

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Fire Station 1
300 CR 317 Crested Butte, CO 81224
Tuesday, May 12, 2026 - 5:15 PM
Approved: June 9, 2026

Attendance

Board Members Present: Matt Halvorson, Ken Lodovico, Brittany Perkins
Board Members Excused: Jack Dietrich
Guests: Scott Stryker & Chris Stryker -Western Slope Towers LLC
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Robert Weisbaum, Jeff Duke, Joe Wonnacott, Dale Hoots, Lucy Garrec, Shamaï Buckle, Eric Tunkey, Brent Meyer, Ric Ems, Mark Reaman, Kevin Schiferl, Bill and Ann Sage, Johnny Holton

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

Changes to the Agenda

Recognition of Eric Tunkey CBFDP retiree with 13 years as a volunteer and 10 years as board member.

Consent Agenda

Approval of minutes March 10, 2026 regular meeting
Approval of minutes April 28, 2026 special meeting
Approval of monthly financial reports
Approval of Lease for Crested Butte Search and Rescue
Motion to approve the consent agenda by Halvorson, seconded by Perkins. Motion passes unanimously.

Fire Prevention Report

Fire Marshal Joe Wonnacott presented the written report to the board. In addition, Wonnacott notes that the Whetstone project is currently compliant. Mineral Point housing is conducting methane testing prior to tenant occupancy. A June work session will be scheduled with the board to discuss the fire code, impact fees and Colorado Wildfire Resiliency Code adoption.

EMS & Fire Chief Report

Chief Weisbaum presented his written report. Call volume is down compared to the prior year. The training building is open, and a reserve member academy was held with outstanding results; twelve people attended supported by six instructors. Several members are currently on modified duty. Regarding the Quint update, the apparatus is in the plumbing stage of construction. The apparatus committee met and determined the truck will be designated Quint 1 and is scheduled for delivery in August, with a multi-day in-service planned and an anticipated entry into service in late August or early September.

Chief Executive Report

CEO Caffrey presented his written report.

Public Comment

Written comments were included in the board packet. Items addressed in written comments included the SAR lease, the Crested Butte South telecommunications tower, and the Larkspur project.

Johnny Holton and Ric Ems appeared on behalf of the CBSAR team to thank the board for providing a long-term home for CBSAR.

Lucy Garrec addressed the telecommunications tower, requesting that construction be paused to allow for identification of a more appropriate location. She expressed support for the project but not the current location, noting Red Mountain Park is a valuable community asset and encouraging the board to use its voice to advocate for a better site. She suggested the tower be built within a public corridor and noted that three locations were presented to CB South homeowners. Lucy requested more information about the alternative sites that were considered.

Shamai Buchel submitted written comments regarding the telecommunications tower.

Bill Sage expressed agreement with Lucy's comments, stating there appear to be better locations available and that a corridor location would be preferable. He noted that cell phone service is poor in the area but that the current placement is problematic. He raised concerns about potential impacts to electric, water, and sewer lines and requested that a better location be identified.

Board Chair Ken Lodovico acknowledged the public comments, noting the board would not formally respond during public comment, and suggested that he and Lucy meet to continue the conversation.

Kevin Schiferl, 307 Larkspur, noted he submitted written comments at both the February and March Board meetings. Schiferl has requested information regarding the financial picture of the district's proposed employee housing project at Larkspur. He expressed concern that a governmental body is pursuing development without a defined budget.

Old Business

Crested Butte South Communications Tower

Scott Stryker and Chris Stryker joined via Zoom to provide a communications tower update. Scott reported that plans have been submitted to Gunnison County for a permit and the project is awaiting permit processing with a mid-July start date anticipated.

Chris Stryker addressed how the CB South location was selected. The goal was to meet customer demand while reducing the overall number of towers in the community. Sites further up Highway 135 were considered but distance was a concern. One property owner was selling and did not want to enter a long-term lease; a second property owner did not want encroachment on agricultural land. Topographic challenges related to line of sight and signal hand-off were also factors. Access, utilities, permitting, and willingness of the landowner were all considered. Chris acknowledged it is difficult to site towers in residential communities and noted that churches, schools, and sporting fields are commonly used locations. Gunnison County's permitting process was followed, a survey was distributed, and multiple meetings were held to encourage community feedback. He reported overwhelming support for the tower in responses received.

Emergency Services Campus Update

CEO Caffrey reported good progress on the remaining punch-out list and retainage on the project is in the process of being closed out.

Larkspur Housing

The Larkspur project continues to work through the design review process. A Design Review Committee meeting is anticipated this month or next. There is no realistic possibility of bidding and pricing the

project within the current construction season. Work continues to determine project cost and construction timeline.

2025 Strategic Plan

The 2025 Strategic Plan was included in the board packet for review, reflecting work completed in November 2024. A motion for formal board approval was made by Perkins, seconded by Halvorson. Motion passed unanimously.

New Business

Draft Policy 5301, discussed at the March meeting, was presented for action. The policy addresses master lease, owned, and sublease agreements. A "key employee" category was added to direct those employees to master lease units and to ensure key employees are not excluded from district-owned housing. Regarding the 5301 term, the preference is for rental arrangements to offer a five-year opportunity, with units made available to other members at the end of the five-year period. CEO Caffrey noted that significant changes are anticipated in the rental market, including the Whetstone Housing units, and suggested flexibility on the five-year term until those units become available. This flexibility will not be drafted into the policy but will be placed into tenant agreements. A motion to approve the Employee Housing agreements and policy was made by Halvorson, seconded by Perkins. Motion passed.

Annie Tunkey briefed the board on the community open house scheduled for 5/14/2026 and encouraged board member attendance.

Unscheduled Business and Board Member Comments

No unscheduled business or board member comments.

Motion to adjourn at 6:10 pm by Lodovico, seconded by Perkins. Motion passed unanimously.