

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 May 27, 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/T. Joyce/N. Dowden/J. Tarvainen

Directors absent: None

Also present: Chief Rocco/Chief Cerrone/L. Emry/D. Arkowski/Attorney Spence-Zurek/fire department personnel/Joe Loidolt, Classic Homes

Roll Call: All directors were present. A quorum was declared.

Agenda Approval: A motion was made and seconded to approve the agenda as presented. The motion carried unanimously.

Minutes A motion was made and seconded to approve the board meeting minutes for the April 22, 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:

- Notable revenues – property tax \$819,972; ambulance revenue \$21,616.
- Notable expenses – Audit-second payment \$5,200; Bunker gear \$4,050; Station 1 HVAC overhaul \$14,108.
- Hours worked – Total hours 6,253, 309 OT, 0 hours deployment.

Logistics and Planning – Section Lead Rachel Dunn:

- Thanks to attendees of mitigation meeting on May 16, which was well attended. Mitigation team has been invited to attend HOA meetings for public education.
- S-112 class (chainsaw) and recerts to be held at La Foret; a few hundred trees need to be removed at La Foret. Attendees will be representing many different organizations.

Fleet Management (Gavin Smith)

- Working on Type 3 body.
- Boxes built for 744 and 745.

Facilities

- HVAC - new units in Station 1.

Chief Cerrone Operations Report

- 91 total calls - 5 fire, 69 EMS, 17 other; 370 training hours – quality vs. quantity training time; 2 mutual aid with Falcon for structure fires.

Inspections

- Cistern identification and inspection under development. Grants may be available for repairs. There may be about 40 cisterns and some alternative water supplies such as ponds that could be used for heli-drops. June 1st is the target date for identification with repairs, documentation, and signage to follow.
- Commercial occupancy building inspection program under development. Purchasing software for this program that has been used by MFD. Approximately 40 commercial buildings in BFFRPD. Letters will be sent to the properties before an inspection.
- Daily fire danger determination continues with daily adjustments of signs.

Chief Rocco – Updates from the Chief's Office

- The fire danger is extreme for the coming summer season and the district is focusing on preparedness.
- Working on cisterns – locating them and assuring reliability;
- Type 3 and 6's will be ready for service. SOCO is going well.
- Department is engaged in community involvement.
- MOUs with AMR and CSFD.
- Attended the MFD "Meet the Candidates" chief selection event. All good candidates.

Old Business Impact Fees. Mr. Joe Loidolt, President of Classic Homes, appeared on behalf of the Home

RECORD OF PROCEEDINGS

Builders Association. Mr. Loidolt stated that he opposes the impact fee as currently considered but would support it if it were calculated more fairly. The value of 1.94 per square foot would add \$3,000 to \$10,000 to the price of a home, depending on the size, and make it more difficult for a family to have a home. Mr. Loidolt added that the District should consider the additional property tax revenue that would be received when new homes are built, and maintained that impact fees are not a fair method for a taxing entity to increase their revenue stream. He urged the District to consider the actual impact a home would have on the District and develop an impact fee based on a per unit calculation rather than a square footage calculation.

A motion was made and seconded for the Board to go into executive session, per §24-6-402(4)(b), C.R.S., for a conference with Attorney Spence-Zurek to receive legal advice. The motion carried unanimously. The Board adjourned into executive session at 5:55 p.m.

Attorney Spence-Zurek, attorney for the Black Forest Fire/Rescue Protection District advised that the Board has adjourned their executive session at 7:44 p.m. and will reconvene in open session at this time, and that the Board stayed on track during their discussions on impact fees during the executive session.

The Board continued their discussion concerning the implementation of an impact fee for new construction in the District. Director Dowden expressed concern with apparent inaccuracies in documents presented by BBC Research & Consulting, noting that residential per sq. ft. fees differ from actual amounts being assessed by other districts. Mr. Dowden stated he could not vote to approve a resolution that contained inaccuracies in calculations presented in backup documents. In discussion, the Board agreed to delay the approval of the resolution, pending receipt of accurate data that can be supported for all districts being considered in the comparison documents.

A motion was made and seconded to table the discussion on the impact fee resolution and to allow Chair Tarvainen and Director Dowden to meet with BBC Research & Consulting to develop an accurate impact fee comparison for peer fire protection entities for discussion at next month's Board meeting; motion carried unanimously.

New Business Updated Fee Schedule – Updated calculations were presented for Board consideration in the Wage and Leave Schedule and the updated fees. **A motion was made and seconded to approve changes for part time firefighters acting as driver or paramedic; motion seconded; motion carried unanimously.**

A motion was made to approve changes in the Colorado Wildfire Resiliency Code Classes 1 and 2 inspections, as well as the inspections noted on the fee schedule; motion seconded; motion carried unanimously.

Concrete Update The ongoing concrete repair has increased in cost to approximately \$80,000, such repair to include repairing the entire sidewalk. **A motion was made to increase approval for the sidewalk repair to approximately \$80,000; motion seconded; motion carried unanimously.**

BFFRPD By-laws: A motion was made to table the matter of the BFFRPD Board By-laws until the June 2026 Board meeting; motion was seconded; motion carried unanimously.

Request for property exclusion: Property owner Karen Catov-Goodell, who owns three parcels at the north end of the BFFRPD, has requested exclusion of one of the parcels from the BFFRPD. One parcel is in the Monument FPD, and that department, rather than BFFRPD, has responded to her property in the past for calls. Ms. Catov-Goodell is paying fire protection taxes to both MFPD and BFFRPD. To avoid dual taxation, she wishes to be excluded from BFFRPD. In order to finalize this request, Ms. Catov-Goodell provided accurate property identification. **A motion was made to approve exclusion of Ms. Catov-Goodell's property from the Black Forest Fire/Rescue Protection District; motion seconded; motion carried unanimously.**

New Engine Update Concerning the financial arrangements for payment of the new engine, the bank has assured the District that funding will be procured easily as all Board members are aware of the order and pending delivery of this vehicle.

Contract with First Due First Due is a business entity that provides multiple services for fire and EMS operations, using cloud-based software. Operational modules may be purchased as needed. Chief Rocco is requesting the purchase of an initial module at a cost of \$4,500, noting that additional modules may be required in the future, for a cost not to exceed \$15,000. Monument FD also uses First Due products, and the departments will be able to share data. **A motion was made and seconded to approve the purchase of an initial module from First Due at a cost of \$4,500; the motion was carried**

RECORD OF PROCEEDINGS

unanimously. The District will continue to use the services of their current IT provider.

The staff was congratulated on the very successful mitigation program presented for the public, which was well attended.

A home insurance webinar will be held on June 3, and BFFD ambassadors were requested to participate. Information will be posted on the BFFIRE website.

Public Comment: Ms. Linda Smith questioned training protocol of staff members, and Chief Rocco advised that all are trained, in past job experience or in continuing education.

Mr. Loidolt questioned if the Board would provide a response to his position on the impact fee subject. He was informed that the Board would be responding subsequent to conferring with the attorney on this matter.

Dr. Judy Von Ahlefeldt offered praise for the mitigation program presented by BFFRPD and shared information on other efforts ongoing to protect forest environments.

Future Meetings: The next regular board meeting will be held on June 24, 2026, at 5:30 p.m.

Adjournment: There being no further business, **upon a motion, second, and unanimous vote, the board adjourned at 9:01 p.m.**

Respectfully submitted,

Donna Arkowski
Recording Secretary