

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, November 11, 2025
Approved: December 9, 2025

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Eric Tunkey (Jack Dietrich via zoom)
Guests: Todd Goulding- Goulding 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 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.