

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, December 9, 2025
Approved: Tuesday, January 13, 2026

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Eric Tunkey, Jack Dietrich, Brittany Perkins via Zoom
Guests: Todd Goulding- Goulding Development Advisors, Chris Stryker and Scott Stryker -Western Slope Towers LLC
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Robert Weisbaum, Jeff Duke, Chris Carver, Joe Wonnacott, Kevin Dietz, Aaron Huckstep, M.E. Ellis, Ric Ems, Dave Ems

Changes to the Agenda

Meeting called to order at 5:15 pm by Board Chairman Ken Lodovico
No changes to the agenda

Oath Of Office

Abby Dee Thompson

Consent Agenda

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

Fire Prevention Report

Interim Fire Marshal Joe Wonnacott presented his written report to the board; no questions were raised regarding its contents. Discussion focused on the Whetstone housing development. The temporary water supply failed the initial inspection due to insufficient fire flow. Fire Prevention will conduct a reinspection later this week. Dale Hoots is processing the Oros building permit; the lower building is anticipated to break ground in the spring. The Headquarters fire inspection will occur following completion of the elevator inspection.

EMS & Fire Chief Report

Chief Weisbaum provided his written report. He reported call volume is projected to exceed last year's totals. He highlighted that an automatic aid agreement with Gunnison Fire is currently under negotiation. This agreement is intended to enhance emergency response for the community and may contribute to improved ISO ratings. Director Tunkey inquired whether joint training with Gunnison Fire would increase under the automatic aid agreement. Chief Weisbaum confirmed that mutual training is included as part of the agreement. Chief Weisbaum read an email from community member commending A-Shift personnel for their actions in saving their life. Finally, Chief Weisbaum noted that the Tactical EMS program is insurable and provided a brief overview as outlined in the written report. Chief Weisbaum expressed his intent to assign one member from each shift to participate in the Tactical EMS program.

Chief Executive Report

CEO Caffrey provided his written report. In addition to the written report, CEO Caffrey expressed appreciation to Annie Tunkey and Chief Weisbaum for their work at the dedication and ribbon cutting event, and to John Chmil and the Board members for their participation in the strategic planning session. CEO Caffrey also thanked Scott Morrill, Lisa Bickford, Jodi Chinn, Nate Stapanek, and Matt Halvorson for their

work related to the CB South Communications Tower Project prior to Gunnison County Planning Commission hearing. The project was approved by the Planning Commission on a 3–1 vote, subject to reasonable conditions. CEO Caffrey concluded by thanking Jeff Duke for his efforts in maintaining and supporting the Emergency Service Campus construction.

Public Comment

Written comments were provided in the Board packet, including correspondence from John Nichols regarding plan review fees. Tower-related comments were also included in the packet, along with an ongoing email thread involving Peter Carey. Kevin Dietz submitted comments regarding the anticipated loss of parking spaces in CB South associated with the proposed tower installation. Mr. Dietz expressed concern about the impact of reduced parking availability on the community and requested ongoing communication regarding potential parking changes.

Dave Ems addressed the Board at length regarding concerns related to due process, compliance, and potential liability exposure to the District and Board members. Mr. Ems cited actions related to Ric Ems, including administrative leave correspondence dated August 14, references in the September 9 Board minutes/ Mr. Ems asserted that a name-clearing hearing is warranted and requested Board action, including reinstatement.

Old Business

Crested Butte South Communications Tower

Chris and Scott Stryker joined the meeting via Zoom and provided an update. Chris referenced the November 20 planning update and reported that title documentation has been received and submitted to the surveyor. The geotechnical consultant and project architect were on site to evaluate attachment requirements for the equipment shelter. A transformer upgrade quote was received from GCEA, and the associated fee has been paid. Scott met with Lambert and Associates to coordinate the geotechnical survey and project schedule. Groundbreaking is anticipated for April 12–13, with the shelter and tower to be constructed concurrently. he proposed shelter footprint is approximately 17' x 24', as the originally proposed 10' x 24' configuration was insufficient to accommodate the anticipated number of tenants. Updated design plans are expected shortly after the first of the year and will be designed to complement existing buildings. Examples of cell tower “tree” design were discussed, including bark treatment and branch coloration to match existing site conditions. The Stryker’s will provide additional samples for Board review. CEO Caffrey will include supporting images in the January Board packet.

Emergency Services Campus Update

Todd Goulding reported that the Emergency Services Campus project is approaching completion. Contractor punch list activities began this week, with a re-walk anticipated within 7–10 days and a tentative date of December 23 for final punch review. Multiple inspections remain outstanding. FCI plans to meet in January to address remaining balance items, with overall project completion anticipated in the spring.

Installation of training building props is scheduled for mid-January. Project closeout activities will include training on the generator, mechanical, and electrical systems. The project remains on budget. Director Dietrich inquired about site cleanup on the opposite side of the river.

Employee Housing Projects Update

CEO Caffrey reported that he is pre-loading information for Board review, with employee housing updates anticipated between January and February. Preliminary cost estimates for the Larkspur project were provided by John Stock. The project will be required to go out to bid in accordance with statutory requirements.

The employee down payment assistance policy was included in the Board packet and reflects currently available financial products for eligible employees.

New Business

The final 2026 Budget was presented by CEO Caffrey with minor changes reflecting utility cost changes at the headquarters building. Employee salary budget items remain unchanged.

Motion to approve Resolution 2025-12-1 to adopt the 2026 Budget, Resolution 2025-12-2 to appropriate sums of

money for the 2026 budget year, and Resolution 2025-12-3 to set mill levies for the 2026 budget year by Dietrich, Second by Tunkey. Motion passes unanimously.

Unscheduled Business and Board Member Comments

Director Dietrich raised questions regarding the correspondence from John Nichols plan review fees. Interim Fire Marshal Wonnacott stated that the fees are established and not discretionary. He clarified that plan review fees are calculated based on gross floor area, including all space under the eaves, and that fees must be applied consistently.

Director Halvorson requested guidance on how the Board would like to address public comments, including consideration of time limits to ensure fairness. CEO Caffrey noted that public comment parameters could be addressed through amendments to the Board bylaws and that the level of engagement is at the Board's discretion. It was suggested that a future discussion be scheduled to review public comment practices.

It was noted that Dave Ems' written correspondence will be sent to office@cbfpd.org and will be uploaded to the MyCommittee board information for the December 2025 meeting.

Motion to adjourn at 6:41 pm by Dietrich, seconded by Lodovico. Motion passes unanimously.