

CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD
OF DIRECTORS REGULAR MEETING

Station 2

751 Gothic Rd, Mt. Crested Butte, CO 81225

Tuesday, December 9, 2025 - 5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
 2. Review / Changes to Agenda
- 5:20 OATH OF OFFICE / BADGING CEREMONY
1. EMT Abby Dee Thompson
- 5:30 CONSENT AGENDA
1. Approval of minutes November 11, 2025 regular meeting
 2. Approval of monthly financial reports
- 5:35 FIRE PREVENTION REPORT
- 5:45 EMS & FIRE CHIEF REPORT
1. Quint Update
- 5:50 CHIEF EXECUTIVE REPORT
1. Strategic Planning Follow Up
- 5:55 PUBLIC COMMENT
- 6:00 OLD / UNFINISHED BUSINESS
1. Crested Butte South Communications Tower
 2. Emergency Services Campus Update – Goulding
 3. Employee Housing Projects Update
- 6:30 NEW BUSINESS
1. 2026 Budget Adoption
 2. 2026 Appropriation
 3. Set Mill Levies for 2026
- 6:40 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:45 ADJOURNMENT

Online Meeting Information

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

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

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

Password: 5333

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, November 11, 2025
Approved _____

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Eric Tunkey (Jack Dietrich via zoom)
Guests: Todd Gouling- Gouling Development Advisors
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Joe Wonnacott, Chris Carver, Mike Riley, Johnny Holton

Changes to the Agenda

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

Oath Of Office

Jay Bettencourt & Maggie McIntosh

Board Member Appointment

Motion to appoint Brittany Perkins to the vacant board seat by Halvorson, Seconded by Tunkey. Motion passes unanimously. Oath of Office administered by Lodovico.

Consent Agenda

Approval of the October Regular Meeting and Budget Work Session Minutes
Approval of Monthly Financial Reports for October
Motion to approve the consent agenda by Tunkey, seconded by Halvorson. Motion passes unanimously.

Fire Prevention Report

Joe Wonnacott presented his written report to the board; no questions were raised regarding its contents. The primary concern remains the Whetstone development, which is facing a critical issue due to the lack of an adequate water supply. The current deadline is November 30 to have three hydrants operational as a water source. Failure to meet this requirement will result in a stop-work order. Additionally, no further combustible materials are permitted on-site, and vertical construction cannot proceed until compliance is achieved. Board member Halvorson questioned why the project is being granted additional time. Caffrey and Wonnacott explained that they preferred to allow the developer an opportunity to resolve the issue rather than immediately issuing a stop-work order to a critical project. Lodovico raised concerns about potential liability for CBFPD should a fire occur under current conditions. Caffrey agreed there was risk and they were working to resolve the matter as soon as possible.

EMS & Fire Chief Report

Chief Weisbaum provided his written report. There were no questions from the board.

Chief Executive Report

CEO Caffrey provided his written report. There were no questions from the board.

Public Comment

CEO Caffrey received four to five emails from residents in CB South regarding the communications tower. He responded to each inquiry and encouraged residents to participate in the upcoming County Planning Commission meeting. No additional in-person comments were made

Old Business

Todd Goulding reported that the construction project is nearing completion with many minor details to take care of before final closeout. Over the next several weeks, final trim work, testing, inspections, and the contractor punch list review will be completed, followed by the owner acceptance walk-through in December. Generally, the project is on schedule. Goulding reports that the budget is in a good place with acceptable contingency funds and no big risks remaining. CEO Caffrey adds that he continues to plan for \$1.2 million in reserve for employee housing and \$1.27 million is set aside in the bond arbitrage account for IRS repayment.

- **Lift Station:** Pumps scheduled to ship today with installation upon arrival.
- **Utilities:** Lumen continues to work on internet connectivity
- **Landscaping:** Will be completed in 2026
- **Training Building:** Props installed in November.

Negotiations with CBSAR regarding the lease remain ongoing, with Johnny Holton representing CBSAR at the meeting. Holton and Caffrey reported that all terms have been finalized except for the lease duration. The proposed lease includes an initial 10-year term with optional 5-year extensions. CBSAR has requested a 99-year lease but expressed openness to incorporating periodic check-ins. Discussion centered on balancing long-term sustainability for CBSAR with the need to maintain flexibility for the future growth of both CBSAR and CBFPD. Holton requested that expectations and conditions for the periodic check-ins be clearly outlined. Caffrey noted that, fundamentally, taxpayers have agreed to fund a shared campus for both organizations. Accordingly, the lease term and check-ins should reflect this commitment and ensure accountability for future governing bodies. He indicated that an exhibit could be added to the lease to define the check-in and extension process. Lodovico moved to approve the lease as presented, with the addition of a 95-year or seventeen 5-year extensions after the initial term. Caffrey, Chmil, and Holton will collaborate to develop the exhibit detailing the check-in and lease-extension terms, ensuring alignment with the voter-approved commitment to a shared campus. Tunkey seconded the motion. The motion passed unanimously.

CBFPD Station 3 has been identified by Western Slope Towers as the optimal location for a new communications tower in Crested Butte South, based on multiple operational and technical considerations. An agreement with Western Slope Towers has been executed with CBFPD, and a location and extent application, similar to a minor land use change, has been submitted to the County Planning Commission. The Planning Commission meeting is scheduled for November 20 at 10:00 a.m. at the County Courthouse, second floor, in Gunnison. Some community opposition has been noted, including concerns about the tower's height, placement outside the park, potential health impacts, and possible effects on property values. If conditions are imposed on the project or the request is denied, the CBFPD Board of Directors will serve as the appeal authority. Lodovico has also received feedback regarding potential decreases in property values.

New Business

The public hearings were properly noticed in the local newspaper last week and on the CBFPD website.

Ambulance Billing Service Rates

The public hearing opened at 6:18 p.m.

CEO Caffrey reported that current ambulance rates were last updated in 2019 and would be adjusted more frequently based on board feedback. The proposed rates are generally in line with other fire districts on the Western slope. The public hearing closed at 6:22 p.m.

Motion to adopt the new ambulance billing rates effective January 1, 2026 by Halvorson, seconded by Tunkey. The motion passed unanimously.

2026 Budget

The public hearing opened at 6:23 p.m.

CEO Caffrey noted that following the preliminary and work session meetings, the only minor changes were made with the most significant change being a reduction in grant revenue and expense due to the radio equipment for the tower being handled by the 9-1-1 authority instead of CBFPD. A few minor adjustments were made to salary projections. The budget will be formally adopted in December, pending final assessed valuation numbers and year end revenue and expense projections. The public hearing closed at 6:25 p.m.

Unscheduled Business and Board Member Comments

Strategic Planning details were discussed.

Executive Session

Motion to enter into executive session Pursuant to §24-6-402(4)(e), C.R.S., Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators related to lease arrangements with CBSAR and/or negotiations with Fire Marshal Ric Ems by Lodovico, seconded by Tunkey motion passes unanimously.

Motion to exit executive session at 7:35 by Lodovico, seconded by Dietrich. Motions passes unanimously

Motion to adjourn at 7:35 pm by Perkins, seconded by Lodovico. Motion passes unanimously.



2025 Budget vs. Actuals

Crested Butte Fire Protection District

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income				
4000 Property Tax - General Fund	5,977,118	6,008,842	-31,724	99.47 %
4020 Specific Ownership Tax	267,849	130,000	137,849	206.04 %
4040 Intergovernmental Revenue	36,098	25,000	11,098	144.39 %
4100 Ambulance/ EMS Service Fees	312,086	325,000	-12,914	96.03 %
4200 Plan Review Fees	450,553	150,000	300,553	300.37 %
4210 Training Fees	10,210		10,210	
4220 Special Event Fees	79,359		79,359	
4240 Rental Income	100,850	80,000	20,850	126.06 %
4260 Vehicle Service Fees	8,788		8,788	
4300 Impact Fees	125,138	25,000	100,138	500.55 %
4400 Interest Income	258,166	50,000	208,166	516.33 %
4600 Contributions / Donations	257		257	
4700 Other Income	194,239		194,239	
Unapplied Cash Payment Income	-49,284		-49,284	
4710 Sale of Assets		2,000	-2,000	0.0 %
Total for Income	\$7,771,427	\$6,795,842	\$975,585	114.36 %
Cost of Sales				
Gross Profit	\$7,771,427	\$6,795,842	\$975,585	114.36 %
Expenses				
5010 (A) Wages - Administration	210,467	223,856	-13,389	94.02 %
5020 (A) Wages - Fire Prevention	329,732	342,860	-13,128	96.17 %
5030 (A) Part-Time / Temp Salaries	950	5,000	-4,050	19.01 %
5040 (A) Housing Stipend	27,600	29,900	-2,300	92.31 %
5060 (A) Payroll Processing Fees	5,992	6,000	-8	99.87 %
5130 (A) Medicare Tax	7,418	8,290	-872	89.49 %
5140 (A) Social Security Tax	6,140	6,186	-46	99.26 %
5150 (A) FPPA Pension - ER	49,844	55,026	-5,182	90.58 %
5160 (A) FAMLI Premium - ER	2,302	2,573	-271	89.48 %
5200 (A) Health Benefits	92,290	107,283	-14,993	86.02 %
5210 (A) EAP Program Fees	801	3,500	-2,699	22.89 %
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	91,608	153,581	-61,973	59.65 %
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	15,039	19,500	-4,461	77.12 %
5340 (A) Bank Charges	\$2,076.00	\$5,000.00	-\$2,924.00	41.52 %
5341 QB Credit Card/ACH Fees	5,155		5,155	
Total for 5340 (A) Bank Charges	\$7,231	\$5,000	\$2,231	144.62 %
5360 (A) Board Expenses	12,851	16,000	-3,149	80.32 %
5365 (A) Board Stipends	6,800	7,000	-200	97.14 %
5370 (A) Debt Service - Lease Purchase	11,749	12,876	-1,127	91.25 %
5400 (A) Dues & Subscriptions	8,836	8,000	836	110.45 %
5420 (A) Education & Training	9,142	15,000	-5,858	60.94 %
5440 (A) Elections	85	25,000	-24,915	0.34 %
5460 (A) Fire Prevention & Life Safety	12,962	15,000	-2,038	86.42 %
5500 (A) Insurance - General	45,033	45,000	33	100.07 %
5520 (A) IT Services & Subscriptions	53,072	60,000	-6,928	88.45 %
5540 (A) Legal & Professional	39,943	50,000	-10,057	79.89 %
5550 (A) Meals & Incentives	19,347	26,000	-6,653	74.41 %
5600 (A) Office Supplies & Equipment	19,081	30,000	-10,919	63.6 %
5620 (A) Postage & Shipping	1,213	3,000	-1,787	40.43 %
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.	19,300		19,300	
Total for 5640 (A) Rent	\$65,496	\$75,596	-\$10,100	86.64 %
5660 (A) Repairs - Buildings	37,657	40,000	-2,343	94.14 %
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	10,173	10,000	173	101.73 %
5760 (A) Travel	17,730	22,500	-4,770	78.8 %
5780 (A) Treasurer's Fee - GF	179,646	184,165	-4,519	97.55 %
5810 (A) Utilities - Rental Units	5,389	6,000	-611	89.82 %
5820 (A) Utilities	47,562	45,000	2,562	105.69 %
5850 (A) Volunteer Pension Contribution	75,000	75,000	0	100.0 %
6010 (O) Wages - Ops FT	1,728,534	1,863,716	-135,182	92.75 %
6020 (O) Wages - Ops PT	164,603	217,000	-52,397	75.85 %
6040 (O) Housing Stipend	68,500	76,700	-8,200	89.31 %
6060 (O) Unscheduled Overtime	67,931	94,515	-26,584	71.87 %
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	19,606	36,000	-16,394	54.46 %



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	27,061	31,570	-4,509	85.72 %
6140 (O) Social Security Tax	13,028	15,934	-2,906	81.76 %
6150 (O) FPPA Pension - ER	216,624	242,323	-25,699	89.39 %
6160 (O) FAMILI Premium - ER	8,398	9,798	-1,400	85.71 %
6200 (O) Health Benefits	364,944	408,703	-43,759	89.29 %
6270 (O) Ski Pass Benefit	30,000	47,000	-17,000	63.83 %
6360 (O) Dispatch Fees	61,448	65,000	-3,552	94.54 %
6420 (O) Education & Training	40,999	45,000	-4,001	91.11 %
6440 (E) EMS Supplies	39,454	40,000	-546	98.64 %
6450 (F) Firefighting Supplies	29,051	50,000	-20,949	58.1 %
6460 (O) Fuel	28,074	45,000	-16,926	62.39 %
6480 (O) Hazardous Waste Disposal	16	2,000	-1,984	0.8 %
6550 (O) Meals - Training	3,644	10,000	-6,356	36.44 %
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	9,289	20,000	-10,711	46.44 %
6660 (O) Repairs - Vehicles	50,805	40,000	10,805	127.01 %
6675 (O) Station Supplies	14,959	9,000	5,959	166.21 %
6680 (E) Service Contracts	23,120	18,000	5,120	128.44 %
6700 (O) Special Event Expenses	14,279		14,279	
6710 (O) Responder Incentives	1,375	10,000	-8,625	13.75 %
6720 (O) Telecom - Mobile	9,574	14,000	-4,426	68.39 %
6730 (O) Tools & Hardware	4,872	2,000	2,872	243.6 %
6750 (O) Training Equipment & Supplies	5,208	8,000	-2,792	65.1 %
6760 (O) Travel	14,976	25,000	-10,024	59.91 %
6800 (O) Uniforms	34,702	30,000	4,702	115.67 %
6810 (O) Vehicle Service Expenses	5,992		5,992	
6820 (O) Wellness & Physicals	40,500	40,000	500	101.25 %
6900 (O) Miscellaneous	7,270	2,000	5,270	363.5 %
5380 (A) Down Payment Assistance		1,500	-1,500	0.0 %
5900 (A) Miscellaneous-1		2,000	-2,000	0.0 %
Total for Expenses	\$4,842,977	\$5,448,451	-\$605,474	88.89 %
Net Operating Income	\$2,928,450	\$1,347,391	\$1,581,059	217.34 %
Other Income				
Other Expenses				
8010 Capital Expenditures	285,028	515,000	-229,972	55.35 %



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	893,864	700,000	193,864	127.69 %
Total for Other Expenses	\$1,178,892	\$1,215,000	-\$36,108	97.03 %
Net Other Income	-\$1,178,892	-\$1,215,000	\$36,108	97.03 %
Net Income	\$1,749,559	\$132,391	\$1,617,168	1321.51 %

Statement of Financial Position

Crested Butte Fire Protection District

As of November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
1000 Operating Checking	207,625.07
1010 BOTW Money Market	356,157.07
1100 COLORTRUST - General Fund	5,580,653.03
1120 COLORTRUST - Debt Proceeds	0.00
1130 CSIP Operating	800,514.74
1200 Triplex Lease Purchase	0.00
1520	0.00
Total for Bank Accounts	\$6,944,949.91
Accounts Receivable	
1210 Accounts Receivable- Rent/Fees	226,333.28
1211 Mill Levy Property Tax Receivable	-5,977,117.66
1215 Down Payment Assistance Receivable	49,283.56
1250 Property Tax Receivable	0.00
2220 Prepaid Rent Revenue	0.00
Total for Accounts Receivable	-\$5,701,500.82
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	\$1,246,449.09
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	\$1,246,449.09

Statement of Financial Position

Crested Butte Fire Protection District

As of November 30, 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	7,163.51
Total for Credit Cards	\$7,163.51
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	\$34,826.30
Long-term Liabilities	
2210 Deferred Property Tax	-5,977,117.66
2500.1 Triplex Lease - Purchase	-49,877.20
2500 Rental Unit Security Deposits	-2,900.00
Total for Long-term Liabilities	-\$6,029,894.86
Total for Liabilities	-\$5,995,068.56
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 November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
3400 Unrestricted Reserve	1,547,926.68
Net Income	2,312,528.99
Total for Equity	\$7,241,517.65
Total for Liabilities and Equity	\$1,246,449.09

Expenses by Vendor Summary

Crested Butte Fire Protection District

November 2025

VENDOR	TOTAL
	257,739.11
1Password	143.64
5.11	147.69
Abaris Group	4,750.00
ADP	547.65
AeroCare, USA	45.00
Alerus	1,171.32
Amazon	1,995.83
Amazon Web Services	14.06
Ambulance Medical Billing	3,175.37
American Heart Association	40.48
Apex Motorworks	567.57
Apple	0.99
ATMOS Energy	1,824.43
AT&T	587.51
AV-TECH Electronics	279.00
Badge And Wallet	226.55
Bit Defender	249.99
Blue Beam	907.50
BMO	171.06
BND Batteries	468.25
Bound Tree Medical	3,310.90
Bramble & Bloom	57.50
Bruhaus	729.46
Camp 4 Coffee	287.85
CEBT	41,259.19
CenturyLink	171.82
City Market	510.68
Clark's Market	121.50
Clean Tech Supplies	741.18
Coast EMS	87.65
CoDFPC - Colorado Division of Fire Prevention and Control	35.00
Colorado ALS	154.00
Colorado Code Consulting	465.30
Colorado Division of Oil and Public Safety	77.45
Complete Wireless Technologies	14,551.97
Crested Butte Ace Hardware	254.91
Crested Butte South Metro District	338.75
Dell	6,192.91
Embroidered Sportswear Company	1,627.00
Employers Council	6,366.00
ESO	429.56
Exxon Mobil	3,222.11

Expenses by Vendor Summary

Crested Butte Fire Protection District

November 2025

VENDOR	TOTAL
FOAMfrat	5,199.60
GCEA	1,090.56
Gobin's, Inc.	193.65
Guru Importer	10.00
H3 Customs/FD Mugs	1,227.00
Henry Schein	326.70
Home Depot	1,299.00
International Code Council, Inc	565.30
Jayson Simons Jones	2,500.00
Jeff Duke	170.92
Jeffery Neumann	544.50
Joe Wonnacott	75.00
L.N. Curtis & Sons	15,536.00
Lodging (Generic)	451.00
Lyons Gaddis	2,054.00
Mattress Firm	-636.77
Mickman Brothers	205.50
Microsoft	402.08
Montrose Water Factory	371.25
Monty's Auto Parts	147.25
Mt. Crested Butte Water& Sanitation	144.97
National Assoc of EMS Physicians	250.00
Paper Clip	129.39
Paperless Post	29.00
Perkins La Junta	13.63
Pug Ryans	60.97
Quality Health Network	168.00
QuickBooks Payments	287.09
Restaurant (Generic)	518.55
ROI	361.00
Safeway	402.34
SatCom Global	114.42
Shay Krier MD	600.00
Sherpa Cafe	78.73
SlingTV	60.99
Spectrum	139.99
Starlink	65.00
Terminal Supply	169.69
The Dive	82.09
The Store	117.12
Town of Crested Butte	1,673.69
Train Firefighters Academy	349.00
UMR	5,453.74

Expenses by Vendor Summary

Crested Butte Fire Protection District

November 2025

VENDOR	TOTAL
USPS	284.52
Verizon	40.13
Visionary Broadband	159.96
Voiance Language Services, LLC	11.73
Waste Management	666.88
Webstaurant	2,278.11
Whiterock Realty, LLC	4,200.00
TOTAL	\$406,688.96

Transaction Report
Crested Butte Fire Protection District
November 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5760 (A) Travel	11/04/2025	Check	37284	Dale Hoots	Per Diem Vail Training- Fire Investigation	5760 (A) Travel	Operating Checking	175.00	175.00
5010 (A) Wages - Administration	11/05/2025	Journal Entry	00801			5010 (A) Wages - Administration		0.00	175.00
5030 (A) Part-Time / Temp Salaries	11/05/2025	Journal Entry	00801			5030 (A) Part-Time / Temp Salaries		0.00	175.00
5050 (A) Overtime	11/05/2025	Journal Entry	00801			5050 (A) Overtime		0.00	175.00
5130 (A) Medicare Tax	11/05/2025	Journal Entry	00801			5130 (A) Medicare Tax		0.00	175.00
5140 (A) Social Security Tax	11/05/2025	Journal Entry	00801			5140 (A) Social Security Tax		0.00	175.00
5150 (A) FPPA Pension - ER	11/05/2025	Journal Entry	00801			5150 (A) FPPA Pension - ER		0.00	175.00
6010 (O) Wages - Ops FT	11/05/2025	Journal Entry	00801			6010 (O) Wages - Ops FT		0.00	175.00
6020 (O) Wages - Ops PT	11/05/2025	Journal Entry	00801			6020 (O) Wages - Ops PT		0.00	175.00
6030 (O) On-Call Pay	11/05/2025	Journal Entry	00801			6030 (O) On-Call Pay		0.00	175.00
6060 (O) Unscheduled Overtime	11/05/2025	Journal Entry	00801			6060 (O) Unscheduled Overtime		0.00	175.00
6070 (O) Training Pay	11/05/2025	Journal Entry	00801			6070 (O) Training Pay		0.00	175.00
6080 (O) Special Event Pay	11/05/2025	Journal Entry	00801			6080 (O) Special Event Pay		0.00	175.00
6130 (O) Medicare Tax	11/05/2025	Journal Entry	00801			6130 (O) Medicare Tax		0.00	175.00
6140 (O) Social Security Tax	11/05/2025	Journal Entry	00801			6140 (O) Social Security Tax		0.00	175.00
6150 (O) FPPA Pension - ER	11/05/2025	Journal Entry	00801			6150 (O) FPPA Pension - ER		0.00	175.00
5010 (A) Wages - Administration	11/05/2025	Journal Entry	00802		MISCELLANEOUS	5010 (A) Wages - Administration		208.53	383.53
5010 (A) Wages - Administration	11/05/2025	Journal Entry	00802		Regular Earnings	5010 (A) Wages - Administration		8,610.08	8,993.61
5020 (A) Wages - Fire Prevention	11/05/2025	Journal Entry	00802		Fire Prevention	5020 (A) Wages - Fire Prevention		13,497.56	22,491.17
5040 (A) Housing Stipend	11/05/2025	Journal Entry	00802		Housing2	5040 (A) Housing Stipend		150.00	22,641.17
5040 (A) Housing Stipend	11/05/2025	Journal Entry	00802		Housing3	5040 (A) Housing Stipend		1,000.00	23,641.17
5130 (A) Medicare Tax	11/05/2025	Journal Entry	00802		Employer Medicare Tax	5130 (A) Medicare Tax		301.52	23,942.69
5140 (A) Social Security Tax	11/05/2025	Journal Entry	00802		Employer Social Security Tax	5140 (A) Social Security Tax		129.89	24,072.58
5150 (A) FPPA Pension - ER	11/05/2025	Journal Entry	00802		ER AD&D CORRECT	5150 (A) FPPA Pension - ER		245.89	24,318.47
5150 (A) FPPA Pension - ER	11/05/2025	Journal Entry	00802		ER PENSION CONT	5150 (A) FPPA Pension - ER		1,824.76	26,143.23
5160 (A) FAMLI Premium - ER	11/05/2025	Journal Entry	00802		CO FAMLI - ER	5160 (A) FAMLI Premium - ER		93.58	26,236.81
5200 (A) Health Benefits	11/05/2025	Journal Entry	00802		Voluntary Life Contribution	5200 (A) Health Benefits		-60.57	26,176.24
6010 (O) Wages - Ops FT	11/05/2025	Journal Entry	00802		MISCELLANEOUS	6010 (O) Wages - Ops FT		82.78	26,259.02
6010 (O) Wages - Ops FT	11/05/2025	Journal Entry	00802		Overtime Earnings	6010 (O) Wages - Ops FT		5,706.75	31,965.77
6010 (O) Wages - Ops FT	11/05/2025	Journal Entry	00802		Regular Earnings	6010 (O) Wages - Ops FT		65,524.50	97,490.27
6010 (O) Wages - Ops FT	11/05/2025	Journal Entry	00802		SICK	6010 (O) Wages - Ops FT		745.68	98,235.95
6010 (O) Wages - Ops FT	11/05/2025	Journal Entry	00802		VACATION	6010 (O) Wages - Ops FT		4,618.96	102,854.91
6020 (O) Wages - Ops PT	11/05/2025	Journal Entry	00802		Regular Earnings	6020 (O) Wages - Ops PT		6,551.16	109,406.07
6040 (O) Housing Stipend	11/05/2025	Journal Entry	00802		Housing1	6040 (O) Housing Stipend		400.00	109,806.07
6040 (O) Housing Stipend	11/05/2025	Journal Entry	00802		Housing2	6040 (O) Housing Stipend		600.00	110,406.07
6040 (O) Housing Stipend	11/05/2025	Journal Entry	00802		Housing3	6040 (O) Housing Stipend		1,800.00	112,206.07
6060 (O) Unscheduled Overtime	11/05/2025	Journal Entry	00802		OVERTIME UNSCH	6060 (O) Unscheduled Overtime		1,200.05	113,406.12
6130 (O) Medicare Tax	11/05/2025	Journal Entry	00802		Employer Medicare Tax	6130 (O) Medicare Tax		1,111.27	114,517.39
6140 (O) Social Security Tax	11/05/2025	Journal Entry	00802		Employer Social Security Tax	6140 (O) Social Security Tax		418.57	114,935.96
6150 (O) FPPA Pension - ER	11/05/2025	Journal Entry	00802		ER AD&D CORRECT	6150 (O) FPPA Pension - ER		1,399.41	116,335.37
6150 (O) FPPA Pension - ER	11/05/2025	Journal Entry	00802		ER PENSION CONT	6150 (O) FPPA Pension - ER		8,209.77	124,545.14
6160 (O) FAMLI Premium - ER	11/05/2025	Journal Entry	00802		CO FAMLI - ER	6160 (O) FAMLI Premium - ER		344.88	124,890.02
6090 (O) Volunteer Stipends	11/05/2025	Journal Entry	00803		Regular Earnings	6090 (O) Volunteer Stipends		1,200.00	126,090.02
6160 (O) FAMLI Premium - ER	11/05/2025	Journal Entry	00803		CO FAMLI - ER	6160 (O) FAMLI Premium - ER		5.40	126,095.42
6140 (O) Social Security Tax	11/05/2025	Journal Entry	00803		CO FAMLI - ER	6140 (O) Social Security Tax		74.40	126,169.82
6130 (O) Medicare Tax	11/05/2025	Journal Entry	00803		CO FAMLI - ER	6130 (O) Medicare Tax		17.40	126,187.22
5780 (A) Treasurer's Fee - GF	11/10/2025	Journal Entry	00804			5780 (A) Treasurer's Fee - GF		623.37	126,810.59
5010 (A) Wages - Administration	11/19/2025	Journal Entry	00806			5010 (A) Wages - Administration		0.00	126,810.59
5030 (A) Part-Time / Temp Salaries	11/19/2025	Journal Entry	00806			5030 (A) Part-Time / Temp Salaries		0.00	126,810.59
5050 (A) Overtime	11/19/2025	Journal Entry	00806			5050 (A) Overtime		0.00	126,810.59
5130 (A) Medicare Tax	11/19/2025	Journal Entry	00806			5130 (A) Medicare Tax		0.00	126,810.59
5140 (A) Social Security Tax	11/19/2025	Journal Entry	00806			5140 (A) Social Security Tax		0.00	126,810.59
5150 (A) FPPA Pension - ER	11/19/2025	Journal Entry	00806			5150 (A) FPPA Pension - ER		0.00	126,810.59
6010 (O) Wages - Ops FT	11/19/2025	Journal Entry	00806			6010 (O) Wages - Ops FT		0.00	126,810.59
6020 (O) Wages - Ops PT	11/19/2025	Journal Entry	00806			6020 (O) Wages - Ops PT		0.00	126,810.59
6030 (O) On-Call Pay	11/19/2025	Journal Entry	00806			6030 (O) On-Call Pay		0.00	126,810.59
6060 (O) Unscheduled Overtime	11/19/2025	Journal Entry	00806			6060 (O) Unscheduled Overtime		0.00	126,810.59
6070 (O) Training Pay	11/19/2025	Journal Entry	00806			6070 (O) Training Pay		0.00	126,810.59
6080 (O) Special Event Pay	11/19/2025	Journal Entry	00806			6080 (O) Special Event Pay		0.00	126,810.59
6130 (O) Medicare Tax	11/19/2025	Journal Entry	00806			6130 (O) Medicare Tax		0.00	126,810.59
6140 (O) Social Security Tax	11/19/2025	Journal Entry	00806			6140 (O) Social Security Tax		0.00	126,810.59
6150 (O) FPPA Pension - ER	11/19/2025	Journal Entry	00806			6150 (O) FPPA Pension - ER		0.00	126,810.59
5010 (A) Wages - Administration	11/19/2025	Journal Entry	00807		HOLIDAY	5010 (A) Wages - Administration		254.21	127,064.80
5010 (A) Wages - Administration	11/19/2025	Journal Entry	00807		MISCELLANEOUS	5010 (A) Wages - Administration		417.06	127,481.86
5010 (A) Wages - Administration	11/19/2025	Journal Entry	00807		Overtime Earnings	5010 (A) Wages - Administration		595.80	128,077.66
5010 (A) Wages - Administration	11/19/2025	Journal Entry	00807		Regular Earnings	5010 (A) Wages - Administration		8,610.08	136,687.74
5020 (A) Wages - Fire Prevention	11/19/2025	Journal Entry	00807		Fire Prevention	5020 (A) Wages - Fire Prevention		14,697.00	151,384.74
5040 (A) Housing Stipend	11/19/2025	Journal Entry	00807		Housing2	5040 (A) Housing Stipend		150.00	151,534.74
5040 (A) Housing Stipend	11/19/2025	Journal Entry	00807		Housing3	5040 (A) Housing Stipend		1,000.00	152,534.74
5130 (A) Medicare Tax	11/19/2025	Journal Entry	00807		Employer Medicare Tax	5130 (A) Medicare Tax		331.39	152,866.13
5140 (A) Social Security Tax	11/19/2025	Journal Entry	00807		Employer Social Security Tax	5140 (A) Social Security Tax		161.15	153,027.28
5150 (A) FPPA Pension - ER	11/19/2025	Journal Entry	00807		ER AD&D CORRECT	5150 (A) FPPA Pension - ER		259.09	153,286.37

Transaction Report
Crested Butte Fire Protection District
November 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5150 (A) FPPA Pension - ER	11/19/2025	Journal Entry	00807		ER PENSION CONT	5150 (A) FPPA Pension - ER		2,039.95	155,326.32
5160 (A) FAMLI Premium - ER	11/19/2025	Journal Entry	00807		CO FAMLI - ER	5160 (A) FAMLI Premium - ER		102.85	155,429.17
5200 (A) Health Benefits	11/19/2025	Journal Entry	00807		Voluntary Life Contribution	5200 (A) Health Benefits		-60.57	155,368.60
6010 (O) Wages - Ops FT	11/19/2025	Journal Entry	00807		HOLIDAY	6010 (O) Wages - Ops FT		4,805.28	160,173.88
6010 (O) Wages - Ops FT	11/19/2025	Journal Entry	00807		Overtime Earnings	6010 (O) Wages - Ops FT		4,300.80	164,474.68
6010 (O) Wages - Ops FT	11/19/2025	Journal Entry	00807		Regular Earnings	6010 (O) Wages - Ops FT		65,015.24	229,489.92
6010 (O) Wages - Ops FT	11/19/2025	Journal Entry	00807		VACATION	6010 (O) Wages - Ops FT		4,394.88	233,884.80
6020 (O) Wages - Ops PT	11/19/2025	Journal Entry	00807		HOLIDAY	6020 (O) Wages - Ops PT		159.22	234,044.02
6020 (O) Wages - Ops PT	11/19/2025	Journal Entry	00807		Regular Earnings	6020 (O) Wages - Ops PT		5,510.66	239,554.68
6040 (O) Housing Stipend	11/19/2025	Journal Entry	00807		Housing1	6040 (O) Housing Stipend		400.00	239,954.68
6040 (O) Housing Stipend	11/19/2025	Journal Entry	00807		Housing2	6040 (O) Housing Stipend		600.00	240,554.68
6040 (O) Housing Stipend	11/19/2025	Journal Entry	00807		Housing3	6040 (O) Housing Stipend		1,800.00	242,354.68
6060 (O) Unscheduled Overtime	11/19/2025	Journal Entry	00807		OVERTIME UNSCH	6060 (O) Unscheduled Overtime		1,118.52	243,473.20
6130 (O) Medicare Tax	11/19/2025	Journal Entry	00807		Employer Medicare Tax	6130 (O) Medicare Tax		1,120.16	244,593.36
6140 (O) Social Security Tax	11/19/2025	Journal Entry	00807		Employer Social Security Tax	6140 (O) Social Security Tax		363.93	244,957.29
6150 (O) FPPA Pension - ER	11/19/2025	Journal Entry	00807		ER AD&D CORRECT	6150 (O) FPPA Pension - ER		1,430.32	246,387.61
6150 (O) FPPA Pension - ER	11/19/2025	Journal Entry	00807		ER PENSION CONT	6150 (O) FPPA Pension - ER		8,428.10	254,815.71
6160 (O) FAMLI Premium - ER	11/19/2025	Journal Entry	00807		CO FAMLI - ER	6160 (O) FAMLI Premium - ER		347.60	255,163.31
6660 (O) Repairs - Vehicles	11/20/2025	Check	37289	John Zeikus	tech authority AE Tools and Computers - 1 year subscription	6660 (O) Repairs - Vehicles	Operating Checking	2,071.78	257,235.09
6660 (O) Repairs - Vehicles	11/20/2025	Check	37289	John Zeikus	Diesel Engines recert /registration fee	6660 (O) Repairs - Vehicles	Operating Checking	93.00	257,328.09
6660 (O) Repairs - Vehicles	11/20/2025	Check	37289	John Zeikus	All Data Automotive Intelligence Repair + access	6660 (O) Repairs - Vehicles	Operating Checking	411.02	257,739.11
Total for --								\$257,739.11	
TOTAL								\$257,739.11	

Profit and Loss

Crested Butte Fire Protection District

January 1-November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
4010 Property Tax - Capital Fund	1,670,238.85
4020 Specific Ownership Tax	75,709.08
4100.2 Interest Income (Capital)	667,457.00
4100.3 Interest Income (Bond)	12,453.13
Total for Income	\$2,425,858.06
Gross Profit	\$2,425,858.06
Expenses	
5200 Hard Costs	\$28,357.00
5201 Fire Station	11,805,275.49
5202 SAR Building	1,555,776.13
5204 Sitework	305,535.74
5205 Training Building	742,224.95
Total for 5200 Hard Costs	\$14,437,169.31
5300 Land	363,831.00
5400 Soft Costs	447,429.24
5780 Treasure's Fee - CF	50,200.36
5790.3 Bank Charges (Bond)	124.16
5795.3 Bond Principal	675,000.00
5795 Bond Int	1,003,700.00
Total for Expenses	\$16,977,454.07
Net Operating Income	-\$14,551,596.01
Other Income	
8000 Transfer from CBFDP	700,000.00
Total for Other Income	\$700,000.00
Net Other Income	\$700,000.00
Net Income	-\$13,851,596.01

Balance Sheet

Crested Butte Fire Protection District

As of November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
1000.3 Clearing Account	0.00
1000 Checking	36,123.97
1010 Money Market	13,387.59
1020 COLOTrust Arbitrage Rebate	1,265,717.57
1050 CSIP Investment Account - Bond Payment	351,963.06
1051 Colotrust Account- Multi-Year Land Purchase	1,501,004.88
1100 CSIP Investment Account - Proceeds	5,293,339.94
Total for Bank Accounts	\$8,461,537.01
Accounts Receivable	
1211 Mill Levy Property Tax Receivable	-1,670,238.85
Total for Accounts Receivable	-\$1,670,238.85
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	\$6,791,298.16
Total for Assets	\$6,791,298.16
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
Total for Current Liabilities	\$440,512.02
Long-term Liabilities	
2210 Deferred Property Tax	-1,670,238.85
Total for Long-term Liabilities	-\$1,670,238.85
Total for Liabilities	-\$1,229,726.83
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

Balance Sheet

Crested Butte Fire Protection District

As of November 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
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	-13,851,596.01
Total for Equity	\$8,021,024.99
Total for Liabilities and Equity	\$6,791,298.16

Expenses by Vendor Summary

Crested Butte Fire Protection District

January 1-November 30, 2025

VENDOR	TOTAL
	50,324.52
Advanced Exercise	15,538.00
Blythe Group + co	119,232.53
BOK Financial	1,678,700.00
Bowman Consulting Group, Ltd	6,791.50
BRYX, Inc.	73,543.00
Cesare, Inc.	7,423.20
CMT Technical Services	12,609.52
Colorado Department of Labor and Employment	200.00
Crutchfield Business	4,720.68
Deer Creek Blinds, Shades and Shutters	26,769.82
Dell Technologies	26,023.88
FCI Constructors, Inc.	13,536,948.82
Fire Facilities, Inc.	547,324.10
Fire Station Furniture	29,034.84
Get Bent Blacksmithing	7,473.00
Goulding Development Advisors	108,475.49
Gunnison County Electric Association	90,169.00
HeatTrak	18,892.00
Interior Visions	20,252.00
Lumen	3,089.54
Paper Clip	9,060.00
ProSpace	144,219.72
R.B.W.	11,400.00
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
Uline	350.13
Virgil & Lee Spann Ranches, Inc	363,831.00
TOTAL	\$16,977,454.07

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

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT FULL NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5790.3 Bank Charges (Bond)	01/22/2025	Expense		BMO	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.3 Bank Charges (Bond)	Checking	49.16	49.16
5780 Treasure's Fee - CF	02/10/2025	Journal Entry	156			5780 Treasure's Fee - CF		2,006.77	2,055.93
5790.3 Bank Charges (Bond)	02/24/2025	Expense		BMO	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.3 Bank Charges (Bond)	Checking	11.63	2,067.56
5780 Treasure's Fee - CF	03/10/2025	Journal Entry	162			5780 Treasure's Fee - CF		16,746.34	18,813.90
5790.3 Bank Charges (Bond)	03/14/2025	Deposit			MISCELLANEOUS FEE REFUND SERVICE CHARGE REFUND	5790.3 Bank Charges (Bond)	Checking	-11.63	18,802.27
5780 Treasure's Fee - CF	04/10/2025	Journal Entry	165			5780 Treasure's Fee - CF		4,650.47	23,452.74
5780 Treasure's Fee - CF	05/10/2025	Journal Entry	170			5780 Treasure's Fee - CF		12,980.69	36,433.43
5790.3 Bank Charges (Bond)	05/30/2025	Expense		BMO	Wire Fee- MISCELLANEOUS DEBIT SERVICE CHARGE	5790.3 Bank Charges (Bond)	Money Market	30.00	36,463.43
5780 Treasure's Fee - CF	06/10/2025	Journal Entry	175			5780 Treasure's Fee - CF		3,148.69	39,612.12
5780 Treasure's Fee - CF	07/10/2025	Journal Entry	180			5780 Treasure's Fee - CF		8,482.69	48,094.81
5780 Treasure's Fee - CF	07/31/2025	Journal Entry	192			5780 Treasure's Fee - CF		1,450.41	49,545.22
5780 Treasure's Fee - CF	09/10/2025	Journal Entry	193			5780 Treasure's Fee - CF		321.81	49,867.03
5780 Treasure's Fee - CF	10/10/2025	Journal Entry	195			5780 Treasure's Fee - CF		238.31	50,105.34
5780 Treasure's Fee - CF	11/10/2025	Journal Entry	199			5780 Treasure's Fee - CF		174.18	50,279.52
5790.3 Bank Charges (Bond)	11/28/2025	Expense		BMO	wire fee	5790.3 Bank Charges (Bond)	Money Market	45.00	50,324.52
Total for --								\$50,324.52	
TOTAL								\$50,324.52	



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

For the Month Ending

November 30, 2025

Crested Butte Fire Protection District

Client Management Team

Stefani VonHoltum-Niesent

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

Contents

- Cover/Disclosures
- Summary Statement
- Individual Accounts

Accounts included in Statement

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

Important Messages

CSIP will be closed on 12/25/2025 for Christmas Day.
CSIP will be closed on 01/01/2026 for New Years Day.

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



Important Disclosures

Important Disclosures

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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

U.S. Bancorp Investments, Inc., is registered with the U.S. Securities and Exchange Commission (SEC) and is subject to the rules of the Municipal Securities Rulemaking Board (MSRB) as it relates to the distribution of shares of local government investment pools. The MSRB requires investors to be informed of the availability of the MSRB Investor Brochure which describes the protections that may be provided by the MSRB rules and how to file a complaint with an appropriate regulatory authority. The MSRB Investor Brochure can be found on the MSRB's website at www.msrb.org.



Consolidated Summary Statement

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

Crested Butte Fire Protection District

Portfolio Summary			
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Current Yield
CSIP LGIP	24,009.23	6,579,748.25	4.06 %
CSIP TERM	18,043.29	0.00	* N/A
Total	\$42,052.52	\$6,579,748.25	

* Not Applicable

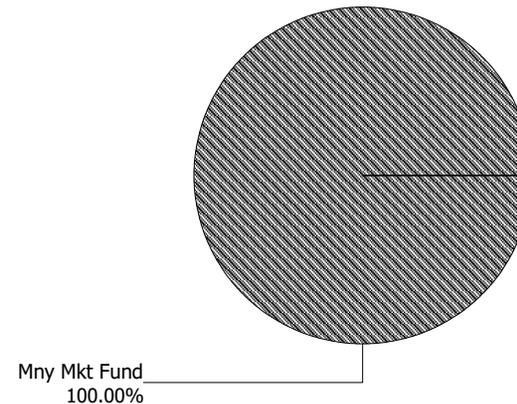
Investment Allocation		
Investment Type	Closing Market Value	Percent
Money Market Mutual Fund	6,579,748.25	100.00
Total	\$6,579,748.25	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	6,579,748.25	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	\$6,579,748.25	100.00%

Weighted Average Days to Maturity 1

Sector Allocation





Consolidated Summary Statement

Account Statement

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

Crested Butte Fire Protection District

Account Number	Account Name	Opening Market Value	Purchases / Deposits	Redemptions / Sales / Maturities	Unsettled Trades	Change in Value	Closing Market Value	Cash Dividends and Income
2210106001	Crested Butte Fire Protection District	6,887,885.70	19,861.83	(1,500,000.00)	0.00	0.00	5,407,747.53	19,861.83
2210106002	Operating Account Fund	797,846.97	2,667.77	0.00	0.00	0.00	800,514.74	2,667.77
2210106003	Bond Payment Fund	1,016,963.06	1,019,522.92	(1,665,000.00)	0.00	0.00	371,485.98	19,522.92
Total		\$8,702,695.73	\$1,042,052.52	(\$3,165,000.00)	\$0.00	\$0.00	\$6,579,748.25	\$42,052.52



Account Statement - Transaction Summary

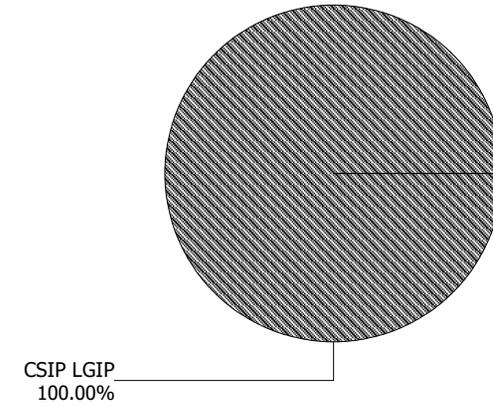
For the Month Ending **November 30, 2025**

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

CSIP LGIP	
Opening Market Value	6,887,885.70
Purchases	19,861.83
Redemptions	(1,500,000.00)
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$5,407,747.53
Cash Dividends and Income	19,861.83

Asset Summary		
	November 30, 2025	October 31, 2025
CSIP LGIP	5,407,747.53	6,887,885.70
Total	\$5,407,747.53	\$6,887,885.70

Asset Allocation	
CSIP LGIP	100.00%





Account Statement

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

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

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					6,887,885.70
11/12/25	11/12/25	Redemption - ACH Redemption	1.00	(1,500,000.00)	5,387,885.70
11/28/25	12/01/25	Accrual Income Div Reinvestment - Distributions	1.00	19,861.83	5,407,747.53
Closing Balance					5,407,747.53

	Month of November	Fiscal YTD January-November	
Opening Balance	6,887,885.70	4,127,579.42	Closing Balance
Purchases	19,861.83	36,681,506.57	Average Monthly Balance
Redemptions (Excl. Checks)	(1,500,000.00)	(35,401,338.46)	Monthly Distribution Yield
Check Disbursements	0.00	0.00	4.07%
Closing Balance	5,407,747.53	5,407,747.53	
Cash Dividends and Income	19,861.83	162,270.96	



Account Statement - Transaction Summary

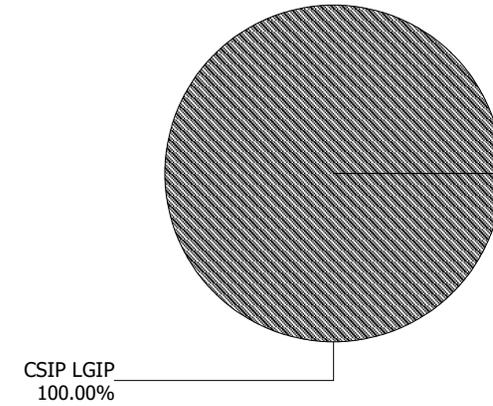
For the Month Ending **November 30, 2025**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

CSIP LGIP	
Opening Market Value	797,846.97
Purchases	2,667.77
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$800,514.74
Cash Dividends and Income	2,667.77

Asset Summary		
	November 30, 2025	October 31, 2025
CSIP LGIP	800,514.74	797,846.97
Total	\$800,514.74	\$797,846.97

Asset Allocation	
CSIP LGIP	100.00%





Account Statement

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

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					797,846.97
11/28/25	12/01/25	Accrual Income Div Reinvestment - Distributions	1.00	2,667.77	800,514.74
Closing Balance					800,514.74

	Month of November	Fiscal YTD January-November
Opening Balance	797,846.97	769,375.15
Purchases	2,667.77	31,139.59
Redemptions (Excl. Checks)	0.00	0.00
Check Disbursements	0.00	0.00
Closing Balance	800,514.74	800,514.74
Cash Dividends and Income	2,667.77	31,139.59

Closing Balance	800,514.74
Average Monthly Balance	798,113.75
Monthly Distribution Yield	4.07%



Account Statement - Transaction Summary

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

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

CSIP LGIP	
Opening Market Value	16,963.06
Purchases	1,019,522.92
Redemptions	(665,000.00)
Unsettled Trades	0.00
Change in Value	0.00

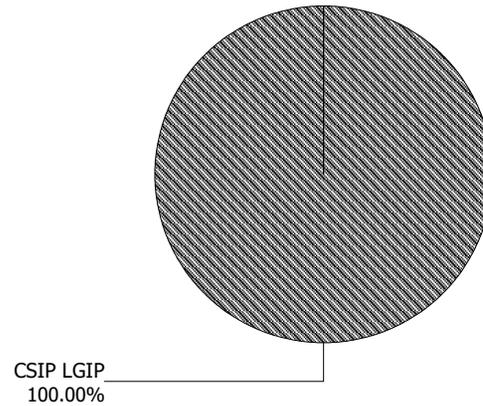
Closing Market Value	\$371,485.98
Cash Dividends and Income	1,479.63

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

Closing Market Value	\$0.00
Cash Dividends and Income	18,043.29

Asset Summary		
	November 30, 2025	October 31, 2025
CSIP LGIP	371,485.98	16,963.06
CSIP TERM	0.00	1,000,000.00
Total	\$371,485.98	\$1,016,963.06

Asset Allocation





Account Statement

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

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					16,963.06
11/06/25	11/06/25	Purchase - TERM Maturity	1.00	1,018,043.29	1,035,006.35
11/12/25	11/12/25	Redemption - ACH Redemption	1.00	(650,000.00)	385,006.35
11/13/25	11/13/25	Redemption - Wire Redemption	1.00	(15,000.00)	370,006.35
11/28/25	12/01/25	Accrual Income Div Reinvestment - Distributions	1.00	1,479.63	371,485.98
Closing Balance					371,485.98

	Month of November	Fiscal YTD January-November		
Opening Balance	16,963.06	304,593.68	Closing Balance	371,485.98
Purchases	1,019,522.92	1,731,892.30	Average Monthly Balance	444,813.76
Redemptions (Excl. Checks)	(665,000.00)	(1,665,000.00)	Monthly Distribution Yield	4.07%
Check Disbursements	0.00	0.00		
Closing Balance	371,485.98	371,485.98		
Cash Dividends and Income	1,479.63	13,849.01		

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
11/06/25	11/06/25	Redemption - TERM Maturity			(1,018,043.29)

CBFPD NEW STATION	Board Approved FGMP Budget 4/9/24	Budget Revisions	Current Budget	Previously Billed to date	Draw No 54 November 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	\$3,670	4%	\$81,330	Lumen
16	ROW & CDOT fees	\$20,000		\$20,000	\$0	\$0	0%	\$20,000	CDOT
17	Bldg Permits & Fire Impact Fee	\$200,000	(\$100,000)	\$100,000	\$76,794	\$76,794	77%	\$23,206	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	#DIV/0!	\$0	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	\$1,591,342	\$1,597,730	95%	\$84,920	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	\$57,951	\$63,942	64%	\$36,058	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	\$118,180	\$137,915	47%	\$154,503	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	\$266,351	\$271,151	90%	\$28,849	GDA
31	Condo Map	\$25,000	(\$25,000)	\$0	\$0	\$0	#DIV/0!	\$0	
32	Legal Costs	\$20,000	(\$15,000)	\$5,000	\$3,327	\$3,327	67%	\$1,673	
33	Financing Costs	\$0		\$0	\$0	\$0	0%	\$0	net of bond proceeds
34	Insurance/PP Bond	\$50,000	(\$50,000)	\$0	\$0	\$0	#DIV/0!	(\$0)	1.20%
35	Reimbursables	\$92,900	(\$35,000)	\$57,900	\$17,891	\$17,891	31%	\$40,009	4%
36	Soft Cost Contingency	\$390,732	(\$97,650)	\$293,082	\$0	\$0	75%	\$293,082	9%
Subtotal Soft Costs		\$3,891,632	(\$267,582)	\$3,624,050	\$2,685,494	\$37,194.90	75%	\$901,361	

HARD COSTS

37	Hard Construction Fire/EMS	\$18,074,070	\$ 1,590,721.50	\$19,664,792	\$17,533,631	\$784,698.30	93%	\$1,346,463	4/5/24 FCI FGMP Estimate
38	Hard Construction SAR	\$3,787,246	\$ 126,477.00	\$3,913,723	\$2,794,418	\$160,928.54	76%	\$958,377	4/5/24 FCI FGMP Estimate
	Temp Construction Utilities	\$55,000	(\$30,000)	\$25,000	\$1,833	\$1,833	7%	\$23,167	Elec/Water (temp gas by FCI)
39	SAR Climbing Wall	\$0		\$0	\$0	\$0	0%	\$0	Not included
40	Training Building & Props	\$0	\$735,433	\$735,433	\$547,324	\$161,236.20	96%	\$26,873	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	\$340,633	\$3,440,988	\$1,762,790	\$52,768.75	53%	\$1,625,429	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	(\$20,000)	\$55,000	\$30,917	\$30,917	56%	\$24,083	By Owner
43	Electrical Car Charging Stations	\$25,000	(\$25,000)	\$0	\$0	\$0	#DIV/0!	\$0	Placeholder
44	FF&E	\$300,000		\$300,000	\$196,091	\$77,809.86	91%	\$26,099	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	\$70,318	\$2,278.11	41%	\$105,404	Operating Supplies & Equipment
47	Hard Contingency	\$2,753,633	(\$2,553,671)	\$199,962	\$0	\$0	7%	\$199,962	10.9%
Subtotal Hard Costs		\$28,016,320	\$267,582	\$28,283,902	\$22,987,311	\$1,239,719.76	86%	\$4,056,871	

Total Soft & Hard Costs	\$31,907,952	\$0	\$31,907,952	\$25,672,805	\$1,276,914.66	\$26,949,719	84%	\$4,958,233	Does not include Spann Land Costs
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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.CBFDP.ORG

November 30, 2025

CBFPD Board of Directors (BOD)

RE: Fire Prevention Division work summary for November 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
- The Elevation

Crested Butte

- Mineral Point
- CBCS-new additions
- Forest Queen
- Princes
- Marshals Building

County

- Starview at Cement Creek
- Lacy Ranch 400 acres-300 homes
(Lower Verzuh Ranch)
- Whetstone Housing

Approved Plan Reviews/Letters: completed in November - 7

Mount Crested Butte
2

Crested Butte
1

County
4

Inspections & Meetings: competed in November- 42

Mount Crested Butte
2

Crested Butte
18

County
21

Out of District
1

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

- Total Assigned in October- 0
- Fully Completed- (passed)- 0
- Inspected/Completed with failures- (due for re-inspection)-3
- Currently scheduled-0

Fire Prevention Division summary:

- Fire Prevention staff continue to attend the monthly Captains meetings to give construction updates on major projects.
- Kitchen hood cleanings have been performed in district. There are 5 establishments in violation.
- The Oh Be Joyful Solar Farm project installation has been completed. We are to be informed when the project will be energized. At that time, we will schedule an inspection for Fire Prevention and times for the operations crew to visit the site.

- CBCS Area C addition has the life safety devices installation complete, with a final inspection scheduled for the 22nd of December. This will conclude the inspections of the additional phases of the project. A small remodel phase of the project will begin in mid-February for area D that will require inspections to resume.
- The Oros and the Elevation projects are moving forward, having submitted plans for review. Oros is in the review process, and we are waiting for payment from The Elevation project.
- First Due business information updates are complete. Inspection assignments will resume this month to include the lodging facilities. The Grand lodge was inspected and there were a few minor violations, the property management company is aware of them and making corrections.
- The reflective addressing sign program installation has come to an end for the season with 16 more signs installed. The program, proving to be successful thus far, will continue to be promoted throughout the winter season with 27 signs already on order to be installed when weather permits.
- The Whetstone project continues the installation of their temporary water supply. The Fire Prevention Team is communication with county officials and the general contractor as the temporary water supply installation proceeds.
- The headquarters building fire suppression and fire alarm systems were scheduled for final inspection the first week of December. That has been postponed, and we are waiting for confirmation of a rescheduled inspection date.
- Dale received a scholarship to attend the “Advanced CIAAI Fire Investigator” training. Joe attended an ICC “Conveyance System Elevator Safety & Maintenance” continuous education training. Joe, Chris, and Tony attended an “Essentials of Effective Restaurant Fire Protection” training.

Updates & Enforcement issues:

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

Action request to the Board of Directors:

-none at this time



2025 November EMS & Fire Chief Board Report

It was great to see everyone at the annual banquet, where we had the opportunity to enjoy a lovely evening, celebrate our camaraderie, and recognize our accomplishments for the year. A special congratulations to our winners for Explorer, Reserve Member, and Employee of the Year, as well as the Chief's Award recipient.

Regarding operations, November was an average month for volume, though our overall calls for service are tracking to exceed last year's figures. Fortunately, no major fire events occurred. However, a fatal auto accident south of our district initiated important discussions regarding Automatic Aid. I have spoken with Chief Ferchau, and we agree that formalizing this aid is mutually beneficial for our communities. I am currently working on a draft agreement for his review.

On a commendation note, A-Shift recently treated a long-time local resident suffering a critical medical event. He specifically requested that the department know the crew likely saved his life.

As I have indicated in previous reports, we have also placed a heavy emphasis on training our full-time staff on basic apparatus operations to better manage limited staffing during major events, and I am proud of the progress seen so far.

Lastly, tonight we welcome Abby Dee Thompson. Although she completed her FTEP a couple months ago, we are happy to officially conduct her Oath of Office and Badging Ceremony tonight. Abby Dee is an excellent addition to the CBFPD, successfully balancing her duties here with nursing school, Gunnison EMS, and volunteering for Gunnison Fire.

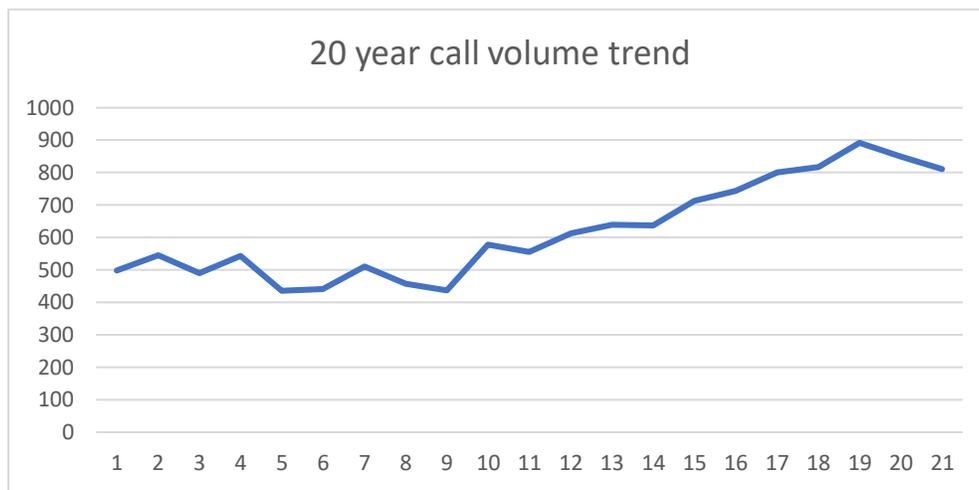
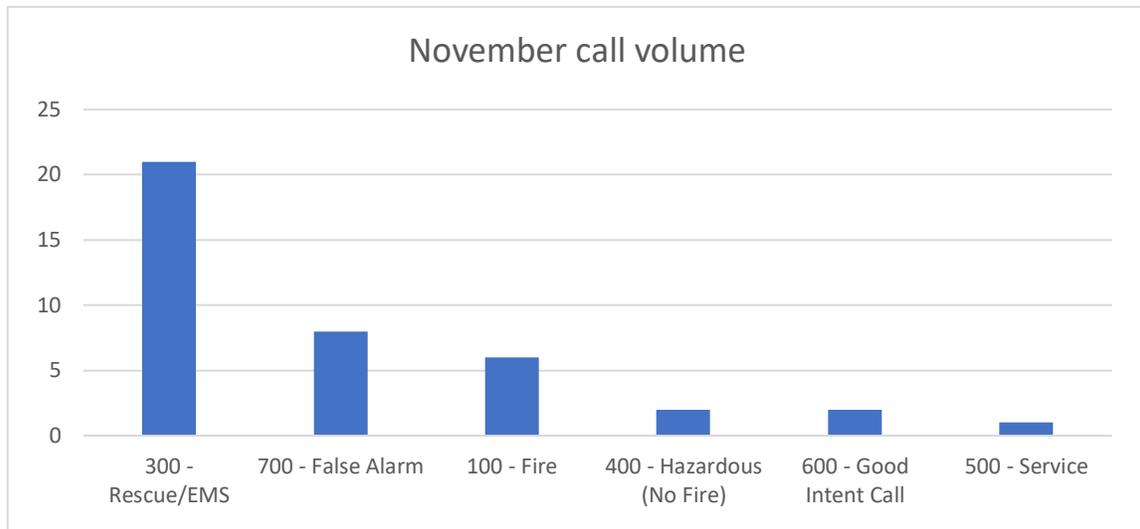
Tactical EMS (TEMS) program overview

A Tactical Emergency Medical Services (TEMS) program trains medics to deliver emergency medical care in high-risk, hostile environments alongside law enforcement. The program emphasizes immediate life-saving trauma care—such as hemorrhage control and airway management—within dangerous “hot zone” conditions, as well as team movement, tactical awareness, and weapons safety. In addition to direct trauma care, TEMS medics provide ongoing medical support during extended incidents, including monitoring hydration, maintaining body temperature, and addressing general medical needs as situations evolve.

Recently, the county established a multi-agency special response team that integrates law enforcement and EMS providers. Due to our remote location and limited available resources, TEMS medics assigned to this team are armed. As a requirement, these medics must successfully complete a 40-hour introductory firearms course, participate in regularly scheduled training, and qualify to the same standards as sworn law enforcement personnel. I am pleased to report that we have received confirmation from our insurance underwriters that nothing in our current policy prohibits TEMS medics from being armed, and that coverage would apply in the event of a use-of-force incident involving a TEMS medic. Our policies and standard operating guidelines are in place and will be reviewed regularly to ensure continued alignment with current best practices.

Operational Highlights:

1. We answered 40 calls for service
2. Most common call types:
 - a. Syncope/fainting, pain secondary to trauma
3. Critical medical event – A shift with excellent care
4. Mutual aid for head on collision resulting in a fatality – prompted addressing auto aid agreement discussions



Personnel/Volunteer Update:

1. 8 members have met the minimum requirements for active status.
2. Abby Dee Thompson – Oath of office and Badging
3. Hired Olivia (Liv) Holowachuk for part time reserve program as single role EMT
4. FF/AEMT Jordan Okes has resigned as he will be moving to Salida. He is grateful for his time here at the CBFPD.
5. We have a couple members who will be reaching their 10-year bench mark for volunteer pension credits and retiring (Kyle Koelliker and Chris Carver).

Training, Professional Development, and Recognitions:

1. Explorers of the Year: Lilian Voegeli, Tessa Wirsing
2. Reserve member of the Year: Maggie McIntosh
3. Employee of the Year: John Bielak
4. Chiefs Award: Randy Felix
5. Joe Blunn Fire Officer I certification
6. John Zeikus passed and recertified his ASC diesel engine certification
7. 3 members completed the Gunnison Fire Academy and awaiting their testing process
 - a. Abby Dee Thompson, Mason Dinar, Aaron Peterson
8. Sean Slattery has enrolled in the 2026 AEMT course through Gunnison Paramedics. This will begin shortly after the new year.
9. Training focused on multiple areas that included high rise operations, vehicle extrication, cardiac emergencies, airway management, and respiratory illness.
 - a. ~ 550 training hours in November for all members

Vehicle and Equipment Updates:

1. No updates this month

Maintenance (Chief Duke and John Zeikus)

1. No updates this month



Month in REVIEW: 2025

911

**40
total incidents**



**EMS calls
32**
38% transported
19% non-transport
44% other dispositions



**Fire calls
37**
51% Fire calls
49% EMS calls
Fire - 1
Service calls/false alarm - 10



**Avg. Chute time –
01:29**
**Avg. Response time –
8:37**



Calls by zone

Town of CB – 19 Mt. CB – 9 CB South – 3 County – 9

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

December 9, 2025

1. Consent Agenda

- a) November 11th Work Session and Regular Meeting Minutes
- b) Monthly Financial Reports

2. Chief Executive's Comments:

I am pleased to report that winter held off long enough to allow for the dedication and ribbon-cutting event at our new emergency services campus. It was great to see everyone there. My particular thanks to Chief Weisbaum for working diligently to ensure our team members were outfitted with their Class A uniforms. A huge thank-you as well to Annie Tunkey for putting together a spectacular event despite date changes, no plumbing, tardy caterers, and challenging logistics. I received many compliments from guests and recently received a personal phone call from Ken Spann congratulating us on our success and thanking us for the invitation and his personalized tour. As a final note, I told AEMT/Firefighter Clare Charsley-Groffman that the photos of her in her Class A uniform with her son Boone should go on the website—they may be the cutest pictures in the history of the District.

We followed up the dedication with what I believe was a successful two-day strategic planning session with the Board. I am grateful to all members for making the time to attend. It was great to have John Chmil join us as well. We are awaiting a draft strategic plan summary from our facilitator, Bill Bullard, which we can then edit and finalize with senior staff and Board members.

On November 20th we received approval from the Gunnison County Planning Commission to proceed with the telecommunications tower project in CB South. With that approval, we have no additional regulatory steps before construction.

To begin the meeting this month, we will perform the oath of office and badging for part-time reserve employee Abby Dee Thompson. Abby Dee joined us in May 2025 and has worked diligently to get cleared as an EMT. She is currently enrolled in the Gunnison fire academy, among other pursuits, and appears headed toward a bright future with our organization.

As we approach year-end, revenue is projected to exceed expectations by approximately \$1–\$1.1M, and expenses are projected to come in \$200–\$300K under budget, leaving us in a strong financial position. We also have approximately \$124K in outstanding wildfire deployment billing. The emergency services campus project continues to track on budget, with closeout expected in early 2026.

Highlighting the fire prevention report, our main concern over the last couple of months has been the water situation at the Whetstone Village housing project. We have made good progress and are hopeful that a solid long-term solution will be implemented shortly. We are also closing out several major construction projects, with final inspections underway at our project, and continuing work at the school, the Oh Be Joyful solar complex, and the Mineral Point housing project. A large remodel project is slated to begin at the Elevation Hotel.

Operations activity is increasing, particularly with respect to call volume and training. The Chief is wrapping up several year-end equipment projects, and we anticipate our first pre-payment on the quint shortly.

I have nothing further for my report that is not otherwise addressed in the agenda.

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

We have a significant number of written public comments this month—mostly regarding the telecommunications tower—and I expect at least one in-person commenter. Based on the Planning Commission's approval, no additional Board action is required, as our agreements and approvals are now in place. Nonetheless, hearing the public's concerns remains important. The survey results and tower proposal are attached for reference. Also included is a comment from John Nichols regarding fire prevention fees. As a reminder, the Board is free to limit the time available for public comments and is not required to engage in dialogue unless it chooses to do so.

First in old business will be an update on the tower project. Chris and Scott Stryker will join us remotely with current and anticipated next steps.

Following that, Todd Goulding will join us to discuss the status of the emergency services campus project. There is a reasonable chance our next Board meeting will be held at 300 County Road 317.

As a final old-business item, I will update the Board on our employee housing initiatives, including the Larkspur duplex and revisions to the member housing policy and agreements. We continue to prioritize the Larkspur duplex for 2026–2027 and will likely schedule a work session on these items with John Chmil in January or February. Please review the policies and current housing agreement over the coming months.

In new business we have three items related to annual budget adoption. These include:

1. adopting the 2026 budget,
2. approving the 2026 annual appropriations, and
3. certifying the mill levies for 2026.

I have made minor updates to the budget, mostly reflecting updated year-end projections and capital spending estimates for the emergency services campus, housing, and the tower project (including grant matches for radio equipment and construction). The quint purchase and all personnel-related costs remain unchanged. I also included the annual budget message for review and updated the salary schedule page with additional information on comparable salaries. Approval of the budget resolutions is recommended.

I do not anticipate any unscheduled business; however, the team is always excited to discuss other topics of interest. Additionally, I likely have a conflict for the 2/10/26 meeting date with the annual EMS legislative reception at the State Capitol that evening. We may want to consider rescheduling that meeting if the board is amenable.

3. Action Items

- a) Approve consent agenda
- b) Adopt Resolution 2025-12-1 to adopt the 2026 budget
- c) Adopt Resolution 2025-12-2 to appropriate funds to support the 2026 budget
- d) Adopt Resolution 2025-12-3 to certify mill levies for 2026

Dear CBFPD Board of Directors-

I am considering constructing either a duplex or house with detached accessory dwelling over a garage in CB South.

In conversations with staff my understanding is the fee schedule below would be calculated on the entire project.

A house that was 2 story, 28 x 48 with a 2 car garage and 2 x 6" exterior walls, the gross sq. Footage as measured from the exterior of the building would be 1344 x 2= 2688' .

2064' living, 624' garage.

fee of \$2520.

If there was a detached accessory, also with a 2 car garage measuring 26 x 24', 2 stories 1248'. If calculated separately, then the total plan review fee for these 2 residences, (house and ADU) = \$3220.

If garage sq. Ft was not included in the fee calculation, \$1400.

Under current guidelines the 2 residences would be counted on 1 plan review 3936' for 2 living units. CBFPD fee \$5250

The FD uses the exterior of the house, and more importantly makes no distinction between living space and garage. The county separates out the 2 and bases fees on HABITABLE space. (as defined by the IRC, measured from the interior of the exterior wall).

In this example 3 numbers.

Exclude garages and treat as 2 residences	\$1400
Continue charging fee for non habitable spaces but treat as 2 residences	\$3220
No changes to guidelines. (Current fee)	\$5250

Current fee structure removes support for privately funded affordable housing and makes no distinction between a larger SF home and a project with 2 residences. (ADU, duplex).

I respectfully request that the board treat (2) residential living units as 2 separate plan reviews when calculating fees. I also ask that the CBFPD uses the county guidelines (Based on the IRC) to calculate sq. Ft and to not include non habitable space in the fee calculation.

I believe this aligns with the fire districts intent of supporting workforce housing.

Sincerely,

John Nichols

From CBFPD Plan Review Fees

0 – 2,500 \$700

2,501 - 3,600 \$2,520

3,601 – 5,000 \$5,250

5,001 – 10,000 \$10,500

From the county building application:

"Provide the Gross Floor Area per story, including basements and/or loft areas measured from the interior of the exterior walls."

The average home size nationwide is 2537' (NAHB, 3/3/22). this seems like the FD is setting the size unreasonably low to qualify for the affordable threshold.

In summary, following the same standards as the county for calculating fees based on sq. ft of LIVING space would assist locals trying to afford a home in the valley.

Public Comment Summary for 12-9-25



Hung above Coal Creek behind the Eldo. Photographed 12-3-25

From: Kerry Young <cbsouthkerry@gmail.com>

Subject: Please submit my my comments about the fire station in CB South tower

Date: November 19, 2025 at 1:45:51 PM CST

To: planning@gunnisoncounty.org, Sean Caffrey <scaffrey@cbfpd.org>

Hello

To Whom It May Concern

As a resident in Crested Butte South I would prefer the proposed cell tower not to be located in the center of the community at the fire station. We need better service but not at the sake of having this large obstruction in our community park. Please consider locating this with the water towers on the hillside.

Thank you

Kerry Young

263 Kubler St, Crested Butte, CO 81224, USA

35 year resident, 29 year CBSouth resident

-----Original Message-----

From: Cathy Frank <nordcaf1@icloud.com>
Sent: Thursday, November 20, 2025 11:39 AM
To: CBFPD Office <office@cbfpd.org>
Subject: Cell tower

We rescind our votes of approval for the proposed cell tower in CB South because it does not provide service to a significant portion of the subdivision. As noted in the County Planning meeting, 89-85% of residents would not benefit from this project.

I think this lack of coverage should be better represented. The map provided Dora's t readily portray the streets in the 4th filing above Gloria. If this is presented as a safety issue, why doesn't the more remote portion of CB South matter????

Cathy and Joe Frank
64 Proffitt Pl
Sent from my iPhone

From: Scott Morrill <SMorrill@gunnisoncounty.org>
Subject: RE: Thank You!
Date: November 24, 2025 at 8:50:07 PM CST
To: chris strykersiteservices.com <chris@strykersiteservices.com>, scaffrey <scaffrey@cbfpd.org>, Nate Stepanek <n.stepanek@mtcbpd.us>, Jodie Chinn <jchinn@gunnisonco.gov>, Lisa Bickford <LBickford@gunnisoncounty.org>, rweisbaum <rweisbaum@cbfpd.org>
Cc: Matt Halvorson <mliefhalvorson@gmail.com>, Scott Stryker <scott@strykerco.net>

I will begrudgingly congratulate you all on a fine job with the presentation and all the pre-work that went into it.

Further, seems you all owe me a debt of gratitude for not objecting to the project and raising holy hell during the meeting! 😊

All kidding aside, really grateful that we're on the cusp of filling a big communications gap in the valley. Sincere thanks to all of you for your efforts.

sm

Scott Morrill
Communications Site Operations Coordinator
Gunnison Hinsdale Combined Emergency Telephone Service Authority
970-275-1370
smorrill@gunnisoncounty.org

Dear editor,

On November 20, I attended the public hearing regarding the proposed 85-foot, multi-antenna cell tower in Red Mountain Park. We witnessed one of the most embarrassing displays of ill-prepared, circular bureaucracy between the Gunnison Planning Commissioners, Sean Caffrey of the Crested Butte Fire Protection District (CBFPD), and the Stryker brothers of Western Slope Tower Inc. After the planning department and CBFPD gave the public its obligatory comment period, it became evident with the 3-1 commissioner vote in favor of the cell tower, that this proposal was always going to be approved regardless of how the planning commission voted or vocal public opposition. The Planning Commission already had their approval draft ready prior to the meeting where this decision should have been made after fair and lengthy deliberation. The Fire Department pushed to erect this giant cell tower for undisclosed financial gain and improved radio communications, ignoring pleas for better locations, and minimal due diligence. We can do better by our community, placing cell towers in thoughtful, sensible locations, not in the heart of our only park where children play, dogs run free, and people live and recreate.

During the aforementioned public hearing last week, the CBFPD and the representatives from Western Slope Tower were unable to answer many critical questions regarding their proposal. Neither of the involved parties would disclose the financial details of their contract despite being questioned directly about the matter by commissioners and public. Western Slope Tower struggled to clarify the extent and strength of cell coverage in CBS (4th filing residents may still have spotty service) once the tower was installed. When asked if the CBFPD had consulted with multiple tower companies, they hesitantly admitted they had not. The CBFPD and Western Slope Tower listed seven alternative landlords to host the tower, but when asked to provide details of these interactions and specific locations they were unable to do so. One representative from Western Slope Tower stated zoning laws prohibited them from pursuing many private land options, when no zoning laws exist for telecommunication structures in Gunnison County.

Both entities denied allegations of “strong arming” the community into accepting this tower against their will. They made a great fuss in convincing the planning board they had gone above and beyond to notify and survey the public regarding this tower proposal. In the end, due to its status as a Special District, the CBFPD never needed any public support, nor did they need approval from the Planning Commission. This meeting was purely ornamental, as the CBFPD board could vote to overturn even a 4-0 disapproval of their proposal.

But tell me, does an informal “Survey Monkey” written by those who will benefit directly from this project, with responses from about 100 out of over 300+ CB South residents, truly constitute proper due process on behalf of the CBFPD? Were any other locations mentioned or compared in this survey? Two poorly advertised meetings in the heart of summer, and alleged certified mail sent only to residents within 500 feet of the tower site seems like the bare minimum to me. At one point in the meeting the two representatives for Western Slope Towers said options existed for building multiple smaller towers in areas around the valley to close the connection gap between town and CBS. Commissioner Sean Patrick then said, “why do that when we can just save ourselves from having to do multiple meetings like this for multiple towers?” If our community isn’t worth a few extra public hearings, then I truly believe the Commissioners and the public have lost the plot. Good things take time, and good places deserve good stewardship. In the course of this Public Hearing, it became glaringly clear that the CBFPD has no problem standing by and throwing us under the bus on behalf of themselves, and some profit-seeking cronies from Western Slope Towers.

I applaud the Town of Crested Butte for denying 70-foot light posts on the soccer field. I commend Mark Reaman for vocal opposition to the destruction of our wetlands and those who stood behind him. Moving forward, there are several major developments in the planning stage that will fundamentally transform our valley, (Starview and Lower Verzuh). It’s 2025, I am not naive. I am learning the hard way that people, even friends and neighbors, will almost always act in service of themselves first, and the greater good second. There is no ChatGPT to solve a crisis of mindless taking. So, if you anoint yourself as a “local,” I encourage you to stop acting like a visitor and start taking care and advocating for this incredible place we call home.

Lucy Garrec

Published in the Crested Butte News 11/27/25

From: Sean Caffrey scaffrey@cbfpd.org 
Subject: Re: cell tower info request
Date: December 4, 2025 at 6:40 PM
To: Peter Carey pcincb@gmail.com
Bcc: ken custompropertyinc.com ken@custompropertyinc.com



Hi Peter,

Thanks again for reaching out. See my inline comments below. Also note that we expect to provide an update on the tower project that will occur immediately after the public comment period if you are interested in that as well.

Sean Caffrey, MBA, FACPE, NRP
Chief Executive Officer & Commissioner
Crested Butte Fire Protection District
306 Maroon Ave | PO Box 1009
Crested Butte, Colorado 81224-1009
(o) 970-349-5333 | (m) 720-383-0250 | scaffrey@cbfpd.org

On Dec 4, 2025, at 3:41 PM, Peter Carey <pcincb@gmail.com> wrote:

Hello Sean,

Thank you for the information regarding the upcoming meeting. I would like to attend the meeting on 12/9/25. Could you please confirm if this meeting is open to the public?

Yes our meetings are open to the public both in person and online. Fire Station 2 is located at 751 Gothic Road, Mt. Crested Butte, CO 81225. There is parking behind the building. You may enter through the back door and proceed up the stairs to the meeting area. Public comment is scheduled for 5:55, however we could be slightly ahead or behind schedule. I would not expect public comment to start earlier than 5:30.

To help the board prepare, I've listed a few questions regarding the cell tower project:

I am happy to answer your questions and have provided some information below. Keep in mind, however, that while we are happy to accept public comments, the board may set time limits on public testimony and they are not obligated to answer questions or otherwise engage in back and forth conversation unless they choose to do so.

- Where will staff and visitors to the fire station park once the cell tower is constructed?

There are currently 8 parking spots on the property. we anticipate the tower facilities taking up 2 or 3 spots leaving at least 5. Our daily staffing level at the station is 2 or 3 people. The station does not see much visitor traffic, however, Sunset Hall, managed by the POA, gets significant visitor traffic that parks in and around the station using both fire station and adjoining community spaces.

- Why is the tower being designed to accommodate three service providers? The added height is the major concern of the project.

Cell carriers require 10 feet of vertical separation between their equipment on the tower. In order to accommodate 3 cell carriers plus public safety radio antennas at a minimum height of 50 feet the tower height is 85'.

- Are there records of the CBFPD contacting private and public entities about the possibility of placing the cell tower on their property, and can these be accessed?

No. Our primary role was to work in partnership with Western Slope Towers to find a suitable locations for a multi-user tower site to improve public safety in the area. While we do have email communications going back to 2023 providing WST with leads to local property owners, we did not engage in those discussions directly as we did not intend to own or operate the tower facilities ourselves.

- Could you briefly explain how the CBFPD operates as a special area district?

The Special District Association of Colorado has an excellent publication on that topic I have attached.

- What is the budget allocated for communication services within the district for this year and previous years?

I'm not sure what you mean by communications services as we have software products we use for communication, radio hardware, cellular and satellite service fees, and dispatch service fees in our budget that all might qualify under that heading. You can see our entire budget in the online board packets as well. If you could be more specific I'd be happy to respond more clearly.

- What have those communication allocations been spent on?

See above.

I look forward to hearing from you and hopefully attending the meeting.

Thank you,
Peter Carey

2025_guide_to_special_districts
.pdf



On Wed, Dec 3, 2025 at 11:55 AM Sean Caffrey <scaffrey@cbfpd.org> wrote:

Hi Peter,

You are correct that the final authority to proceed with the telecommunications tower project is with our elected Board of Directors as a local government organization. As the planning commission has approved the application submitted by the District we do not anticipate additional action by our board prior to beginning the project. Our board, however, does meet monthly and public comment is always welcome either in writing or in person. I have been passing along all of the public comments we have received on the tower and will pass along more ahead of our next meeting on 12/9. You can find our more information about our meetings including agendas and packets that are usually available at least 24 hours before the meeting at: <https://cbfpd.org/about/board-of-directors/>. Also feel free to send written comments to me directly if that is convenient or join us next Tuesday at Fire Station #2 in Mt. Crested Butte and I'll make sure it gets to them. Take care.

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



From: Peter Carey <pcincb@gmail.com>
Date: Wednesday, December 3, 2025 at 10:53 AM
To: Sean Caffrey <scaffrey@cbfpd.org>
Cc: CBFPD Office <office@cbfpd.org>
Subject: Re: cell tower info request

Hello Sean,
Thank you for getting back to me. I would like to know how to request for an appeals process within the Special Area District. What I learned from the county was that since the CBFPD is a special area district, that the appeals process happens within your guidelines. I look forward to hearing from you.
Thank you,
Peter

On Thu, Nov 27, 2025 at 5:39 PM Sean Caffrey <scaffrey@cbfpd.org> wrote:
Hi Peter,

Hi Peter,

Please let us know what specific information you would like to know. The basics of the project are available at our website here: <https://cbfpd.org/public-notices/>. We would also be happy to provide our application to the County planning commission if that would be helpful. At this point we do not have detailed construction documents as we are awaiting soils testing and have not yet designed the equipment shelter that will be attached to the fire station. Regardless, please let us know how we can best assist. Cheers!

Sean Caffrey, MBA, FACPE, NRP
Chief Executive Officer & Commissioner
Crested Butte Fire Protection District
306 Maroon Ave | PO Box 1009
Crested Butte, Colorado 81224-1009
(o) 970-349-5333 | (m) 720-383-0250 | scaffrey@cbfpd.org

On Nov 26, 2025, at 11:09 AM, CBFPD Office <office@cbfpd.org> wrote:

From: Peter Carey <pcincb@gmail.com>
Sent: Wednesday, November 26, 2025 9:14 AM
To: CBFPD Office <office@cbfpd.org>
Subject: cell tower info request

Hello,
I would like to request any information available about the cell tower proposal in cb south. Is there a specific person that I should contact?

--

Peter Carey
Redwell Builders & Design, Inc.
www.redwellbuilders.com
P.O. Box 2011
Crested Butte, CO 81224
email : pcincb@gmail.com
phone: (970) 275-3937

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Peter Carey
Redwell Builders & Design, Inc.
www.redwellbuilders.com
P.O. Box 2011
Crested Butte, CO 81224
email : pcincb@gmail.com
phone: (970) 275-3937

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phone: (970) 275-3937



Gunnison County Community & Economic Development Department

Phone: (970) 641-0360

Email: planning@gunnisoncounty.org

Website: www.GunnisonCounty.org

From: Chairperson, Gunnison County Planning Commission
Date: Sean Caffrey, CEO and Commissioner, Crested Butte Fire Protection District
Date: November 18, 2025
Re: LUC-25-00034 Location and Extent Review CB Fire Protection District New Wireless Telecommunications Device

The Gunnison County Planning Commission has received and reviewed your application for a Location and Extent review for a 85-foot wireless telecommunications device with associated equipment shelter, back-up generator, and utility connections for the Crested Butte Fire Protection District (CBFPD) pursuant to Colorado Revised Statute § 30-28-110, commonly known as a Location and Extent application. CRS § 30-28-110 helps govern the proposal under the Gunnison County Land Use Resolution (LUR); however, it does not exempt the CBFPD from submitting a building permit application or other public health, safety and welfare regulations, including but not limited to the Gunnison County On-Site Wastewater Treatment System (OWTS) Regulations. Approval of a building permit application requires, amongst other regulatory provisions, compliance with Section 1-105: *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources*.

The Gunnison County Planning Commission hereby approves LUC-25-00034 with conditions in a three (3) to one (1) vote with the following conditions for the Location and Extent application for the CBFPD 85-foot concealment monopole ("monopine") structure with associated equipment shelter, back-up generator, and utility connections.

A. Conditions

1. The new wireless telecommunications tower shall submit a building permit application.
2. The building permit shall demonstrate compliance with Gunnison County Land Use Resolution (LUR) Section 1-105: *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources*, prior to Building Permit issuance.
3. LUR Section 9-505:1. *Freestanding Wireless Telecommunication Structures, Safety Setback* requires that:

"To ensure the safety of surrounding properties in the event of collapse, and to protect against the accumulation of snow and ice, it shall be set back from all property lines by one foot for every one foot of its height, or shall comply with the applicable setback requirements from Section 13-104: Setbacks from Property Lines and Road Rights-of-Way, whichever is greater."

The required setback according to this section is 85' from any parcel boundary. The setback from the Teocalli Street parcel boundary is approximately 55' as measured by staff. The tower is adjacent to the internal parcel boundary. The tower is approximately 65' from the tennis court at its closest point. The applicant shall provide certification from a structural engineer licensed in the state of

Colorado that the structure does not create a public safety hazard. Compliance will be determined at building permit.

4. LUR Section 9-505:7. *Freestanding Wireless Telecommunication Structures, Design Safety*: requires that:

"The structure's design shall be certified by a qualified professional structural engineer as structurally sound and presenting no risk to public safety. When applicable, the applicant shall also demonstrate that the location, height, and operation of the structure have been determined not to be an aviation hazard by the Federal Aviation Administration".

While the FAA has determined the structure will not pose an aviation hazard, the applicant has not provided plans for the wireless telecommunication structure certified by a qualified professional structural engineer. The applicant shall provide plans certified by a qualified structural engineer demonstrating compliance with this section at building permit.

5. If the monopine structure is no longer used for its approved purpose for a continuous period of twenty-four (24) months, the CBFPD shall decommission and remove the monopine structure. All removal, site restoration, and associated decommissioning activities shall be completed in compliance with all applicable local, state, and federal laws, regulations, and permitting requirements in effect at the time of decommissioning.

B. Recommended Conditions

1. Exterior lighting: the "Determination of No Hazard to Air Navigation" letter provided by the Federal Aviation Administration on July 10, 2025 states that "*Based on this evaluation, marking and lighting are not necessary for aviation safety*". Based on the FAA evaluation, we strongly recommend avoiding illumination of the monopole pine structure to reduce visual impacts. If lighting is proposed, it will be required to comply with LUR Section 13-114 *Exterior Lighting*.
2. Parking: we encourage the applicant to consider the CBS POA's request to replace the parking spaces that will be occupied by the wireless communications equipment with a sufficient number of spaces to meet the existing parking needs of the Fire Station.

The above list of conditions does not change the requirements of the International Building Code, Gunnison County Public Works Access Permit standards, or any other building permit application material requirements.



Roland Mason

Chairperson

Gunnison County Planning Commission

Billing Address:
 GUNNISON COMMUNICATIONS
 910 W BIDWELL AVE
 GUNNISON, CO 81230
 US

Quote Date:11/18/2025
 Expiration Date:01/17/2026
 Quote Created By:
 Rifaah Alkhamis
 rifaah@motorolasolutions.com

End Customer:
 GUNNISON/HINSDALE COMB EMERG
 TELEPH SRVC AUTHORITY

Contract: 19860 - NASPO 00318
 AGREEMENT: STATE OF COLORADO

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
	ASTRO® 25 CORE				
1	SQM01SUM0323A	ASTRO MASTER SITE	1	\$0.00	\$0.00
1a	CA03517AF	ASTRO CORE EXPANSION, AN2024.X	1	\$0.00	\$0.00
1b	UA00153AB	ADD: ASTRO 25 FDMA SITE LICENSE	1	\$33,600.00	\$33,600.00
1c	CA01316AA	ADD:UNC ADDTL DEVICE LIC (QTY 10)	1	\$1,680.00	\$1,680.00
	7/800 MHz DBR M12 Multi-Carrier Site				
2	SQM01SUM0338A	7/800 DBR M12 MULTI-CARRIER SITE	1	\$8,480.00	\$8,480.00
2a	CA04069AA	ADD: NEW DBR SITE	1	\$0.00	\$0.00
2b	CA03873AA	ADD: SYSTEM RELEASE AN2024.X	1	\$0.00	\$0.00
2c	CA03875AA	ADD: DBR M12 PRIMARY RACK	1	\$7,420.00	\$7,420.00
2d	CA03887AA	ADD: ANTENNA 1 CHANNELS	6	\$6,466.00	\$38,796.00
2e	CA03891AA	ADD: 800 MHZ POWER AMPLIFIER	5	\$7,420.00	\$37,100.00
2f	CA03894AA	ADD: INTEGRATED GNSS TIMING REFERENCE	2	\$0.00	\$0.00
2g	CA03905AA	ADD: 7.0 FOOT OPEN RACK	1	\$1,590.00	\$1,590.00
2h	CA03879AA	ADD: 800 MHZ TX ANTENNA 1 FILTER	1	\$3,180.00	\$3,180.00



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
2i	CA03899AA	ADD: RMC EXPANSION PRE-WIRE	1	\$1,908.00	\$1,908.00
2j	UA00865AA	ADD: SITE REPEATER CONTROLLER SW	2	\$7,844.00	\$15,688.00
2k	UA00867AA	ADD: SITE REPEATER BR SOFTWARE	6	\$27,030.00	\$162,180.00
3	DLN8081A	FRU: RED/EXP XCVR 7-12 KIT	1	\$3,657.00	\$3,657.00
4	DLN8061A	FRU: DBR MCPA 800 MHZ	1	\$15,900.00	\$15,900.00
5	DLN8042A	FRU: DBR FAN FILTER REPLACEMENT KIT	1	\$265.00	\$265.00
6	DLN8065A	FRU: XCVR 7/800 MHZ	1	\$2,968.00	\$2,968.00
7	DLN8032A	FRU: DBR MCPA FAN KIT	1	\$848.00	\$848.00
	MC EDGE				
8	DSIABDIN4	PANDUIT IABDIN4 4 RACK UNIT DIN RAIL FOR EIA 19" MOUNT	1	\$246.40	\$246.40
9	FHN1668A	TERM BLOCK & CONN WIRED M25T68L	3	\$79.20	\$237.60
10	FKN0034A	GROUND CABLE	1	\$8.80	\$8.80
11	VA01946AA	ADD: MC EDGE AS NFM	1	\$428.00	\$428.00
12	VA00973AA	ADD: IOT MC-EDGE ENHANCED COMM PLUG-IN BOARD	1	\$141.60	\$141.60
13	F0016A	MC IOT MAIN MODEL	1	\$895.20	\$895.20
14	VA01974AA	ADD: MC_EDGE MIGRATION CABLE	18	\$66.40	\$1,195.20
15	VA01973AA	ADD: DIN RAIL STOPPER	1	\$13.60	\$13.60
16	VA00148AA	ADD: WALL MOUNT INSTALLATION KIT	1	\$47.20	\$47.20
17	VA00147AA	ADD: FRONT CABLE COVERS	1	\$9.60	\$9.60
18	VA00989AA	ADD: MIXED DIGITAL _ 8DO EE 16DI 5-18 V /DRY	3	\$513.60	\$1,540.80
19	VA00991AA	ADD: DC/DC - [48 >>24] PS W/O HOUSING	1	\$424.00	\$424.00
20	VA00155AA	ADD:DC POWER CABLE 5A	1	\$47.20	\$47.20
21	VA01967AA	INC: MC_EDGE CPU PACKING	1	\$0.00	\$0.00
22	VA00341AA	INC:MC-EDGE MAIN FILE SYSTEM	1	\$0.00	\$0.00
23	VA00142AA	INC:EXTREMDB LICENSE	1	\$0.00	\$0.00
24	VA00049AA	INC: I/O MODULE CABLE COVER	3	\$0.00	\$0.00
25	VA00974AA	INC: IOT MC-EDGE CPU PACKAGE	1	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products. Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
26	VA00015AA	INC: DIN RAIL 26 CM KIT	2	\$0.00	\$0.00
27	VA00442AA	INC:MC-EDGE SYSTEM SW FILES	1	\$0.00	\$0.00
28	VA01383AA	INC: FRONT CABLE COVERS FOR MC EDGE	1	\$0.00	\$0.00
29	6406066M02	PANEL PUNCH BLOCK	1	\$392.48	\$392.48
30	TRN7342A	RACK 7'	1	\$640.00	\$640.00
31	DS1101990	SPD, SHIELDED RJ-45 JACK, SINGLE LINE GBE (1000MBPS) R56 COMPLIANT	2	\$175.77	\$351.54
32	DSTSJADP	RACK MOUNT GROUND BAR, 19 IN FOR TSJ AND WPH SERIES DATA SPDS	1	\$126.48	\$126.48
33	0784469Y02	BRACKET,BRKT, CBL SUPPORT	3	\$87.78	\$263.34
34	3082000X12	CABLE,GROUND	5	\$16.42	\$82.10
35	3182602Y06	GROUNDING BUS BAR	1	\$85.80	\$85.80
36	0310909C91	SCR LCK M6X1X13 STARPAN STL	1	\$17.60	\$17.60
37	DSCC80706T3P	OMNI, CORP COLLINEAR, 6DDBD, 746-870MHZ,3 DEG DT PIM & 25KW PIP RATED	2	\$3,464.10	\$6,928.20
38	DSEC450	COAXIAL CABLE, 1/2" 50 OHM CORRUGATED COPPER WITH BLACK PE JACKET	300	\$3.68	\$1,104.00
39	DS4310M50V12N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC4-50	17	\$34.20	\$581.40
40	DS4310F50V78N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC5-50-A	1	\$48.60	\$48.60
41	DSEC550A	COAXIAL CABLE, "A" SERIES 7/8 IN 50 OHM CORRUGATED COPPER W/ BLACK PE	100	\$6.96	\$696.00
42	DS4310M50V78N1	CONNECTOR, 4.3-10 MALE INTERFACE FOR EC5-50-A	1	\$48.60	\$48.60
43	DSTSX4310FMP	4.3-10 M/F BULKHEAD COAX RF SURGE PROTECTOR, 698MHZ - 2.7GHZ PIM	1	\$239.94	\$239.94
44	DS4310F50V12N1	CONNECTOR, 4.3-10 FEMALE INTERFACE FOR EC4-50	1	\$34.20	\$34.20
45	DSUC1143	PIPE TO PIPE CLAMP KIT, 2.5" TO 4.5" PIPE, 3 CLAMPS	4	\$605.70	\$2,422.80
46	DQDB5007	SIDE MOUNT KIT	2	\$542.70	\$1,085.40



Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
47	DSGKQ12T	QUICK INSTALL GROUND KIT, TINNED FOR 1/2" CABLE. INCLUDES 4' LEAD WITH UNATTACHED 3/8" 2-HOLE LUG	12	\$47.70	\$572.40
48	DSGKQ78T	QUICK INSTALL GROUND KIT, TINNED FOR 7/8" CABLE. INCLUDES 4' LEAD WITH UNATTACHED 3/8" 2-HOLE LUG	4	\$43.20	\$172.80
49	DSWKU	WK-U, UNIVERSAL WEATHERPROOFING KIT	2	\$90.34	\$180.68
50	DS440030221	TTA 440, MOTOROLA TOWER TOP UNIT, 794-824 MHZ, 4.3-10 CONNS, AUTOQUAD	1	\$5,690.35	\$5,690.35
51	DS43FA01250B	4.3-10 FEMALE FOR 1/2" CABLE, OPTIMIZED FOR PIM (USE WITH CT01250AIO-2)	1	\$70.97	\$70.97
52	DSTSXDC4310FF	DC PASS, BIDIRECTIONAL FEMALE/FEMALE 698MHZ - 2.7GHZ, PIM RATED	2	\$256.68	\$513.36
53	DS440032970	TTA 440, MOTOROLA CU (ESS), 794-824 MHZ, BYPASS, TEST PORT, 2AC	1	\$4,434.02	\$4,434.02
54	DSACPDU6N120SN2TT	AC PDU, RACKMOUNT, 6 OUTLETS, SASD PROTECTED, UL1449/R56, 12FT CORD	2	\$324.57	\$649.14
Juniper SRX Router and Firewall Series					
55	T8492A	ROUTER, RADIO SITE ROUTER AND FIREWALL - AC	2	\$1,873.60	\$3,747.20
55a	CA03445AA	ADD: MISSION CRITICAL HARDENING	2	\$2,956.80	\$5,913.60
55b	CA03448AA	ADD: STATEFUL FIREWALL	2	\$896.00	\$1,792.00
Grand Total				\$379,380.20(USD)	

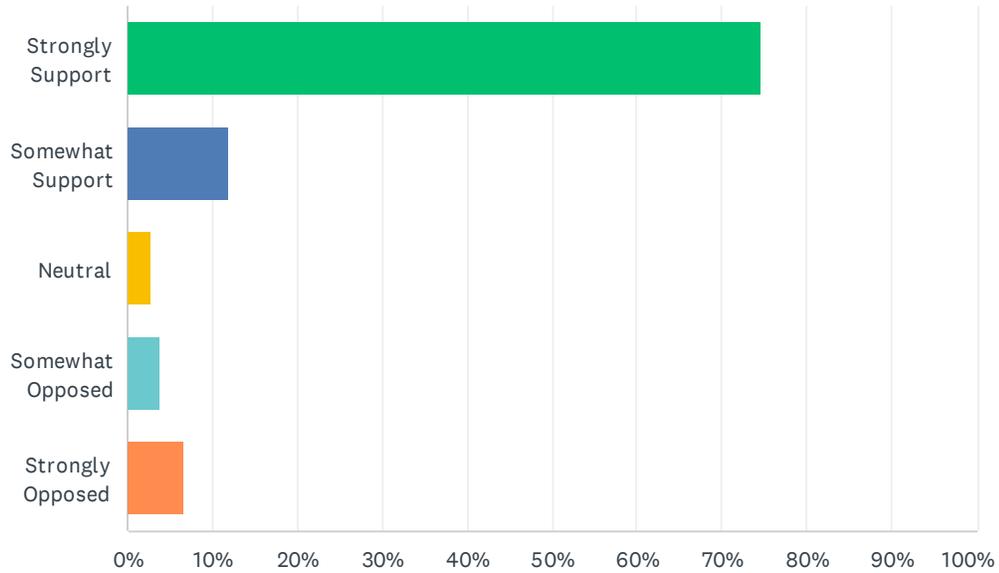
Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



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

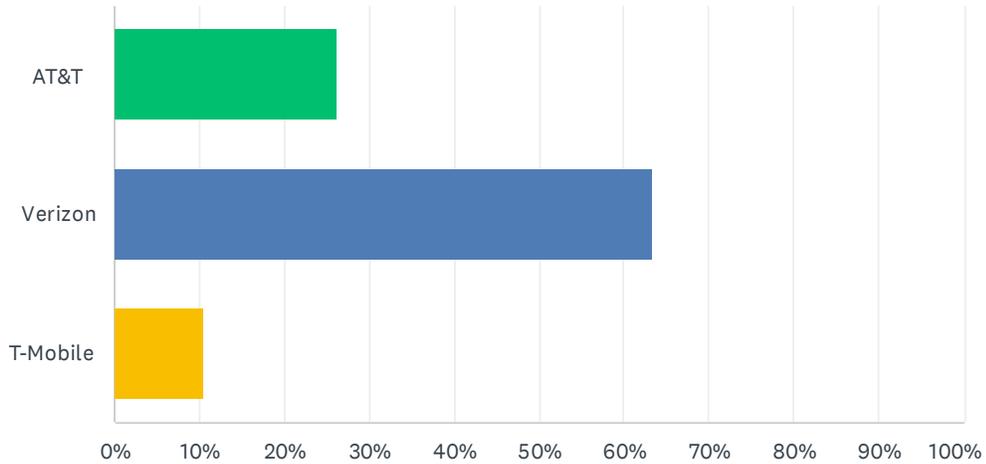
Answered: 360 Skipped: 0



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

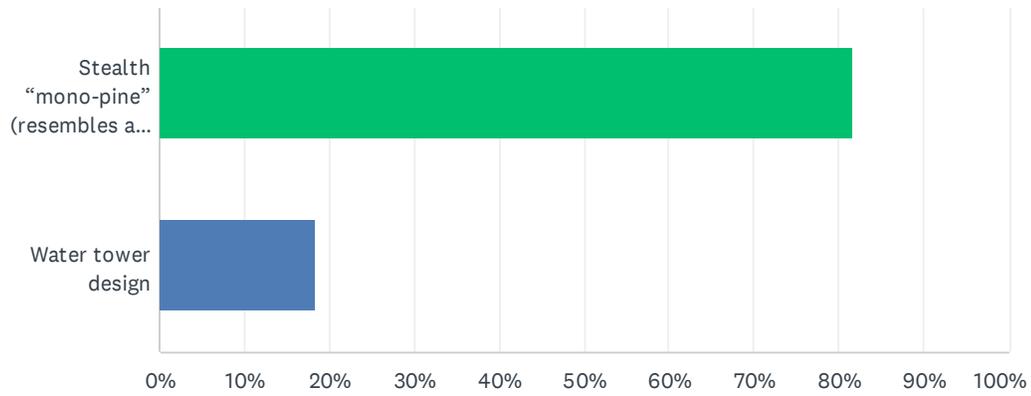
#	OTHER (PLEASE SPECIFY)	DATE
1	Google Fi	9/4/2025 6:42 AM
2	Spectrum	9/3/2025 9:37 PM
3	Spectrum	9/3/2025 9:35 PM
4	cricket	9/3/2025 6:08 PM
5	mint	8/29/2025 11:26 AM
6	Spectrum	8/28/2025 5:26 PM
7	Spectrum	8/28/2025 11:26 AM
8	Spectrum	8/28/2025 7:56 AM
9	Selectel	8/27/2025 9:02 PM
10	Google Fi	8/27/2025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

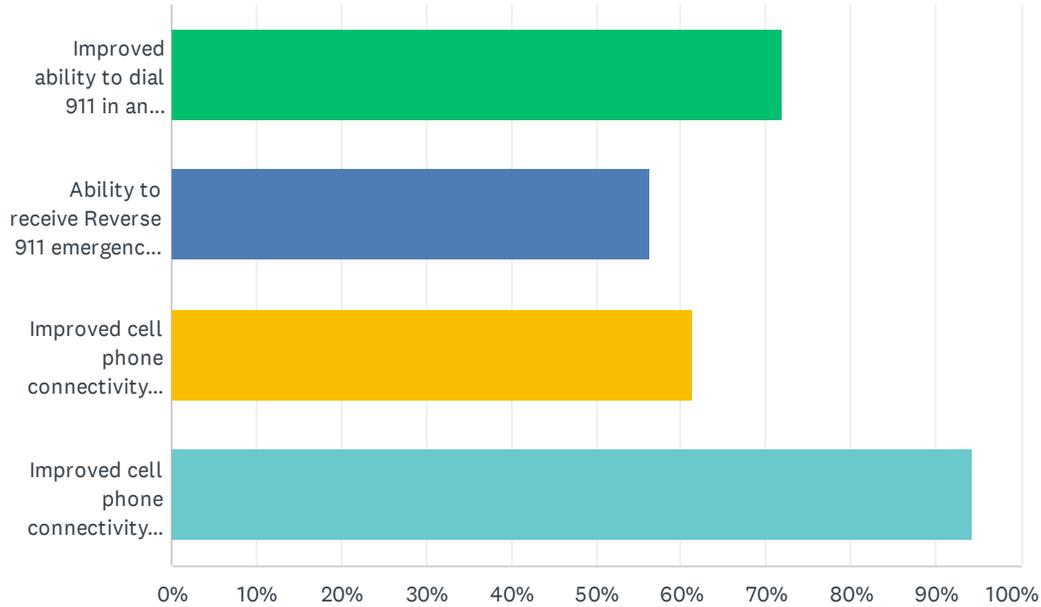
Answered: 331 Skipped: 29



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

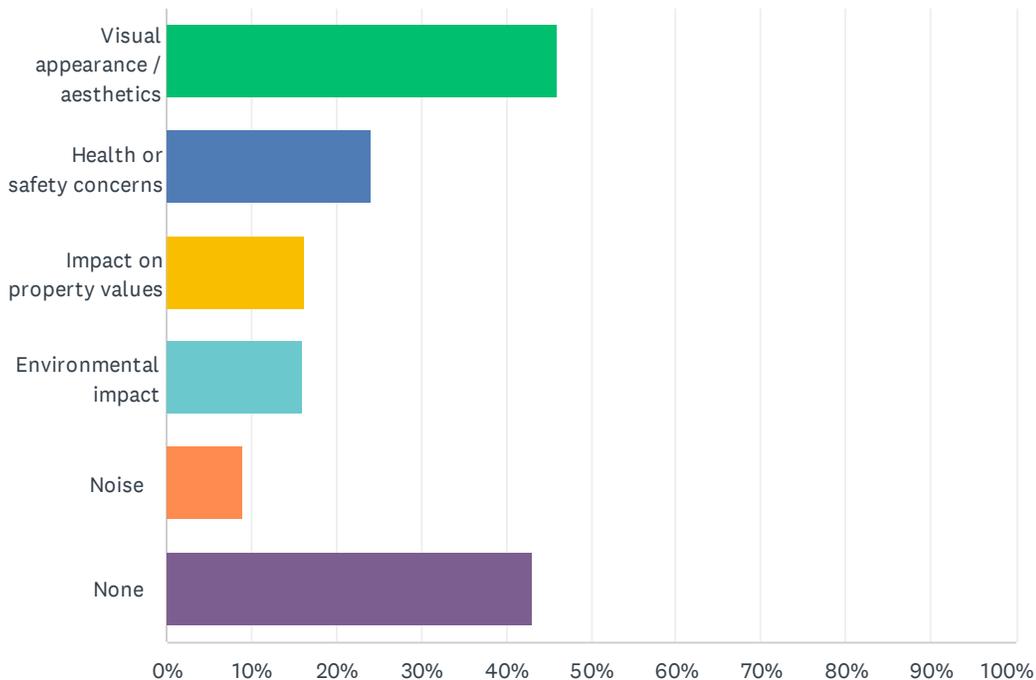
Crested Butte South POA Community Survey: Proposed Communications Tower

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	

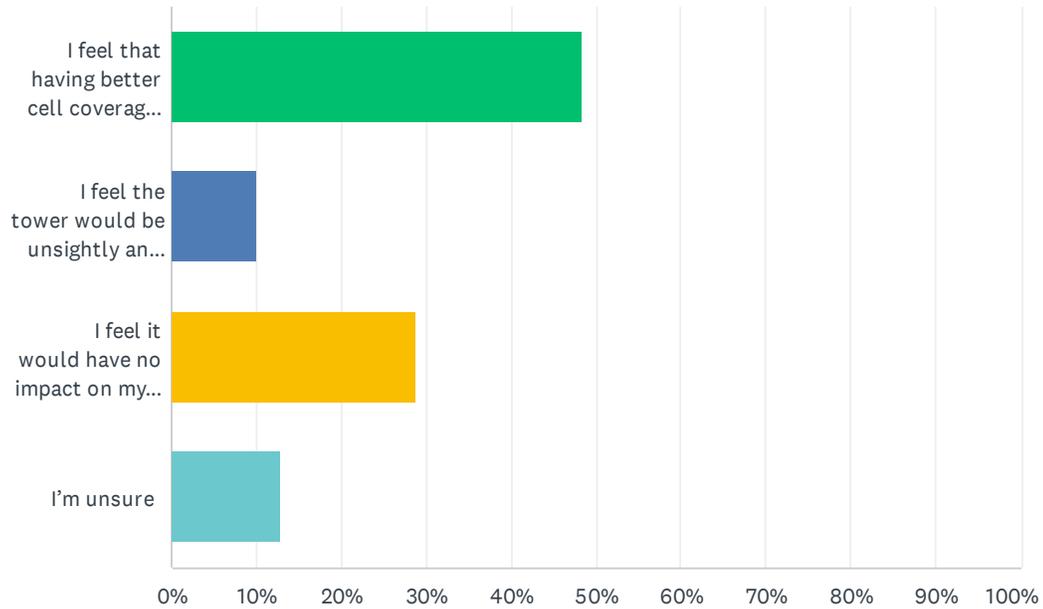
#	OTHER (PLEASE SPECIFY)	DATE
1	Noise????	9/7/2025 4:43 PM
2	I think the tree would negatively impact our property values.	9/6/2025 8:34 AM
3	Poor information for & change for engagement by community	9/4/2025 12:22 PM
4	CBFPD and CB South POA should be extracting revenue from the tower developers	9/3/2025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



MEMBER RENTAL HOUSING

Chapter Title: Administration – Member Housing
Chapter Number: 5
Policy Number: 5301

Purpose: To describe the eligibility and selection process to occupy District-owned housing and related occupancy rules.

Scope: Members Interested in or Residing in District Rental Housing

Policy:

The Crested Butte Fire Protection District modified its Service Plan in 2015 to allow for the provision of employee housing. The District has acquired a number of units for rental to employees and/or volunteers. The District board has the authority to purchase and/or construct employee housing units as it deems necessary. Units owned by the District will be made available as outlined in this policy. Employee Housing Licensing Agreements (Rental Agreements) will be executed with members wishing to occupy the units. The District may manage and maintain the units with existing staff or outside contractors.

5301.1. Eligibility and Priority

Current employees and active volunteers of the Fire District in good standing who do not currently own improved residential property within Gunnison County will be eligible to rent units. All members will be notified by email when units become available.

Full-Time employees will be given preference over part-time employees or volunteers. Qualified and interested members meeting the requirements will be offered the opportunity to rent units. In the event of more interest than availability priority will be based on longevity points and/or key roles with the district. Longevity will be calculated as follows based on district records:

- 1 year of full-time service = 4 longevity points
- 1 year of active volunteer service = 2 longevity points
- 1 year of reserve volunteer service or part time service = 1 longevity point

If 2 or more eligible members wish to share a unit, the longevity points for each will be added together to determine a combined longevity ranking. The District further reserves the right to assign units to employees with critical roles over longevity at its sole discretion.

As a final step. The District will give further preference to members who can maximize the use of bedrooms by family members, other CBFDP members, or roommates.

5301.2. Occupancy and Deposits

Immediate family members, or other qualifying CBFPD members, are eligible to reside in the units and will be a party to the employee housing licensing agreement.

Roommates unrelated to the member will be allowed to reside in the units provided the District has contract information for anyone residing in the unit for 30 days or longer. Roommates, however, will not be party to the licensing agreement. Subletting is prohibited.

A security deposit of \$500 will be required for each unit.

Pets may be allowed at the District's discretion with a \$100 deposit per pet.

For master-leased units not owned by the District, additional or alternate requirements may be in place based on the lease terms.

5301.3. Term

Member housing agreements for long-term rental will be for an initial term of two (2) years with the opportunity for up to three (3) 1-year renewals. Renewals are subject to District approval based on current housing needs and availability. Rentals of greater than 5 years are discouraged but may be approved on a case-by-case basis.

5301.4. General Rules 819, 821 and 823, Teocalli Avenue

- No smoking or vaping will be allowed inside the units
- No commercial activity or business use of the property
- Two vehicles per unit will be allowed to parked on site in designated spaces
- A third vehicle may be parked inside the garage by the tenant of 3-bedroom unit.
- Access must be maintained to fire alarm panels and sprinkler control valves
- Tenants will be responsible for clearing snow from their decks, porches and walkways
- No oversize vehicles, trailers or equipment may be stored in on-site parking spaces.
- Bicycles and other minor recreational equipment may be stored on porches and decks provided ingress and egress is not impeded.
- Street parking may be utilized in accordance with Town regulations

5301.5. General Rules 10 Ninth Street

- No smoking or vaping will be allowed inside the unit
- No commercial activity or business use of the property
- Dedicated on-site parking is not provided.
- Access must be maintained to fire alarm panels and sprinkler control valves
- Tenants will be responsible for clearing snow from their decks, porches and walkways
- Bicycles and other minor recreational equipment may be stored in the assigned storage shed or on porches provided ingress and egress is not impeded.
- Street parking may be utilized in accordance with Town regulations

5301.6. General Rules Master-Leased Units

Members residing in master leased properties not owned by the First District shall comply with any additional terms specified in the master lease agreement with the landlord.

5301.7. Short-Term and Transitional Rental

The District may make or more units available for the purpose of short-term rental to guests providing services to the District or new employees or members actively transitioning to living permanently within the District. Short term units may be offered for up to 1-year period on a month-to-month basis. Use of units less for than 30 days will be free of charge to comply with short-term rental deed restrictions.

5301.8 Rental Rates

Rental rates will be evaluated on an annual basis and will be no less than the current fair market rents (FMRs) published by the [U.S. Department of Housing and Urban Development \(HUD\)](#) for Gunnison County in order to limit tax consequences to members. Current rates for 2025 are:

1 Bedroom Units:	\$975 / month
2 Bedroom Units:	\$1,350 / month
3 Bedroom Units:	\$1,750 / month



DOWN PAYMENT ASSISTANCE (EHOP)

Chapter Title: Administration– Member Housing
Chapter Number: 5
Policy Number: 5302

Purpose: To describe the available employee home ownership / down payment assistance programs available through the District and how funds are made available.

Scope: All District Members

Policy:

The Board of Directors has authorized one or more Employee Home Ownership Programs (EHOPs) to assist members with the purchase of a home in or near the District. Amounts available and program rules are subject to change. Currently the District uses a third-party vendor, Impact Development Fund (IDF) in Loveland, Colorado to manage these programs.

5302.1. Eligible Borrowers:

Full time or regularly scheduled part-time employees of the Crested Butte Fire Protection District (CBFPD) in good standing with at least 1 year of service with the District or an active volunteer or “as-needed” part-time member with 5 or more years of active service, purchasing a primary residence. Employees must not own other improved residential property within 150 driving miles of the Town of Crested Butte on roadways maintained year-round. However, requests to use EHOP funds to purchase property closer to the fire district or to accommodate expanding family needs will be considered on a case-by-case basis contingent on the timely sale of existing property as approved by the District.

5302.2. Eligible Properties

Single family homes, condominiums, townhomes, duplexes, modular homes, or manufactured homes on a permanent foundation taxed as real property within the Fire Protection District or within 150 driving miles of the Town of Crested Butte on roadways maintained year-round.

5302.3. Loan Amounts

EHOP assistance for properties *within* the Fire Protection District are eligible for up to \$100,000 in loan funds. Properties *outside* the District but within 150 miles of the Town are eligible for up to \$50,000 in loan funds.

5302.4. Additional Requirements

Interested members should reference the Impact Development Fund Product Guidelines for additional requirements and application procedures.

5302.5. Availability of Funds

Members interested in EHOP loans should notify the District as soon as possible as a limited amount of funding is budgeted each year and is available on a first-come, first-served basis.



HOUSING STIPEND

Chapter Title: Administration – Member Housing
Chapter Number: 5
Policy Number: 5303

Purpose: To describe the District’s housing stipend program for employees

Scope: Full-Time and Regular Part-Time Employees

Policy:

The CBFPD recognizes the high cost and limited availability of housing within the district boundaries and appreciates the efforts of employees to maintain residency within or near the District.

To recognize these efforts a housing stipend is provided to offset housing costs and/or commuting expenses for full and regular part-time employees not otherwise participating in District-sponsored rental or ownership programs. Stipends are not contingent on hours worked and will be paid on a bi-weekly basis based on physical address as follows:

- Residency within CBFPD Boundaries - \$200
- Other Areas of Gunnison County - \$150
- Any other location - \$100

CRESTED BUTTE FIRE PROTECTION DISTRICT
RENTAL HOUSING LICENSE AGREEMENT

This Rental Housing License Agreement (this "Agreement") is entered into by the **CRESTED BUTTE FIRE PROTECTION DISTRICT** ("District") and _____ ("Licensee"). This Agreement shall be effective on _____, 2022 ("Effective Date").

1. The property which is the subject of this Agreement consists of the home and property commonly known as _____, Crested Butte, Colorado 81224 ("Property").
2. In all respects, this Agreement and the rights granted herein shall be interpreted under and comply with Colorado law and be consistent with to the District's Rental Housing and Preference Policy, as amended by the District from time to time.
3. This Agreement shall commence on the Effective Date and continue in effect for a period of one (1) year ("Initial Term"). Unless sooner terminated by either party, this Agreement shall automatically renew for successive one (1) year periods (each a "Renewal Term") for up to four (4) renewals. Subsequent renewals after 5 years of continuous residency are discouraged and will require explicit approval of the District's Board of Directors.
4. During the Initial Term of this Agreement, Licensee shall pay to District by the First (1st) of each month, beginning with _____, 2022, \$ _____ per month ("Rent") while District allows Licensee to occupy the Property. The District may adjust the Rent from time to time, consistent with the rental market in the area surrounding the Property, and Licensee's continued occupancy and payment of Rent after such change in Rent shall be deemed acceptance of the change. Upon the execution of this Agreement, Licensee shall pay to the District a deposit equal to one month's Rent ("Security Deposit"). The Security Deposit shall be used to offset any costs or damages caused by Licensee during the term of this Agreement upon termination or if Licensee fails to pay such costs or damages upon written demand by the District.
5. Subject to the provisions of paragraph 6 below, Licensee may no longer occupy and shall vacate the Property within thirty (30) days should any of these events occur:
 - a. Licensee ceases to be a volunteer or employee with the District;
 - b. Licensee ceases to remain in good standing with the District under applicable District policies; or
 - c. District, for any non-discriminatory reason or no reason, notifies Licensee that Licensee may no longer remain on the Property.
6. Despite the provisions of subparagraphs 5(a) & (b) above, District at its sole discretion, may choose to allow Licensee to continue to occupy the Property while Licensee is unable to perform Licensee's duties as a volunteer or employee for the District, or falls out of good standing. District may at any time revoke the permission granted to Licensee under this paragraph, in which event Licensee shall vacate the Property within thirty (30) days.
7. Licensee may terminate this Agreement upon thirty (30) days prior written notice to the District.
8. Regardless of whether Licensee under this Agreement must pay to District any amount to be enabled to occupy the Property, this Agreement neither creates nor shall it be construed as creating a tenancy; rather, it creates and shall be construed as creating a mere license which District may revoke at any time.
9. Licensee shall be solely responsible for connection and payment of any and all charges for all utility services for the Property. Upon any event of termination, Licensee shall be solely responsible for terminating any utility service for the Property.
10. Licensee expressly agrees to the following during the term of this Agreement:

- a. Licensee shall not modify the Property unless the District provides prior written consent.
 - b. Licensee shall keep the Property and its grounds neat and clean.
 - c. Licensee shall obey rules issued and as may be modified from time to time by District pertaining to the Property and Licensee's occupancy thereof.
 - d. Licensee shall not allow other persons to occupy the Property without the District's prior written consent.
 - e. Licensee, at Licensee's expense, shall repair any damage to the Property caused by Licensee's acts or neglect.
 - f. District and its agents at all reasonable times may enter and inspect the Property to ensure that Licensee is complying with this Agreement.
11. No more than two (2) pets may be permitted to live with Licensee at the Property. Licensee must seek the District's prior written approval and pay a \$500 deposit ("Pet Deposit") prior to any pets being permitted at the Property. Violation of this provision shall be considered a breach of this Agreement. The Pet Deposit shall be used to offset any costs or damages caused by Licensee's pet(s) during the term of this Agreement.
 12. Neither the failure by District to insist in any case on the strict performance or observance of any provision of this Agreement nor the waiver by District of a breach of any provision of this Agreement shall be construed as a relinquishment or continuing waiver by District of the provision or as a waiver of any future breach of the same or any other provisions of this Agreement.
 13. To the full extent permitted by law, Licensee shall indemnify, defend, and hold District harmless from any claims, demands, or judgments, including attorney fees and costs, asserted or obtained by any third party for personal injury or property damage arising or occurring from the Licensee's use or occupancy of the Property during the term of this Agreement.
 14. No provision of this Agreement shall be construed as a waiver of any immunities or defenses which are available to the District under the Colorado Governmental Immunity Act, §24-10-101, *et. seq.*, C.R.S., as amended, or any other applicable law.
 15. In the event of any dispute or claim arising under or related to this Agreement, 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 Arbitrator 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 therefore. If such dispute or claim is not settled through mediation, then either party may initiate a civil action in the District Court for Gunnison County.
 16. This Agreement shall inure to the benefit of, and be binding upon, the parties, and their respective legal representatives, successors, and assigns.
 17. This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. Except as stated in paragraph 4, this Agreement may be amended only by an instrument in writing signed by the parties.
 18. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified or registered mail, postage and fees prepaid, addressed to the party to whom such notice is intended to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing to the other party or parties. Such notice shall be deemed to have been given when deposited in the U.S. Mail, postage prepaid.

19. For any dispute arising from or related to this Agreement, the prevailing party shall be entitled to an award of its reasonable attorney fees and costs.
20. This Agreement may be executed in several counterparts and, as so executed, shall constitute one agreement, binding on all parties even though all the parties have not signed the same counterpart. Any counterpart of this Agreement which has attached to it separate signature ages, which altogether contain the signatures of all the parties, shall be deemed a fully executed instrument for all purposes.
21. If any provision of this Agreement is declared to be invalid, void, or unenforceable by any court of competent jurisdiction, such provision shall be deemed to be severable, and all other provisions of this Agreement shall remain fully enforceable, and this Agreement shall be interpreted in all respects as if such provision were omitted.

CRESTED BUTTE FIRE PROTECTION DISTRICT

306 Maroon Avenue
PO Box 1009
Crested Butte, CO 81224
Telephone:(970) 349-5333

By: _____
Sean Caffrey
Chief Executive Officer

LICENSEE

By: _____



1283 C.R. 738 PO 2751 • Crested Butte, CO 81224 • Phone: 9702095523

Jeff Duke

Print Date: 12-7-2025

Proposal for CBFPD

Hi Jeff,

See attached estimate for the CBFPD duplex. Please let me know if you would like to review with John and I. Thanks

0100 GENERAL REQUIREMENTS

Items	Description	Qty/Unit	Markup	Unit Price	Price
0115	Builders Risk Insurance	1	15.00%	\$5,175.00	\$5,175.00
asphalt driveway 0114 Driveway		1	15.00%	\$34,741.50	\$34,741.50

0100 GENERAL REQUIREMENTS Total: \$39,916.50

0103 Liability insurance

Items	Description	Qty/Unit	Markup	Unit Price	Price
Liability insurance	TBD	1	15.00%	\$0.00	\$0.00

0103 Liability insurance Total: \$0.00

0200 Site Work

Items	Description	Qty/Unit	Markup	Unit Price	Price
site 0204 Site Work-Labor		1	15.00%	\$7,856.80	\$7,856.80
0240 Snow Management -Sub	TBD	1	15.00%	\$0.00	\$0.00
Landscape 0230 Landscaping		1	15.00%	\$72,680.00	\$72,680.00
Water tap 0225 Utilities- Trench & Install	TBD	0	15.00%	\$0.00	\$0.00

0200 Site Work Total: \$80,536.80

0600 WOOD & PLASTICS

Items	Description	Qty/Unit	Markup	Unit Price	Price
interior handrail material, labor, finish 0630 Finish Carpentry- Other		2	15.00%	\$575.00	\$1,150.00
screened wall 0614 Rough Carp-Labor - Other		2	15.00%	\$0.00	\$0.00

0600 WOOD & PLASTICS Total: \$1,150.00

0700 THERMAL & MOISTURE

Items	Description	Qty/Unit	Markup	Unit Price	Price
R-80 attic hatch with gasket 0720 Insulation		2	15.00%	\$517.50	\$1,035.00

0700 THERMAL & MOISTURE Total: \$1,035.00

0800 DOORS & WINDOWS

Items	Description	Qty/Unit	Markup	Unit Price	Price
garage doors 0805 Doors- Garage		1	15.00%	\$27,479.02	\$27,479.02

0800 DOORS & WINDOWS Total:**\$27,479.02****0900 FINISHES**

Items	Description	Qty/Unit	Markup	Unit Price	Price
hardware cabinets		3 0	15.00%	\$0.00	\$0.00
patch 0910 Drywall		2	15.00%	\$287.50	\$575.00
countertop 0960 Countertops		2	15.00%	\$9,617.45	\$19,234.90

0900 FINISHES Total:**\$19,809.90****1500 MECHANICAL SYSTEMS**

Items	Description	Qty/Unit	Markup	Unit Price	Price
exhaust venting labor 1535 Venting		1	15.00%	\$33,162.55	\$33,162.55
Material 1530 Heating		1	15.00%	\$48,816.35	\$48,816.35
Labor 1530 Heating		1	15.00%	\$59,593.00	\$59,593.00

1500 MECHANICAL SYSTEMS Total:**\$141,571.90****1600 ELECTRICAL**

Items	Description	Qty/Unit	Markup	Unit Price	Price
EV trench and bed 1610 Electrical R&F extras (elec additional)	electrical trench and burry	1	15.00%	\$0.00	\$0.00
Fire 1620 Security System	horn and strobe interior and exterior	2	15.00%	\$920.00	\$1,840.00
EV Ped 1610 Electrical R&F extras (elec additional)	pedistool for EV charging. cord NOT included	3	15.00%	\$0.00	\$0.00
concrete for EV PED 1610 Electrical R&F extras (elec additional)	prep and pour	3	15.00%	\$0.00	\$0.00

1600 ELECTRICAL Total:

\$1,840.00

1700 Other

Items	Description	Qty/Unit	Markup	Unit Price	Price
BOND Professional fees	TBD 3% placeholder	1	15.00%	\$65,099.64	\$65,099.64
Professional fees	Final inspections to meet energy and building code.	1	15.00%	\$0.00	\$0.00

1700 Other Total:

\$65,099.64

Unassigned

Items	Description	Qty/Unit	Markup	Unit Price	Price
0110 Legal and Accounting		1	15.00%	\$1,725.00	\$1,725.00
architect 0105 Design		1	15.00%	\$0.00	\$0.00

Items	Description	Qty/Unit	Markup	Unit Price	Price
permit 0112 Building	TBD	1	15.00%	\$0.00	\$0.00
0111 Use Fees	TBD	1	15.00%	\$0.00	\$0.00
0140 Trash Removal (Trash Removal)		1	15.00%	\$9,200.00	\$9,200.00
0150 Miscellaneous- Material		1	15.00%	\$4,025.00	\$4,025.00
0154 Miscellaneous- Labor		1	15.00%	\$9,775.00	\$9,775.00
0161 Temp Toilet		1	15.00%	\$2,760.00	\$2,760.00
0162 Temp Power		1	15.00%	\$3,335.00	\$3,335.00
0165 Temp Heat		1	15.00%	\$2,070.00	\$2,070.00
0190 Rental Equipment		1	15.00%	\$10,005.00	\$10,005.00
0210 Surveying/La yout	does not include final plat or monuments	1	15.00%	\$4,025.00	\$4,025.00
0220 Excavation - Other		1	15.00%	\$160,234.63	\$160,234.63
retaining wall 0304 Concrete- Labor		1	15.00%	\$0.00	\$0.00
footer stem wall 0310 Foundation Labor		1	15.00%	\$40,825.00	\$40,825.00
porches and sidewalks 0320 Ext Slab	patios, aprons, valley pan	1	15.00%	\$19,550.00	\$19,550.00
slab 0310 Foundation Labor	floor and thickened footings	1	15.00%	\$49,450.00	\$49,450.00
0610 Rough Carpentry- Sub		1	15.00%	\$82,018.00	\$82,018.00

Items	Description	Qty/Unit	Markup	Unit Price	Price
0612 Rough Carp-Materials		1	15.00%	\$78,208.05	\$78,208.05
crane 0614 Rough Carp-Labor - Other		1	15.00%	\$1,150.00	\$1,150.00
Roof and floor 0616 Wood Trusses		1	15.00%	\$25,468.58	\$25,468.58
ext railing labor and material 0620 Stairs & Railings - Other		120	15.00%	\$230.00	\$27,600.00
0632 Fin Carp-Materials		1	15.00%	\$10,867.50	\$10,867.50
trim labor 0634 Fin Carp-Labor		1	15.00%	\$47,596.20	\$47,596.20
0640 Exterior Siding & Trim Sub		1	15.00%	\$56,002.70	\$56,002.70
0642 Ext Side & Trim-Material		1	15.00%	\$52,650.45	\$52,650.45
cabinets 0650 Cabinetry & Builtins - Other		1	15.00%	\$34,684.00	\$34,684.00
aeroBarrier 0704 Thermal&Moisture-Labor		1	15.00%	\$7,762.50	\$7,762.50
damproof 0710 Waterproofing		1	15.00%	\$4,025.00	\$4,025.00
insulation package 0720 Insulation	Placeholder Waiting on numbers	1	15.00%	\$78,568.00	\$78,568.00
roofing and wainscoting 0730 Roofing - Other		1	15.00%	\$121,799.95	\$121,799.95

Items	Description	Qty/Unit	Markup	Unit Price	Price
in roof bid 0740 Flashing		1	15.00%	\$0.00	\$0.00
doors 0812 Doors- Interior		1	15.00%	\$32,749.70	\$32,749.70
0814 Doors- Shower		2	15.00%	\$1,522.60	\$3,045.20
0816 Doors- Hardware		2	15.00%	\$1,205.20	\$2,410.40
windows 0820 Windows & Doors	marvin elevate	1	15.00%	\$56,056.23	\$56,056.23
0910 Drywall		1	15.00%	\$62,982.05	\$62,982.05
flooring carpet and lvt. material and labor 0940 Flooring- Wood	LVT & Carpet	1	15.00%	\$41,005.55	\$41,005.55
finish concrete 0940 Flooring- Wood	no finish concrete	4	15.00%	\$0.00	\$0.00
0950 Paint- Interior - Other		1	15.00%	\$62,830.53	\$62,830.53
0955 Paint- Exterior		1	15.00%	\$38,760.75	\$38,760.75
touch up 0950 Paint- Interior - Other		2	15.00%	\$575.00	\$1,150.00
1010 Bathroom Accessories		2	15.00%	\$575.00	\$1,150.00
1020 Mirrors-Sub		6	15.00%	\$345.00	\$2,070.00
1030 Closets- Material		5	15.00%	\$575.00	\$2,875.00
1110 Appliances		1	15.00%	\$12,671.69	\$12,671.69

Items	Description	Qty/Unit	Markup	Unit Price	Price
Ground heat 1302 Special Construction -Mat'l		1	15.00%	\$0.00	\$0.00
window washing 1310 Final Clean		2	15.00%	\$402.50	\$805.00
Fixtures 1523 Plumbing Fixtures		1	15.00%	\$49,225.75	\$49,225.75
labor 1520 Plumbing		1	15.00%	\$103,212.50	\$103,212.50
materials 1520 Plumbing		1	15.00%	\$37,071.40	\$37,071.40
1525 Plumb-Fire Suppress		1	15.00%	\$35,650.00	\$35,650.00
exhaust materials 1535 Venting		1	15.00%	\$9,933.70	\$9,933.70
1605 Electrical- Tap		1	15.00%	\$0.00	\$0.00
Electrical 1610 Electrical R&F		1	15.00%	\$97,175.00	\$97,175.00
1615 Electrical Fixtures		3	15.00%	\$0.00	\$0.00
on site superintend ant management		1	15.00%	\$57,500.00	\$57,500.00
0130 Cleaning- Construction		1	15.00%	\$2,875.00	\$2,875.00

Unassigned Total:

\$1,658,586.01

Total cost: \$1,771,325.88

Total price: \$2,037,024.77

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

Mill Levy Calculation Worksheet

	2026		2025	
Assessed Valuation	\$675,482,820		\$661,290,800	
	<u>Tax Revenue</u>	<u>Mill Levy</u>	<u>Tax Revenue</u>	<u>Mill Levy</u>
Maximum General Fund Levy	\$3,565,874	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	540,386	0.800	529,033	0.800
2002 Ballot Authorization	337,741	0.500	330,645	0.500
2017 Ballot Authorization	<u>2,364,190</u>	<u>3.500</u>	<u>2,314,518</u>	<u>3.500</u>
<u>Maximum General Fund</u>	6,808,191	10.079	6,665,150	10.079
<u>Temporary Tax Credit</u>	(\$1,013,224)	(1.500)	(\$661,291)	(1.000)
Effective General Fund Levy	5,794,967	8.579	6,003,859	9.079
Bond Fund	1,681,700	2.490	1,678,700	2.539
Total Mill Levy	\$7,476,667	11.069	\$7,682,559	11.618
Abatements	12,719	0.019	4,983	0.008
TOTAL LEVY	\$ 7,489,386	11.087	\$ 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	\$ 7,348,133
Revenue				
General Property Tax	\$ 5,658,681	\$ 6,008,842	\$ 5,950,000	\$ 5,807,686
Specific Ownership Tax	\$ 275,926	\$ 130,000	\$ 267,849	\$ 150,000
Intergovernmental Revenue	\$ 42,343	\$ 25,000	\$ 36,000	\$ 25,000
EMS Service Fees	\$ 337,150	\$ 325,000	\$ 325,000	\$ 340,000
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	\$ 235,000	\$ 75,000
Grants	\$ 133,657	\$ -	\$ -	\$ 160,000
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	\$ 9,084,606	\$ 6,836,736
Total Available Revenue	\$ 10,620,385	\$ 11,730,469	\$ 14,019,233	\$ 14,184,869
Expenditures				
General Services	\$ 1,556,141	\$ 1,848,692	\$ 1,748,693	\$ 2,115,911
Operations	\$ 3,188,143	\$ 3,599,759	\$ 3,499,759	\$ 4,529,960
Subtotal Operating Expenditures	\$ 4,744,284	\$ 5,448,451	\$ 5,248,452	\$ 6,645,870
Revenue Above Operating Expenditures	\$ 2,660,621	\$ 1,347,391	\$ 3,836,154	\$ 28,866
Capital Purchases	\$ 879,848	\$ 1,215,000	\$ 1,375,000	\$ 2,977,385
Total Capital Expenditures	\$ 879,848	\$ 1,215,000	\$ 1,375,000	\$ 2,977,385
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	\$ 6,671,100	\$ 9,794,625
Reserves				
TABOR Reserve (3%)	\$ 142,119	\$ 201,333	\$ 201,333	\$ 293,839
Operating Reserve (31%)	\$ 1,421,189	\$ 2,214,663	\$ 2,214,663	\$ 3,036,334
Impact Fee Reserve	\$ 447,873	\$ 468,836	\$ 83,452	\$ 197,452
Additional Capital Reserve	\$ 200,000	\$ 1,500,000	\$ -	\$ 425,000
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	\$ 4,598,685	\$ 137,620
Ending Fund Balance	\$ 4,934,627	\$ 5,019,370	\$ 7,348,133	\$ 4,390,244

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	\$	20,274,124
Principal - Current year	\$	705,000
Interest - Current Year	\$	976,700
Total Current Year	\$	<u>1,681,700</u>
Principal Balance as of Dec 31	\$	19,569,124

Capital Project Bond Expenditures

Budget 2026

Proceeds

PFM Managed Assets Acct	\$	4,000,000
Capital Projects Checking	\$	200,000
Transfer from General Fund	\$	800,000
Interest	\$	-
Bond Arbitrage Reserve	\$	1,265,000
Spann Purchase Reserve	\$	1,501,000
Total Proceeds Available	\$	7,766,000

Land Acquisition	\$	287,138
Construction	\$	4,800,000
Bond Arbitrage Payment	\$	1,450,000
Total Capital Expenditures	\$	6,537,138

Item Detail

Land Acquisition

Spann Parcels 2026 Payments	\$	287,138
Subtotal Buildings & Land	\$	287,138

Soft Costs

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

Hard Construction Costs

Sitework / Fire HQ / SAR	\$	3,600,000
Housing & Other Construction	\$	1,200,000
Subtotal Hard Construction Costs	\$	4,800,000

Remaining Balance \$ **15,000**

Remaining Balance Land Reserve \$ **1,213,863**

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	\$ 8,000	Increases with payroll costs
Housing Stipend	\$ 29,900	\$ 29,900	
Medicare Tax	\$ 8,290	\$ 9,969	
Social Security Tax	\$ 6,186	\$ 3,863	Temporary & PT Employees
Colorado FAMILI 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	\$ 20,400	6% of Collected EMS Billing
Bank Charges	\$ 5,000	\$ 10,000	Increased Credit Card Payments
Board Expenses	\$ 16,000	\$ 3,000	Off Year for Strategic 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	\$ 9,000	
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 Reviews/Signage Progr
Insurance - General	\$ 45,000	\$ 65,000	New Buildings
IT Services	\$ 60,000	\$ 70,000	Additional SAS Subscriptions
Legal and Professional	\$ 50,000	\$ 60,000	Add Outsourced HR Services
Banquets & Meals	\$ 26,000	\$ 26,000	
Office Supplies & Equipment	\$ 30,000	\$ 25,000	
Postage & Shipping	\$ 3,000		
Rent	\$ 75,596	\$ 69,600	See Schedule F - Rent
Repairs - Building	\$ 40,000	\$ 45,000	
Repairs - Rental Units	\$ 5,000	\$ 15,000	Increased based on experience
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	\$ 178,731	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	\$ 2,115,911	

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	\$ 353,735	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	Instructor 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	\$ 38,388	
Social Security Tax	\$ 15,934	\$ 19,840	
Retirement Contributions - Employer	\$ 242,323	\$ 308,097	
Colorado FAMLPI Premium	\$ 9,798	\$ 11,913	
Health Insurance & Related Benefits	\$ 408,703	\$ 535,303	
Ski Pass Benefit - Employee	\$ 32,000	\$ 32,000	32 Total
Ski Pass Benefit - Volunteers	\$ 15,000	\$ 12,000	12 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	\$ 250,000	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	\$ 8,000	
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	\$ 4,529,960	

Schedule C - Capital Expenditures

Budget 2025

Buildings & Land	\$	1,000,000
Vehicles	\$	-
Capital Medical Equipment	\$	-
Capital Fire Equipment	\$	1,837,385
Capital Equipment (Other)	\$	140,000
Total Capital Expenditures	\$	2,977,385

Item Detail

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

Buildings & Land

Transfer to Capital Project Fund	\$	800,000
Tower Contribution	\$	200,000
Subtotal Buildings & Land	\$	1,000,000

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

DTR Radio Equipment	\$	100,000
Hamilton Ventilator	\$	40,000
Subtotal Equipment - Other	\$	140,000

Schedule D - Reserve

	<u>Budget 2026</u>	<u>Comments</u>
Annual Expenditures	\$ 9,794,625	
TABOR Reserve (3%)	\$ 293,839	
Operating Reserve (31%)	\$ 3,036,334	
Impact Fee Reserve*	\$ 197,452	
Additional Capital Reserve	\$ 500,000	
Down Payment Assistance Fund	\$ 200,000	
Major Incident Contingency	\$ 100,000	
Restricted Reserve (Land Purchase)	\$ -	
Unrestricted Reserve	\$ 137,620	
	\$ -	
Total Reserve	\$ 4,465,244	

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

Principal Balance as of Jan 1 \$ 491,033.00

Principal - Current year \$ 51,030.97

Interest - Current Year \$ 10,595.01

Total Current Year \$ 61,625.98

Principal Balance as of Dec 31 \$ 440,002.03

Quint Lease Purchase

Date Executed	10/15/25
Maturity Date	8/31/35
Interest Rate	4.75%

Amount Financed \$ 1,500,000.00

Principal Balance as of Jan 1 \$ 1,500,000.00

Principal - Current year \$ 120,338.69

Interest - Current Year \$ 69,838.00

Total Current Year \$ 190,176.69

Principal Balance as of Dec 31 \$ 1,379,661.31

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%
			\$ -	
\$ 97,767	99.0%	Fire Lieutenant	\$ 83,000	14.27%
\$ 122,300	88.0%	Fire Captain	\$ 90,000	13.91%
\$ 116,811	98.1%	Batallion Chief	\$ 106,000	7.54%
\$ 143,401	99.5%	Deputy Chief	\$ 130,000	8.87%
			\$ -	
\$ 80,200	99.5%	Fire Inspector	\$ 76,500	4.17%
\$ 96,950	107.8%	Deputy 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%
\$ 124,460	92.1%	HR Dir / Finance Dir	New	
\$ 161,707	94.9%	Fire Chief	\$ 136,000	11.38%

Bonus Amounts		Overall
DFPC Aerial Operator	\$ 1,000	9.04%
Instructor (Engineer & Paramedic)	\$ 2,000	
AEMT (Engineer, Lieutenants & C	\$ 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 & Captai	\$ 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	\$	9,794,625
Emergency TABOR Reserve	\$	293,839
Additional Reserves	\$	4,096,406

Capital Projects Fund

Capital Projects	\$	6,250,000
Multi-Year Land Purchase	\$	287,138

Bond Fund

Bond Principal and Interest	\$	1,681,700
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Total Appropriation \$ 18,013,462

Total Reserves \$ 4,390,244

CRESTED BUTTE FIRE PROTECTION DISTRICT

2026 BUDGET MESSAGE

The Crested Butte Fire Protection District was established to provide fire protection and emergency medical services in accordance with statutory provisions in 1973. The District serves approximately 220 square miles that include the Towns of Crested Butte, Mt. Crested Butte, and unincorporated portions of Gunnison County in the upper Gunnison Valley north of Round Mountain. Tourism and outdoor recreation are the major economic drivers of the area creating a large demand for hospitality related services. The District continues to be a popular tourist destination and vacation home community in the summer and winter months. Construction activity and real estate sales remain strong; however, this activity may be slowing somewhat in the current high-cost real estate environment. Lack of housing availability and affordability continues to be a major concern impacting the recruitment and retention of the local workforce, including CBFPD personnel.

The major ongoing expenditures of the CBFPD are salary and benefits totaling \$5,306,700 for 2026. The District will soon employ 18 full-time response personnel across three shifts. Additionally, there are 2 additional response employees with variable schedules and 2 chief officers on weekday schedules. The CBFPD's fire prevention team consists of a full-time fire marshal, 2 deputy fire marshals and 1 part-time fire inspector. Administration consists of the CEO and the Chief of Staff. Supporting the response force are 16 part-time and 11 volunteer members. Major expenses for 2026 will be the purchase of new "quint" type apparatus capable of performing both fire engine and ladder truck functions for \$1.8M. General obligation bond expenditures for the new emergency services campus are also anticipated at \$3.6M to close out that project and up to \$1.2M in member housing construction.

Subsequent to the biennial valuation conducted in June of 2024, the assessed valuation of the District is \$675,482,820 for tax year 2025 to be collected in 2026. The taxable property within the District is mostly comprised of residential, commercial and agricultural property. There is currently no extractive activity or significant state-assessed property within the district boundaries. The District has an authorized and "de-Bruced" general fund mill levy of up to 10.079 mills. In 2021 District voters authorized an additional mill levy sufficient to fund general obligation bond payments of \$1,679,000 annually that will require 2.490 mills for payments in 2026. The district intends to levy a general fund ad valorem tax of 10.079 mills in conjunction with a temporary tax credit of 1.50 mills that will yield a total effective rate, including abatement recovery and bond levy, of 11.087 mills. This will decrease the overall tax rate by 0.538 mills from the 2025 level of 10.625 mills. This rate will provide the District \$5,807,686 in general fund property tax revenues for 2026. The district projects \$1,029,050 in other anticipated revenue and enters 2026 with an estimated general fund balance of slightly over \$7.3M.

Total expenditures in 2026, inclusive of construction supported by bond funds and bond repayment will be \$18,013,462. General fund expenditures including capital purchases will be \$9,794,625. Ongoing District reserves will include a 31% operating and cash flow reserve in addition to the required 3% TABOR reserve. Reserves are also in place for future capital purchases, major incidents, and down payment assistance loans for a total reserve of \$4,390,244. A separate reserve account with a balance of \$1,501,000 is in place to cover a multi-year land purchase for the new station site.

In summary, the district will continue to provide high quality emergency services and fire code enforcement with a combination staffing model. Competitive pay and benefits, housing support, reserves for a future vehicle purchases, member housing, modern equipment and closeout of the new headquarters campus will be the priorities for 2026.

The District uses the modified accrual basis of accounting for governmental fund types. Expenditures are recognized when liabilities are incurred and revenues are recognized when they become available.

**RESOLUTION 2025-12-1
TO ADOPT 2026 BUDGET**

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND
AND ADOPTING A BUDGET FOR THE CRESTED BUTTE FIRE PROTECTION
DISTRICT, GUNNISON COUNTY, COLORADO, FOR CALENDAR YEAR 2026

WHEREAS, the Board of Directors of the Crested Butte Fire Protection District has appointed Sean Caffrey, Chief Executive Officer, to prepare and submit a proposed budget of said governing body at the proper time, and;

WHEREAS, Sean Caffrey, Chief Executive Officer, has submitted a proposed budget to this governing body on September 9, 2025, for its consideration, and;

WHEREAS, upon due and proper notice, published in accordance with law, said proposed budget was open for inspection by the public at the Crested Butte Fire Station, 306 Maroon Avenue, Crested Butte, Colorado, a public hearing was held on November 11, 2025, and interested taxpayers were given opportunity to file or register any objections to said proposed budget, and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO:

1. That the estimated expenditures and revenues for each fund are as follows in the attached budget.
2. That the budget as submitted, amended, and hereinabove summarized by fund, hereby is approved as the budget of the Crested Butte Fire Protection District for the year stated above.
3. That the budget hereby approved and adopted shall be signed by Ken Lodovico, Chairman, and Matthew Halvorson, Secretary, and made part of the public records of the Crested Butte Fire Protection District.

ADOPTED, this 9th day of December 2025.

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: _____
Kenneth J. Lodovico, Chairman

SEAL:

Attest: _____
Matthew L. Halvorson, Secretary

**RESOLUTION 2025-12-2
TO APPROPRIATE SUMS OF MONEY**

A RESOLUTION SUMMARIZING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Crested Butte Fire Protection District has adopted the annual budget in accordance with Local Government Budget Law on December 9, 2025, and;

WHEREAS, the Crested Butte Fire Protection District has made provisions therein for revenues in the amount equal to or greater than the proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO:

That the following sums of money are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated:

General Fund

General Fund Annual Expenditures:	\$9,794,625
Emergency TABOR Reserves:	\$293,839
Other Reserves:	\$4,096,406

Capital Projects Fund

Capital Projects:	\$6,250,000
Multi-Year Land Purchase:	\$287,138

Bond Fund

Principal & Interest	\$1,681,700
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ADOPTED, this 9th day of December, 2025.

CRESTED BUTTE FIRE PROTECTION DISTRICT

SEAL:

By: _____
Kenneth J. Lodovico, Chairman

Attest: _____
Matthew L. Halvorson, Secretary

RESOLUTION NO. 2025-12-3 TO SET MILL LEVIES

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of the Crested Butte Fire Protection District has adopted the annual budget in accordance with Local Government Budget Law on December 9, 2025, and;

WHEREAS, the amount of money necessary to balance the budget for the General Fund is \$5,794,967, and;

WHEREAS, the amount of money necessary to balance the budget for the Bond Fund is \$1,681,700, and;

WHEREAS, the amount of money necessary to recover abatements is \$12,719 and;

WHEREAS, the 2025 net total taxable assessed valuation for the Crested Butte Fire Protection District as certified by the Gunnison County Assessor is \$675,482,820.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO:

1. That for the purposes of meeting all expenditures within the General Fund of the Crested Butte Fire Protection District during the 2026 budget year, there is hereby levied a tax of 10.079 mills, offset by a temporary tax credit of 1.500 mills resulting in a net effective mill levy of 8.579 mills, upon each dollar of the total valuation for assessment of all taxable property within the District for the tax year 2025.

2. That for the purposes of meeting all expenditures within the Bond Fund of the Crested Butte Fire Protection District during the 2026 budget year, there is hereby levied a tax of 2.490 mills, upon each dollar of the total valuation for assessment of all taxable property within the District for the tax year 2025.

3. That for the purposes of recovering abatements during the 2026 budget year, there is hereby levied a tax of 0.019 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the tax year 2025.

3. That the Treasurer is hereby authorized and directed to immediately certify to the County Commissioners of Gunnison County, Colorado, the mill levies set for the Crested Butte Fire Protection District as hereinabove determined and set.

(Signatures Next page)

ADOPTED, this 9th day of December, 2025.

By: _____
Kenneth J. Lodovico, Chairman

Attest: _____
Matthew L. Halvorson, Secretary