

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Station 2
751 Gothic Road Mt. Crested Butte, CO 81224
Tuesday, January 13, 2026
5:15 PM
Approved : February 9, 2026

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Eric Tunkey, Jack Dietrich, Brittany Perkins
Guests: Todd Gouling- Gouling Development Advisors, Chris Stryker and Scott Stryker -Western Slope Towers LLC, John Chmil- Lyons Gaddis
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Robert Weisbaum, Jeff Duke, Joe Wonnacott, Dale Hoots, Derek Harwell CB South POA

Changes to the Agenda

Meeting called to order at 5:16 pm by Board Chairman Ken Lodovico
No changes to the agenda

Consent Agenda

Approval of the December Regular and Special Meeting Minutes
Approval of Monthly Financial Reports for December
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. He reported that the Whetstone Housing Project remains under construction and is currently in compliance with all CBFPD requirements. Wonnacott noted that Gunnison County has requested authorization to proceed with construction on additional buildings; however, CBFPD has declined the request at this time. Director Halvorson inquired whether supporting calculations exist to substantiate CBFPD's position. Wonnacott confirmed that applicable standards and calculations support the current requirements. Director Dietrich asked whether underground fire line inspections could be conducted internally if CBFPD personnel are qualified. Hoots responded that this is a topic appropriate for further discussion within the Fire Prevention Division.

EMS & Fire Chief Report

Chief Weisbaum presented his written report. He reported a 6 percent increase in call volume compared to the same period last year. Weisbaum provided an overview of an infographic comparing EMS calls, fire calls, and total call volume. He emphasized the importance of maintaining distinct fire incident reporting in addition to EMS reporting. "Good intent" calls were noted as public service calls. It was reported that the District responded to 58 calls between Christmas and New Year's. Chief Weisbaum advised the Board that enhancements to communications capabilities, including CAD and related systems, are anticipated in 2026. In personnel, Chief Weisbaum commended Joe Blunn for his work on social media content creation. Chief Weisbaum reported that posting for FF/EMT and FF/Paramedic positions has generated seven applications to date. Chief Weisbaum also noted that one employee is currently on workers' compensation with a likely extended leave of absence.

Chief Executive Report

CEO Caffrey presented his written report, which was included at the beginning of the committee packet as an overview of the meeting. He noted that if the Board has concerns with the revised order of materials, members

should notify him.

CEO Caffrey reported that the first draft of the Strategic Plan was included in the packet and will be reviewed by Rob and Annie. A draft Chain of Command policy was also included in the packet, with an organizational chart to be added. CEO Caffrey explained that the intent reflects an atypical fire district organizational structure in which the CEO reports directly to the Board, with the Fire Chief reporting to the CEO. The policy is intended to clearly define the organizational structure and outline how matters progress through the chain of command.

CEO Caffrey reported that recruitment planning for the Fire Marshal position is underway. Preparatory work began in July in anticipation of Ric's retirement in December 2026. An announcement is expected as early as next week, followed by a formal hiring process.

CEO Caffrey provided an update on pension board matters. He noted that if general pension benefits are discussed during pension board meetings, four members would be conflicted and would be required to file conflict of interest disclosures with the Secretary of State at least 72 hours in advance. Director Dietrich inquired whether pension fund contributions could be increased following budget approval. CEO Caffrey stated that such action is not feasible at this time and recommended allowing the pension fund to remain unchanged for approximately two years, until the next actuarial study in 2027.

CEO Caffrey concluded by recognizing staff efforts, noting that Taylor Reeves is assisting with furniture assembly and Jeff Duke continues to support efforts to move into the headquarters building.

Public Comment

No public comment.

Old Business

Crested Butte South Communications Tower

Scott Stryker attended in person and Chris Stryker joined via Zoom to provide an update. They reported that approximately four weeks prior, a geothermal firm conducted soil borings to a depth of approximately 28 feet for the tower foundation and potential shelter location. Design Development drawings (approximately 50 percent complete) were included in the Board packet. High-level budget pricing is underway. The shelter construction timeline is expected to be relatively short. Tower design samples were presented for Board review. Scott Stryker indicated an intent to use limbs sourced from the site to closely match existing trees for the monopole "tree" design. April was identified as a realistic construction start timeframe. The Board discussed obtaining comparative information regarding warranty coverage and experience between the two proposed tower tree vendors. Director Dietrich noted the presence of a water main approximately two feet from the proposed tower pad near the sidewalk and stated that the CB South Metro District has expressed interest in relocating the line during construction. Dietrich also raised the need to address parking mitigation concurrently with project discussions.

Emergency Services Campus Update

Todd Goulding provided an update on the Emergency Services Campus project. He reported that the buildings are substantially complete, with an Owner's Acceptance Walk scheduled with FCI on Thursday. Temporary Certificate of Occupancy (TCO) documentation was submitted to Gunnison County on Friday. Goulding noted a discrepancy between the approved site plan and existing apron slopes. While plans reflect a maximum slope of four percent, some areas currently measure approximately five percent. A variance may be requested, and the District's civil engineer is coordinating with Gunnison County to evaluate solutions. Final electrical and fire inspections are currently delayed pending availability of the elevator inspector, who is not expected to return until the end of January. Acceptance of the lift station by the Town of Crested Butte is in progress. The SCADA system is operational, with ongoing monitoring and adjustments. Water and sewer systems are functioning as expected. Installation of training building props is anticipated in mid-February. Mr. Goulding reported that the project remains on budget, closeout activities will include warranties, as-built documentation, and system training. Vice Chair Tunkey inquired about potential remedies for the apron slope discrepancy. Goulding stated that pursuing a variance is the preferred initial approach; otherwise, removal and regrading of asphalt may be required. Chair Dietrich suggested noting that future bridge upgrades could alter slope conditions.

Larkspur Projects Update

John Chmil prepared letter to the Larkspur HOA to request same set back standards as the rest of the community on the Nicky Court lots.

New Business

Motion to approve Resolution 2026-1-1 Designating Time and Place of Board Meetings and engage in with Mayberry and Company LLC, for the 2025 audit, by Dietrich, seconded by Tunkey. Motion passes unanimously.

John Chiml provided an example of Public Comment Guidelines, included in the Board packet. CEO Caffrey requested Board input, noting that following discussion the guidelines would be finalized and incorporated into the Board bylaws. Director Halvorson expressed support for the draft and noted that Item 7 is particularly important for the Board. Director Perkins inquired about the handling of written comments. It was clarified that written comments may be included in MyCommittee and in the public packet. Written comments received after packet publication may be added to the record following the meeting. The Board discussed expectations regarding tone and civility in written submissions and whether written comments may be accepted in lieu of in-person public comment. It was clarified that written submissions must meet the same standards as oral public comment. The Board discussed whether all public comments are required to be posted, including those that may be aggressive or vulgar. The Board expressed general consensus with the draft guidelines and directed that the item be brought back for formal consideration at a future meeting. The board indicated comfort with incorporating the Public Comment Guidelines into the Board bylaws rather than adopting them as a separate policy.

The February Meeting Date was adjusted to February 9th at 5:15pm.

Unscheduled Business and Board Member Comments

NO unscheduled business or board member comments.

Executive Session

Motion to enter executive session pursuant to §24-6-402(4)(e), C.R.S., Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators related to negotiations with Fire Marshal Ric Em by Lodovico, seconded by Perkins motion passes unanimously.

Board entered executive session at 6:52 pm.

Motion to exit executive session by Lodovico seconded by Dietrich motion passes unanimously.

Motion to for Counsel to proceed as discussed in executive session by Lodovico, seconded by Tunkey. Motion passes unanimously.

Motion to adjourn at 7:12 pm by Perkins , seconded by Lodovico. Motion passes unanimously.