

**Minutes East Grand Fire Protection District  
Board of Directors Meeting  
May 28th, 2025**

Board Directors Present: President Garth Hein, Vice President Donald Maurais, Treasurer Rachel Hoyhtya, Secretary Richard Kramer.

Staff Present: Chief Todd Holzwarth, Fire Marshal Dennis Soles, Volunteer Coordinator Jed Henry, Office Manager Kristen Rybij, Asst. Fire Marshal Ryan Mowrey, Training Coordinator Steve Waldorf, Fire Inspector Lt. Ricardo Loza, Prevention Technician Eng. Christopher Cheevers.

Public Present: David Kunkle.

Director Garth Hein opened the Board of Directors meeting at 18:09 p.m. There was a quorum of Directors present. There were no additions to the agenda. There were no public comments.

The Board reviewed the April 23rd, 2025 minutes. Kristen amended the misspelling of Hoyhtya.

- ❖ Director Donald Maurais moved to approve the minutes as amended. Director Rachel Hoyhtya seconded. The motion passed unanimously.

Discussion of Financials: Kristen noted that the Impact Fee's current installment on the cash flow sheet is really \$18,550 less as she will be cutting a check to the State Pay Portal to cover a failed payment. The homeowner has made good on said payment. Discussion ensued over the difficulties Kristen has had trying to figure out how the TIF deductions on each Monthly Tax Revenue Report are calculated. The Assessor told Kristen to ask our legal counsel when she inquired a few months ago. Garth asked that Kristen contact legal counsel in search of clarity over how the unrealized revenues from TIF are calculated. The audit is complete, and Kristen met with the auditor today to review the final documents. It will be filed with the State.

- ❖ Director Richard Kramer moved to pay the bills. Director Donald Maurais seconded. The motion passed unanimously.

Chief's Report: They are still working through a punch list at the Lonetree Station. They have been able to fix the Hotsy with a change out of fuses. The new West Metro Fire Chief was a Volunteer and Resident in the past at EGFD. Garth acknowledged the staff for our accomplishments in 2024 including the construction of the Lonetree Station, adding new Staff members, and the creation of the Short-Term Rental Fire & Life Safety program. He requested that Todd find time to visit the Towns and County to present the 2024 Annual Report.

Fire Prevention Bureau Report: Dennis remains busy with sprinkler and alarm inspections and has completed the annual Crooked Creek and the YMCA inspections, which are significantly time consuming. Development Reviews are steady, and Ryan just recently met with Alterra regarding future planning for WP Resort. Dennis and Todd spent a day at the new MPMC finalizing the sprinkler and alarm systems finding just a few minor items needing attention. Rachel asked for an update on how the STR Inspection program is going. Ryan noted that the volume of inspection requests is growing quickly, and a new employee is necessary. In the interim the FPB is working together with legal counsel to figure out how we can use contract labor to help. He also noted that we will be upgrading our Knox Box system to a keyless FAB entry, which will also give us access to Grand Fire's Knox Boxes and vice versa.

Training Coordinator Report: Academy is half-way completed. Steve noted the many changes happening with cooperators communications systems and the Northern CO Interagency Dispatch Center. He is staying updated of the changes and noted that testing across different systems have so far been successful. District Training on the 4<sup>th</sup> Tuesday of the month has been changed to Engineer only by the request of the Volunteers. It used to oscillate between Rescue and Engineer. The Wildland Rodeo is coming up soon.

Public Comments: There was no public comment.

Board Business: Todd explained that the Town of Fraser had informally inquired if we had considered waiving Impact Fees for the upcoming affordable housing project, St. Louis Landing. They were told that this would require at least a formal request and that we would also add it to this month's BOD meeting agenda. Concurrently, Clark is requesting that we consider waiving or reducing impact fees for his upcoming Mill Ave Apartment project, arguing that it will provide long-term rental options to locals who cannot afford a house. Todd noted that the affordable housing project in Fraser will be owned by the city and therefore exempt from paying us tax revenue. He also noted that the Mill Ave Apartments will be owned by a single entity and therefore considered commercial, for profit. The Board concluded that all Impact Fees are to be paid for all projects, regardless of intended use such as workforce / affordable housing, but that

we will accept and review formal requests for rebate of Impact Fees on a case-by-case basis. Todd then presented the 2024 Annual report. For the June meeting Garth will be absent, Don will run the meeting in his place and Kristen will reach out to check on Ryan.

- ❖ Director Donald Maurais moved to adjourn the meeting. Director Rachel Hoyhtya seconded. The motion passed unanimously.

The meeting was adjourned at 19:19 p.m.

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Garth Hein

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Donald Maurais

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Rachel Hoyhtya

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Rick Kramer

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Ryan Barwick