

**Minutes East Grand Fire Protection District
Board of Directors Meeting
January 28th, 2026**

Board Directors Present: President Garth Hein, Vice President Donald Maurais, Director Rachel Hoyhtya, Secretary Richard Kramer and Treasurer Ryan Barwick (remote).

Staff Present: Chief Todd Holzwarth, Mutual Aid Partner Grand Fire Chief Brad White, Legal Counsel Linda Glesne (remote), Training Coordinator Steve Waldorf, Fire Marshal Ryan Mowrey, Assistant Fire Marshal Jordan Ennis, Fire Inspector Act. Lieutenant Ricardo Loza, Office Manager & DOF Kristen Rybij, Fire Prevention Technician Engineer Christopher Cheevers, Volunteer Coordinator Jed Henry and Fire Prevention Administrative Assistant Andrea Jovanovski.

Volunteer Liaison Committee (VLC) Present: Chairman Lt. Banning Starr.

Public Present: Town of Winter Park Town Manager Jon Peacock, Winter Park Urban Renewal Authority (URA) Board Member Jeremy Henn, Winter Park URA Executive Director Sara Ott, Grand County Library District DOF Tara Thompson and Mayor of Winter Park Nick Kutrumbos (remote).

President Garth Hein opened the Board of Directors meeting at 18:01. There was a quorum of Directors present. President Garth Hein announced a correction to the agenda, clarifying that the Special Presentation would be given by the Winter Park URA, not the Town of Winter Park. He further directed that the VLC presentation be rescheduled to follow the URA presentations.

Sara Ott, Executive Director of the URA, provided an overview of the URA's economic development plan focused on long-term regional growth through a 25-year Tax Increment Financing (TIF) framework. The presentation outlined projected catalytic investment intended to leverage public infrastructure funding to attract significant private development, increase assessed property values, and transition currently tax-exempt parcels into taxable assets. Sara reviewed anticipated revenue impacts, noting projected long-term tax base expansion and the URA's role in capturing incremental property tax revenue, as well as the Town of Winter Park's anticipated contribution toward public infrastructure financing. She also discussed regional economic goals, including workforce housing support, early childhood education opportunities, and strategies to strengthen a local circular economy. Sara further described the public infrastructure strategy, highlighting the proposed aerial transit system as a key component to address transportation challenges, reduce congestion on US 40, and support year-round tourism and mobility. Additional improvements discussed included roadway upgrades, a new bridge, traffic control enhancements, utility investments, and a publicly owned parking structure financed through a metropolitan district. Financing mechanisms, phased development timelines, and ongoing negotiations were reviewed, including the current 120-day negotiation period ending April 7. The URA expressed a desire for continued collaboration with taxing districts and emphasized ongoing stakeholder engagement as project details evolve.

Fire Marshal Ryan Mowrey presented an analysis on behalf of East Grand Fire District outlining projected operational and financial impacts associated with the URA TIF and related development. The presentation emphasized that accelerated growth is expected to significantly increase call volume, advance staffing trigger points by approximately four to nine years and require substantial personnel expansion to maintain service levels and response times. Ryan noted that while the URA captures 100% of incremental property tax revenue under the current TIF structure, East Grand Fire District would still bear increased service demand, operational costs, and long-term capital pressures without proportional revenue growth. Financial modeling highlighted rising apparatus and staffing costs, structural deficit risks occurring earlier than previously projected, and limitations of impact fees, which cannot fund ongoing operational expenses. The District expressed concern that the current revenue-sharing framework does not adequately account for public safety service impacts and indicated the need for more equitable revenue participation or negotiated adjustments to ensure sustainable fire service delivery as development proceeds.

Chairman Lt. Banning Starr of the VLC provided an overview of the updated volunteer incentive program and recent operational successes. Volunteers increased participation requirements by approximately 40% mid-year, supported by a Board-approved \$95,000 annual incentive budget focused on years of service, certifications, and performance. Volunteers continued to provide strong operational support through shift coverage and training, with participation goals met despite increased requirements. Banning reported high morale, continued progress toward station-based response, and plans to distribute incentive checks on February 3rd.

The Board reviewed the December 4th, 2025 minutes.

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

Discussion of Financials:

Kristen presented the Budget vs. Actual and General Check Register reports, covering both year-end financials from December 4–31 and the beginning of the new fiscal year. Items that exceeded budget had been previously reviewed at prior meetings, and no significant irregularities were noted. It was highlighted that the January 2026 General Fund reflects \$1,400 in other income, representing reimbursement through the Grand County Wildfire Council for staff and volunteer assistance with the Crooked Creek Ranch pile burning operation. Year-end cash flow shows impact fee revenues totaling just over \$1 million. Early-year revenue activity includes approximately \$39,000 primarily attributed to two large residential projects and several multi-family permits.

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

Chief's Report:

Chief provided a brief overview of the Big Gigantic event, noting high attendance levels, including an estimated 19,000-person daytime resort presence with limited terrain open and approximately 8,000 attendees at the evening event. Despite operational challenges, including limited hydrant access in the Mary Jane area, the event concluded safely with no significant incidents reported. Year-end call volume totaled approximately 524 calls, and early activity levels indicate a strong start to the new year.

Fire Prevention Bureau Report:

Jordan reported continued high activity levels in plan review and inspections, with turnaround times averaging approximately three to six days and nearly 1,900 short term rental inspections completed to date. The permit renewal process has been implemented to improve efficiency, though it has generated additional inquiries as the transition continues. Updates were also provided on internal improvements, including website enhancements and the revamp of inspection permits and forms within First Due. Jordan noted strong team performance and high inspection productivity. Operationally, a crew was staffed overnight for the Big Gigantic event, with personnel assigned to field operations, station coverage, and the command post; there were no incidents requiring response.

Training Coordinator Report:

Steve reported that total call volume reached 524 calls last year, with 55 calls already recorded this month. Preparations are underway for the next academy recruitment cycle, including application outreach, bunker gear procurement, and replacement of expiring equipment. Work is ongoing with Jeff to implement radio encryption updates affecting more than 800 radios, with completion targeted prior to spring, and staff are evaluating potential improvements to talk groups and communications while the system is being updated. It was also noted that several volunteers separated from the program during the year due to physical limitations or scheduling conflicts; however, remaining members met program requirements following first-semester evaluations. One probationary member has moved into the station.

Chief White of Grand Fire provided public comment, expressing appreciation for the continued interagency collaboration, including mutual aid responses on highway incidents and structure fires, as well as move-up coverage to Red Dirt Station. He acknowledged the strong working relationship between the agencies and extended thanks to the Board and staff for ongoing cooperation.

Board Business:

- ❖ Director Rachel Hoyhtya moved to approve Resolution 2026-1-28-01 "Board of Directors - Posting for Meeting". Director Richard Kramer seconded the motion. The motion passed unanimously.
- ❖ Director Rachel Hoyhtya moved to approve Resolution 2026-1-28-02 "Board of Directors - Regular Meeting". Director Richard Kramer seconded the motion. The motion passed unanimously.
- ❖ February Meeting – Board Attendance: Director Garth Hein and Director Donald Maurais will be absent. Director Ryan Barwick will be remote.

Director Garth Hein moved to go into Executive Session at 20:57. Director Richard Kramer seconded the motion. The motion passed unanimously.

Director Donald Maurais moved to come out of Executive Session at 21:38. Director Richard Kramer seconded the motion. The motion passed unanimously.

Upon returning from Executive Session, the Board noted that the two presentations were discussed, including potential next steps for negotiations. No formal decisions or actions were taken.

The meeting was adjourned at 21:39.

Garth Hein

Donald Maurais

Rachel Hoyhtya

Rick Kramer

Ryan Barwick