

Minutes East Grand Fire Protection District
Board of Directors Meeting
February 28th, 2018

Board Directors Present: President Frank Dominguez, Vice President Mark Pappas, Treasurer Steve Loo, Secretary Richard Kramer, Director Peggy Woods.

Staff Present: Chief Todd Holzwarth, Assistant Chief Dennis Soles, Fire Technician Adam Gosey, Training Coordinator Steve Waldorf, Office Manager Kristen Rybij.

There was no public present at this meeting.

Director Frank Dominguez opened the Board of Directors meeting at 18:10 pm. There was a quorum of Directors present.

Frank asked if there were any additions to the agenda. Frank requested to add in discussion about how the impact of on-going development in conjunction with TABOR and Gallagher will impact the District's future revenues. He would also like to talk about the current practices of Grand County's major developers and how this ties into the decreasing residential assessment rate as well as the lack of affordable housing in Grand County. This discussion will be added to Board Business.

Frank asked if there was any public comment. There was no public present.

The January 24th, 2018 minutes were reviewed with no changes noted.

- ❖ Director Mark Pappas moved to approve the January minutes. Director Peggy Woods seconded. The motion passed unanimously.

Discussion of Financials: Todd stated that we are on track with our financials. He pointed out that the Fire Prevention Bureau fees will most likely be much more than we budgeted for as Dennis is very busy with Grand County Development. Peggy asked what the \$10K check to Grand County Sheriff's Department was. It was explained this is the first part of our dispatch fees. Todd noted that once the full recoupment comes in from the YMCA we will be putting that into our ladder investments.

- ❖ Director Peggy Woods moved to approve the bills. Director Steve Loo seconded. The motion passed unanimously.

Chief's Report: Todd attended the State Chief's meeting where they discussed current Gallagher issues, more in-depth discussion about this will come later. Drew Nelson resigned; they may contract outside manager services in the interim. Todd talked to planner James Shockey about moving forward with the South Station. Winter Park wants to also include its own affordable housing on that property aside from those units that would be included in the South Station. The property was donated for emergency services so it is concluded that the affordable housing units they are proposing would have to serve those in emergency services. The 2018 District elections are moving forward as should be. Final self-nomination forms are due on Friday March 2nd by 5:00 p.m. We will know by the end of business Monday March 5th if we will be holding an election. Todd met with Sheriff Schroetlin to discuss the consideration of the County being an official part of the Mutual Aid System. The Pension Board election is underway with one candidate to turn in the self-nomination form. The deadline is the close of business Friday March 2nd.

Fire Prevention Report: Dennis is the busiest he has ever been this last month. Inspections and meetings abound. Dennis reviewed the Dimmit Development, a Town of Winter Park housing project. There is a split in the opinion of the community over this project; some think it will be beautiful while others think it will be a big eyesore. Dennis is continuing to work with Grand County's building officials for the launch of the cloud based inspection software Accela. This will be a real time program that provides ease of use for all those involved in the planning and building inspection / permitting process. It will provide important checks and balances regarding final plan approval and impact fee payment. The County seems to think our integration into this program would be easier if we adopted the same fee schedule as theirs. They currently calculate fees using the property's value and we calculate fees according to the square footage. Dennis will be looking into this further. Dennis attended a workshop on Tuesday Feb. 27th with the County Commissioners regarding the 2015 Code adoption. There were no final decisions made. Frank asked what the holdup was in adopting this code. It is explained that one County Commissioner is not a fan of regulations in general. The County Manager and President of the Grand County Builder's Association seem to support the adoption. Dennis explained that it has been helpful to impart some educational information to the Commissioners in the beginning of workshops / meetings to help ease some of the regular objections that are voiced.

Training Coordinator Report: Steve gives a brief review of the last months trainings. The incentive checks were handed out with good response. Many goals were discussed giving Steve and Jed great insight to move forward with training. Four members are currently working on getting their Firefighter One certification. Jeremy Emal and Banning Starr are coming to Officer trainings and are interested in moving forward with their Firefighter Two certification. Four volunteers completed their ice rescue certification last week. Adam completed the specs for engine 481 and is currently receiving bids. The SCBA hydro and flow testing is scheduled. Steve worked closely with Jeff Bauckman today to program all of the police radios. Steve is working with other departments to plan the upcoming season's wildland training.

Director Frank Dominguez asked if there was any public comment. There was no public present.

Board Business / Action Items: Todd discussed what he learned at the Fire Chiefs meeting. The "education folks" are going to run a constitutional amendment to deal with how Gallagher affects their revenues. They are currently collecting signatures for their petitions. The Rotary Club held a presentation by the Colorado Education Network which discussed this amendment in more detail. It has multiple parts. The amendment would freeze the residential

assessment rate at 7 %, the non-residential assessment rate at 24 %, and look to collect a graduated income tax from those who make over 150K a year. Frank discussed his current concern over how Gallagher is affecting the District's revenues. He feels that our towns are experiencing an overwhelming development of residential property with little to no commercial property being built. He talked about how this negatively affects our revenues concerning the 45% / 55% Gallagher ratio. This surge in residential homes increases our responsibilities to the community without increase in revenues. Frank brainstormed ideas of how we, as a District, can catch the Town's and Town Manager's attention on this matter. Is there anything we can do to influence the Town Boards and Managers to put regulations in place that would create some balance for our County? People are happy to pay less taxes but the bottom line is we have to keep up with the growth by providing more services with less money and less staff. We have a large amount of second homes that lay dormant most of the year, but no affordable housing for those that live and work here. A large majority of these homes and condos are rented out for profit without the aid of a management company. They are all taxed at the residential rate even if they are making a commercial profit. Is there a way to create a third tax bracket and charge them a tax that is in the middle of the residential and commercial rates? Is there a way to force the developers to have to build commercial property or affordable housing before building second homes? These are some of the ideas that were discussed. Todd explained that the 45% / 55% covers all development in the state of Colorado and that no matter how much commercial property we pack into our County it won't make much of a difference due to the billions of dollars of residential development taking place along the front range. Frank believes that there is a way we can still be progressive as far as resort communities go and start a grass roots plan of attack to try and solve the housing crisis and decreasing RAR's in our mountain town. Steve asked what other mountain towns are doing while facing this similar situation. This will be looked into. It is stated that Winter Park Resort and other entities have promised employee housing in the past but have not followed through. It is also mentioned that we used to have solid transportation from Kremmling and Grand Lake to our towns but was done away with when Intrawest managed the resort. Housing and transportation are integral to our workforce and success as a town. Todd explained the chart he made depicting our revenues from 2010 – 2020. He explained that it is possible that our revenues may increase or stay stable if assessed values keep increasing; but noted that he is also concerned that the RAR will keep dropping and we will not be able to recover.

The Board meeting was adjourned at 20:12 p.m.

Frank Dominguez

Rick Kramer

Margaret Woods

Mark Pappas

Steve Loo