CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Fire Station 1
300 CR 317 Crested Butte, CO 81224
Tuesday, September 8, 2026 - 5:15 PM
Approved: October 13, 2026

Attendance

Board Members Present: Matt Halvorson, Brittany Perkins, Jeff Isaac, Ryland Bradley, Jack Dietrich (via zoom)
Guests: Chris Stryker -Western Slope Towers LLC; Todd Goulding- Goulding Development Advisors; Gordie Olson- GMP Consultants
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Robert Weisbaum, Joe Wonnacott, Jeff Duke, Mike Reily, Randy Felix, Abby Dee Thompson, Rick Ball, Matt Evans, Michael Miller, Clare Charsley-Groffman, Maggie McIntosh, Veronica Jarolimek, Beth Shaner, Taylor Reeves, Jeremy McDonnell

Meeting called to order at 5:18 pm by Chairman Halvorson

Changes to the Agenda

No changes to the agenda

Recognition

Ken Lodovico was recognized for 11 years of board member service and Allison Ashy took her oath and was badged.

Consent Agenda

The following items were presented for approval:
Approval of minutes August 11,2026 regular meeting
Approval of monthly financial reports
Director Issac moved to approve the consent agenda; seconded by Bradley. Motion carries unanimously.

Fire Prevention Report

Fire Marshal Joe Wonnacott presented his written report. With no changes or updates to the written report.

EMS & Fire Chief Report

Chief Weisbaum presented his written report and highlighted the following items.

Fleet and Apparatus: The District's aging fleet is beginning to experience mechanical problems, and planning for apparatus replacement is necessary. A Type 1 fire engine is needed; build and delivery time is expected to exceed one year. The Quint will be delivered to Fort Collins within the next few weeks, with delivery to CBFPD anticipated in October.

Personnel: Zach Springer earned his paramedic and is beginning the Field Training Officer (FTO) process. Interest in Firefighter I training has extended into the community, and the District may bring an

individual on as a volunteer during the fire academy.

Grant Award: CBFPD was awarded a federal SAMHSA grant to fund an EMS Training Officer position. The two-year award may be implemented beginning October 1. The District will determine whether to retain the position beyond the grant period and incorporate it into the budget. The position is primarily administrative in nature.

Board Discussion: The Board engaged in discussion regarding fleet replacement and its relationship to the District's ISO rating.

Chief Executive Report

CEO Caffrey presented his written report and highlighted the following items.

2027 Preliminary Budget and Work Session: The draft budget was included in the board packet. The District has received the assessed valuation from the County Assessor. The salary schedule remains in development, and staff anticipate further work on salary and housing stipends while absorbing a 17% increase in health insurance costs. The fleet replacement schedule will also be discussed during the budget process.

A budget work session is scheduled for Monday, September 28, at 10:00 a.m. Town hall meetings with staff are also being scheduled to walk through hypothetical scenarios and help shape the compensation package.

Station 2 Lot Line Adjustment: CEO Caffrey updated the Board on the proposed adjustment to the original lot lines at Station 2. Discussions are currently underway with the Town of Mt. Crested Butte and will be followed by discussions with the Ski Jump HOA.

EHOP Variance Request – Abby Dee Thompson: Staff expressed support for offering Ms. Thompson early access to the EHOP program. The request is a time-sensitive variance from the program rules and is intended to be non-precedent-setting. The District sets aside $200,000 annually for the program; the program has previously been utilized by Luke Danek, and no 2026 funds have been expended to date. **Motion:** Director Halvorson moved to accept the staff recommendation for the employee housing variance and approve Abby Dee Thompson's request. Seconded by Director Isaac. The motion passed unanimously.

Public Comment

In response to a question from the public regarding why the Station 2 lot lines are being addressed at this time, CEO Caffrey explained that the matter arose as a result of a recent survey.

Old Business

Crested Butte South Communications Tower – Scott Stryker provided an update on the Crested Butte South communications tower project. The foundation slab has been poured, the shelter has been framed, and interior framing is underway for the fire wall between the shelter and the existing station. The tower is expected to be delivered on October 10. CEO Caffrey noted that staff are working through previous grant funding to finalize the project.

Emergency Services Campus Closeout- The FCI closeout occurred on September 18, with public notice issued. Warranty items are being completed, and final landscaping details are either being finished now or

scheduled for spring. Repairs to the training building are ongoing.

New Business

Impact fee discussion – The Board discussed impact fees, which Colorado special districts may charge to offset the effect of new development on the capital needs of the public entity. An impact fee study was completed in 2025 by BBC Research & Consulting. The District's current impact fee of $388.79 was set in 1996. Staff recommended a two-stage approach, with the sustainable fee set at 82% of the full amount recommended by BBC. Staff also recommended a discount for property owners who choose to install fire sprinklers in units where they are not required.
Director Isaac expressed concern about adding another fee for the community, how that would be perceived, and how the District would explain the fees as a necessity. CEO Caffrey explained that once the Board approves the fees, a community education effort will begin, with the new fees taking effect in January 2027, providing three months' notice. The demonstrated need is supported by the BBC study, which shows that the District's capital plan requires these increases.
Motion: Director Perkins moved to approve Resolution 2026-9-1 to adopt a development impact fee schedule and establish a voluntary fire sprinkler incentive program, seconded by Director Dietrich. The motion passed unanimously.

Recruiting Profile and Job Description – Gordie Olson and Chuck Ryan joined the Board for this item. Chief Weisbaum recused himself from the discussion.
CEO Caffrey and Director Isaac had previously discussed incorporating paramedic qualifications into the job description, and CEO Caffrey noted that retaining ALS in the job description is a sound requirement. Director Halvorson expressed concern that requiring paramedic licensure could limit the applicant pool and suggested moving it to a preferred qualification. Directors Isaac, Bradley, and Perkins agreed. The qualifications will read as follows:
Required: EMT certification or eligibility.
Preferred: Current or former paramedic licensure.
The Board discussed whether residency should be defined by response time, distance, or residence within the fire district. The intent is that the Chief can routinely reach a major incident or workplace emergency within a reasonable amount of time. Chairman Halvorson expressed support for requiring the Chief to live within the District. Housing options discussed included HUD fair market rent in District housing or an employee housing stipend scaled according to location.
Mr. Olson noted that staff prefer the title Fire Chief. CEO Caffrey explained that the current title, EMS and Fire Chief, was created in 2021 to reflect CBFPD's history of providing ambulance service since 1975. Director Halvorson asked whether the Board wished to retain the current title Directors Isaac, Perkins, and Bradley had no concerns with the current title. Chairman Halvorson expressed a preference for the more traditional title. It was suggested that the wording be reversed to "Fire and EMS Chief." Director Isaac requested that personnel management, including management skills and constructive leadership, be moved to the first bullet point. The population figure will be updated.

Board Bylaws Update- CEO Caffrey presented two highlighted changes to the Board Bylaws, including an update to the process for requesting legal counsel. The Board had no concerns with Section Q. Director Halvorson stated he was not ready to add Section O to the bylaws. Director Bradley recommended tabling Section O, and Director Isaac agreed, noting that his research found relevant language in the North Metro Fire Rescue District bylaws.

Unscheduled Business and Board Member Comments

Chairman Halvorson moved to adjourn the meeting at 7:10 p.m.; seconded by Director Bradley. The motion passed unanimously.