u>Dental</u>	<u>Vision</u>
Employee Only	\$ 777.00	\$ 42.00	\$ 7.00
Employee + Spouse	\$ 1,711.00	\$ 85.00	\$ 13.00
Employee + Child	\$ 1,629.00	\$106.00	\$ 14.00
Employee + Children	\$ 1,629.00	\$106.00	\$ 14.00
Family	\$ 1,939.00	\$144.00	\$ 24.00

Appropriation

General Fund

Operating Expenditures	\$	9,584,002
Emergency TABOR Reserve	\$	287,520
Additional Reserves	\$	3,924,414

Capital Projects Fund

Capital Projects	\$	2,950,000
Multi-Year Land Purchase	\$	363,831

Bond Fund

Bond Principal and Interest	\$	1,681,700
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