

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Fire Station 1
300 CR 317 Crested Butte, CO 81224
Tuesday, March 10, 2026 - 5:15 PM
Approved: May 12, 2026

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Jack Dietrich, Brittany Perkins
Guests: Todd Goulding- Goulding Development Advisors, Chris Stryker -Western Slope Towers LLC
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Robert Weisbaum, Jeff Duke, Randy Felix,
Ric Ems, Adam Murdie, Rob Glow, Kemble Widmer, Johnny Holton, Kevin Schiferl, Jay Bettencourt,
Corey Tibljas, Taylor Reeves, Ric Ems, Eric Murrow

Changes to the Agenda

No changes to the agenda

Executive Session

Motion to enter Executive Session pursuant to §24-6-402(4)(f), C.R.S., Personnel Matters related to Chief Executive Officer Sean Caffrey and §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 related to the CBSAR lease and Larkspur housing by Dietrich, seconded by Lodovico. Motion passes unanimously.

Board entered executive session at 4:02 pm.

Motion to exit executive session by Halvorson, seconded by Perkins. Motion passes unanimously.
Board exited executive session at 5:12 pm.

Regular meeting called to order at 5:22 pm by Board Chairman Ken Lodovico
No changes to the agenda

Consent Agenda

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

Fire Prevention Report

Fire Marshal Joe Wonnacott presented the written report to the board. The Fire Prevention Division has received plan review in line with the regular spring building season. Whetstone is progressing well and Wonnacott has been making daily visits to ensure compliance.

EMS & Fire Chief Report

Chief Weisbaum presented his written report. He extended thanks to everyone for their efforts in transitioning into the new Station 1 building and completing the move from 306 Maroon and Station 2.

Part-time members were successfully onboarded through a three-day program led by Rick Ball and Matt Evans. Ryan Woods and Abby Dee have accepted full-time positions. There is currently one internal applicant for the open Firefighter/Paramedic position.

Training activities have remained consistent. Appreciation was given to Joe Blunn for taking on social media responsibilities on behalf of the fire district.

In-person training for Class B will be held this Thursday in the training building. In April, training will focus on Class A, along with maintenance of the building.

Chief Executive Report

CEO Caffrey presented his written report. He noted continued progress toward establishing the Emergency Telecommunications Authority and efforts to bring the CAD program online, with an anticipated implementation timeline of six months to one year.

The Training, Education, and Testing policy has been updated to include reserve members earning wages during hands-on training. There has been an uptick in workers' compensation claims, and it is anticipated that premiums may increase moving forward.

CEO Caffrey expressed his gratitude for the hard work and dedication shown in making Station 1 operational, highlighting the strong team effort and positive progress being made.

Public Comment

Kevin Schiferl, in addition to his comments at the February board meeting and his letter to the editor in the Crested Butte News, submitted further comments to be delivered to office@cbfpd.org.

A key takeaway from his remarks was a concern regarding the pace of the district's progress in employee housing, specifically questioning whether CBFPD is "running before it crawls." He also requested that projections of the building costs be developed and shared with the public.

Lodovico stated that the Board will respond to these comments via email.

Old Business

Crested Butte South Communications Tower

Chris Stryker joined via Zoom to provide a communications update. Minor revisions have been made to the construction drawings for the building permit, and the project is currently awaiting review from the wildlife department.

Survey work is being conducted (Areas 1A and 2C) to ensure compliance with FAA requirements, with final height confirmation to occur once construction is complete.

The monopine branch color will be matched to the existing tree color at the site. Potholing for the water line is currently underway.

Emergency Services Campus Update

Todd Goulding joined the meeting via Zoom and provided a project update. He reported that the team is working with FCI to close out remaining items. A revised plan for the north driveway has been submitted to the county for review and comment. The proposed hybrid solution includes an ingress (entry) side at a 5% grade and an egress lane at 4% or less, in order to maintain ADA-compliant access and sidewalks on the entry side. Final pricing and scheduling will be determined following county approval.

The remaining work primarily involves move-in finalization. Chris Smith and Brian Young have been assigned to review and complete both new and outstanding items. FCI continues to perform well overall; however, lighting and HVAC control systems are taking additional time to complete. The training building is complete, and prop installation is nearly finished. Overall, the project remains on budget.

CBSAR Lease Update

Discussion was held regarding the CBSAR lease, which is very close to finalization. Remaining issues center on termination clauses (Sections 1.5 and 1.6) and how they interact. The current lease packet reflects the recommendation of John Chmil.

Johnny Holton provided a written statement to the Board. He expressed CBSAR's concern that the lease allows CBFPD a unilateral right to terminate, creating a situation where CBSAR is never more than five years away from potential termination. He stated this is inconsistent with the existing MOU and bond language and requested that the clause be removed. Kimble Widmer echoed these concerns. He requested removal of the unilateral termination clauses, emphasizing that the issue is not trust in current leadership, but the long-term implications of the contract. He stated that, regardless of current relationships, CBSAR must assume the clause could be exercised if it remains in the lease.

Lodovico responded that there is no intent to terminate the lease, explaining that the structure includes a 10-year term followed by an additional 5 years, for a 15-year initial lease period. Dietrich added that revisiting the agreement every five years is not problematic.

Kimble reiterated that the concern is contractual, not personal, and highlighted uncertainty due to potential leadership turnover. Lodovico emphasized that CBFPD has a responsibility to taxpayers. Holton acknowledged CBFPD's position but noted that the lease, as written, allows unilateral termination at any time, suggesting there may be a reasonable middle ground.

Halvorson stated the issue is challenging and shared concerns about future decision-makers. He noted that while CBFPD must act in the District's best interest, removing options from future boards could be seen as irresponsible. He indicated no concerns with the MOU or ballot language and asked whether CBSAR could propose a potential middle ground. Further discussion clarified that Section 1.6 references Exhibit C, which ties back to Section 1.4, and that the termination clause is linked to five-year terms. There was general agreement on the need to align these provisions conceptually and make the lease language clear. CEO Caffrey noted that next steps are at the Board's discretion, with input received from both legal counsel and CBSAR.

Halvorson stated the importance of allowing additional time and supported delaying a decision for one month to consider a counterproposal from CBSAR. Dietrich agreed, and Perkins requested that CBSAR provide what it considers a "reasonable term."

Kimble stated that CBSAR will confer and return with a proposal aimed at aligning the lease with the shared vision. Caffrey suggested using the current lease as a baseline and providing a redlined version for further review.

Larkspur Housing

Design review on March 19th with Larkspur HOA. Ben White and Sean Caffrey will be in attendance. Caffrey will be sure to circulate Schiferl's emailed questions to the board of directors.

New Business

Discussion was held regarding the draft Employee Housing Policy included in the meeting packet. The draft includes updates to the lease/member housing agreement and reflects new Colorado laws. The policy remains tied to member employment. Subleasing was identified as an area requiring additional clarity. While there is no issue with roommates in practice, clearer language is needed to define and regulate subleasing arrangements.

The current policy implies, but does not explicitly state, a five-year term. The current draft reflects a "hard and fast" five-year term, after which other members would have the opportunity to apply for District housing. If there is no interest from other applicants, the current tenant could extend in one-year increments. An alternative structure was also discussed, consisting of an initial two-year term followed by

one-year renewals, rather than a single five-year term.

The concept of “key employee” designation was also reviewed. This would apply to individuals with specialized or highly recruited skill sets who require long-term housing stability. One example discussed was Captain Bettencourt. A potential approach would be to place such employees in a master lease arrangement rather than District-owned housing units.

Corey Tibljas, a current tenant in district housing, expressed appreciation for the housing initiative, noting that it has helped retain members in the District amid the increase in short-term rentals in the Crested Butte market. He emphasized that the program supports response readiness by keeping members local. Providing feedback on the draft, Corey acknowledged the intent to create equity but noted that the housing market has become increasingly challenging, making it difficult for members to transition into independent homeownership within a five-year timeframe. He expressed concern that the “key employee” designation could create uncertainty and potential instability for others navigating year-to-year housing. He also asked for clarification on how the designation process would work and whether the tiered structure in the policy would impact eligibility or prioritization for purchasing housing.

Lodovico stated that the intent of the policy is not to displace current residents. Caffrey agreed, emphasizing that the goal is not to leave anyone without housing. Dietrich acknowledged the complexity of the issue, and Lodovico noted uncertainty about how best to balance the original intent with current market realities.

Corey added that housing conditions may evolve as additional initiatives come online in the valley.

Halvorson noted that placing key employees into a master lease pool could prevent them from competing directly with other District employees for housing units.

Caffrey stated that the draft policy can be refined to address the concerns raised and welcomed continued feedback. Bettencourt shared that access to housing was a critical factor in his ability to join and remain with the District, emphasizing his commitment to the community and response coverage. He also expressed concern about not wanting to negatively impact coworkers through a “key employee” designation.

All members currently in housing units were invited to attend and provide input.

Caffrey will continue refining the policy and lease agreement based on feedback received.

Unscheduled Business and Board Member Comments

No unscheduled business or board member comments.

Motion to adjourn at 6:48 pm by Lodovico, seconded by Dietrich. Motion passed unanimously.