

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT

The Board of Directors of the Black Forest Fire/Rescue Protection District held a regular board meeting on June 24, 2026, such meeting duly posted for public notice.

A quorum present, the meeting was called to order at 5:30 p.m. by Chair K. Tarvainen.

Directors present: K. Tarvainen/J. Abendschan/N. Dowden/J. Tarvainen

Directors absent: T. Joyce

Also present: Chief Rocco/Chief Cerrone/R. Dunn/D. Arkowski/Attorney Spence-Zurek/fire department personnel/

Roll Call: Treasurer Joyce was absent. **A motion was made and seconded to excuse the absence of Mr. Joyce; motion carried unanimously.** A quorum was declared.

Agenda Approval: It was noted that scrivener's errors were in the agenda posted online concerning agenda items Vacation and Sick Leave Accrual and DFM Pay Addition. In both cases, "impact fees" were erroneously included for discussion in those agenda items. The agenda was corrected. **A motion was made and seconded to approve the agenda as corrected and presented. The motion carried unanimously.**

Minutes **A motion was made and seconded to approve the board meeting minutes for the May 27, 2026 regular board meeting; the motion carried unanimously.**

Operations Reports A written report was prepared and given to all directors. A copy is attached to the minutes.

Finance and Administrative – Section Lead Lisa Emry absent; report by Rachel Dunn:

- Notable revenues – property tax \$257,626; ambulance revenue \$18,194.
- Notable expenses – Station 2 bay door repair \$1,575; wildland radios for deployment \$13,736; type 3 overhaul \$15,408.
- Hours worked – Total hours 7,927, 210 OT, 132 hours deployment.

Community Risk Reduction/Planning – Section Lead Rachel Dunn:

- One member deployed with SOCO to S. Dakota.
- Thanks for attendees at mitigation town hall, with results spreading through the community.
- Worked with La Foret on their property mitigation.
- Participating in Farmers Market this summer in Black Forest to improve fire awareness.
- Developing FEMA grant for four grants – apparatus, staffing, mitigation, and medical equipment.
- Hosting a pine needle collection event July 11 and 12, with five 30-yard dumpsters for collecting the needles. Social media and local groups will be used to notify the public of the event.

Fleet Management (Gavin Smith)

- Type 3 operational.

Chief Cerrone Operations Report

- 89 total calls - 4 fire, 62 EMS, 23 other; 767 training hours, including structural; no significant events.

Chief Rocco – Updates from the Chief's Office

- Participation in the Farmers Market and all other public ventures have been very well received.
- Relationship with SOCO is very good.
- A farewell to Chief Kovacs at MFD will be August 3, at 10 a.m., followed by a meet-and-greet for the new chief.

Old Business Impact Fees. Concerning matters brought up for the Board's attention by Director Dowden, some clarifications were offered. The impact fee being considered is \$1.94 per square foot for any residential construction, based on total square footage, excluding basement and garage. Mr. Dowden noted he received an email from Attorney Spence-Zurek responding to questions about the "final report" from BBC Research & Consulting. Mr. Dowden suggests that BBC should update portions of the final report, noting that a memo from BBC to the Chief may not have been seen by Board members. The memo addressed a capital buy-in approach versus a plan-based approach which should be reviewed by the Board. Copies of BBC's final report, dated February 12, 2026, were distributed to Board members.

A meeting of two BFFRPD Board members and HBA members was scheduled for last week and did not occur due to confusion on the scheduled time for the meeting. The meeting was rescheduled for earlier this date, but very little new information was presented for consideration. Attorney Spence-Zurek

RECORD OF PROCEEDINGS

interjected that Black Forest Fire District attendees at the meeting were Kiersten Tarvainen, Jim Abendschan, and David Rocco, and the attorney for the District. There was not a quorum of the board present, and no negotiations or decisions took place.

Further discussion on impact fee approach included a capital-based approach, with assets of the District divided by the number of District members for per member cost. A plan-based approach would project what may be needed for growth and base an impact fee on what we think growth will be and devise a commensurate share. BBC used a plan-based approach. Mr. Dowden stated that BBC's final report was dated 2/12/2026, and a revision was made around 5/24/2026 and BBC should issue a revision date. BBC will be asked to make that correction.

Mr. Dowden continued, noting that data from BBC, the El Paso County Assessor, and HBA and calculations derived with that data are based on above-grade square footage for habitable construction, leading to some inconsistencies. The table on page 8, Figure II-8, gives an impact fee comparison for several fire districts, using data from peer districts that demonstrates the proposed \$1.94 for Black Forest is within the range assessed by comparable fire districts. Mr. Dowden cited the data for comparison purposes. In continuing discussion, Mr. Dowden stated he is not against an impact fee but it must be fair and based on data. Lengthy ensuing discussion covered many aspects of impact fee differences and regional fire district comparisons.

Chair Tarvainen noted that BFFRPD is not required to look at what other districts are doing in the area of development of impact fees, and needs to carefully consider current and future needs of the Black Forest District. Chief Rocco amplified this statement with specific examples of increasing needs of the District which are accumulating rapidly. Further discussion of meeting attendees demonstrated a consensus that an impact fee for new construction is a crucial need to sustain the District financially to meet the needs of new growth.

A motion was made to adopt and impose an impact fee on new development, according to the plan-based approach, in the maximum allowable amount, based on total square footage, including basement and garage, as outlined in the final BBC Research & Consulting impact fee study; motion seconded.

From the floor: May I make a comment? Chair Tarvainen: Not at this point in the meeting. Comments may be made at the end of the meeting.

A vote was taken and the motion was carried by a vote of three ayes (K. Tarvainen, J. Abendschan, J. Tarvainen) and one nay (N. Dowden).

Concrete Update The sidewalk project was expanded to include the entire sidewalk, thereby increasing the cost of the project. Remediation on the training grounds will be addressed at a later time.

Station Remodels Some minor remodels being planned and directed by the captains.

Board By-Laws The adoption has been delayed for many months due to upsets in District scheduling. The planned revisions will be reviewed and presented at the next Board meeting.

New Business: Sales Tax Chief Rocco advised that a sales tax initiative will be introduced for the Fire District. The collection of sales taxes is an important revenue source for the District. The preparation for this will begin next year.

Vacation and Sick Leave Accrual Chief Rocco proposed to place a cap on the total hours allowed to accrue for vacation and sick leave. Legally, if time has accrued, it may not be taken away. Compare what neighboring districts are allowing for employees, and consider budgetary restrictions on unreasonable accrual of hours to be paid out.

Hiring of DFM Division of Fire Marshal – A staff person is needed, at a wage of \$95,000 to \$98,000, with an August 1 start date. A job description is needed, and details will be discussed with legal.

Board Member Reports Director John Tarvainen attended SDA workshop for district personnel and recommended all directors take advantage of this training. Ann Terry of SDA will offer this training to individual districts. Personnel from other districts could be included.

Public Comment: Ms. Linda Smith questioned training protocol of staff members, and asked if a training officer will be hired. A member on staff is assisting with training, and the quality of training is increasing, with quality more valuable than quantity.

RECORD OF PROCEEDINGS

Future Meetings: The next regular board meeting will be held on July 22, 2026, at 5:30 p.m.

Director Comment: Board Director Nathan Dowden made an announcement, advising that his participation on the Board is no longer needed and added that he will be submitting his resignation as of July 8, 2026. Mr. Dowden has been a board director for eight years. He will be missed.

Adjournment: There being no further business, **upon a motion, second, and unanimous vote, the board adjourned at 7:35 p.m.**

Respectfully submitted,

Donna Arkowski
Recording Secretary