

Ridgway Fire Protection District
Regular Meeting
May 20th, 2024

CALL TO ORDER & ROLL CALL

Meeting called to order at 5:09 pm by board chair, Christen Williams, at the Ridgway Fire Department located at 251 N. Railroad Street, Ridgway, Colorado. Also, in attendance were board members Terry Schuyler, Adam Johnson, Jamie Gomez, and Pam Kraft (via phone); ex-officio board member Chris Bolane; RFPD Fire Chief Chris Miller; District Administrator Katy LaSala; District Legal Counsel Bo Nerlin; and Alternative Power Enterprises representative Jesse LaSala.

CHANGES TO THE AGENDA INCLUDING ADDITIONS & DELETIONS

No additions or changes to the agenda were made.

APPROVAL OF MINUTES

- ❖ MOTION by Kraft to approve the 4/15/24 meeting minutes and 4/22/24 special meeting minutes as presented. SECOND by Schuyler. ALL IN FAVOR.

APPROVAL OF FINANCIAL REPORT

- ❖ MOTION by Schuyler to approve the financials as presented. SECOND by Johnson. ALL IN FAVOR.

OLD BUSINESS

Board discussion concerning any updates on the 22327 Highway 550 purchase

Chief Miller noted that he has received the permits from the County designating the property as a Training Center along with guidelines on how we can remodel the inside. He has a crew cleaning up the outside of the property and “demoing” the inside, which should be completed by the end of the week. He plans to call an exterminator to “de-mouse” the building. Williams stated that she would like to see a phased construction plan for the building. Miller stated that he wants to start by keeping with the County regulations. Williams then suggested that the board create a Building Committee to discuss and create construction plans and bring their plans back to the Board for review and approval.

- ❖ MOTION by Schuyler to form a Building Construction Committee for the property located at 22327 Highway 550 to be comprised of Christen Williams, Pam Kraft, and Adam Johnson. SECOND by Gomez. ALL IN FAVOR.

Chief Miller asked if there would be a conflict of interest if his company, Red Mountain Excavation (RME), provided the cleanup at the property at cost to the RFPD. Nerlin noted that there would be no issues legally, but he recommended, for transparency purposes, that the board do an RFP for bidding in which RME and others can apply. Kraft agreed. Nerlin and Chief Miller will develop the RFP.

Chief Miller also stated that the river running through the property has a sandbar that is adversely affecting both our and the neighboring property and needs to be altered to redirect it. He noted that we can do this ourselves as long as we take the gravel away. He suggested reaching out to see if a local company or person would be willing to donate their equipment and time. Alternatively, he said we could rent the equipment ourselves, while keeping the cost under \$5,000.

Additionally, Miller and Ned Bosworth have created a special use permit for the training tower to be eventually relocated to the new proper. It is currently still located at the Trail Town property.

Furthermore, Miller noted that will need to re-permit the well that is on the property to which the task was assigned to Nerlin by Williams.

Finally, Schuyler suggested that we create a name for the property. Williams tasked everyone with thinking of three suggested names to bring to the next meeting.

Board discussion regarding any updates on the RFPD property – Lot 6-B1, Trail Town Subdivision – that is currently listed as for sale

Chief Miller suggested that the board consider subdividing the property as we have had prospective buyers interested in purchasing a smaller piece with a smaller price tag. Kraft believes that subdividing it could take some time. Nerlin thought he could get an approval by the Ridgway USA subdivision by August. Williams asked what it would cost the RFPD to subdivide the property. Kraft also noted that the water taps were donated to the Fire District and is unsure if they would be sold with the land. Williams tasked Miller to gather more information and bring it back to the board at the next meeting.

CHIEF'S REPORT

Chief Miller stated that we received the new officer truck. It is not in service yet as we still need to have it wrapped and install radios and lights.

The firefighters are close to completing the FF1 Academy. This will provide many benefits to the District including increasing our ISO rating.

NEW BUSINESS

RESOLUTION 2024-07

Board consideration of Resolution 2024-07 - FPPA Volunteer Plan Affiliation Agreement

LaSala stated that, beginning in 2024, the FPPA's rules require them to keep an active Affiliation Agreement on file for all associated volunteer fire departments to help them serve us better, ensure that our plan is administered correctly, and avoid potential problems with the IRS.

❖ MOTION by Kraft to approve and sign Resolution 2024-07 – FPPA Volunteer Plan Affiliation Agreement as presented. SECOND by Schuyler. ALL IN FAVOR.

Board consideration of contract between Ridgway Fire Protection District and Lyons Gaddis

Chief Miller stated that the RFPD, Ouray Fire Department (OVFD), and OCEMS are all interested in discussing the topic of consolidation again. Additionally, OC Sheriff, Justin Perry, approached us to either bring Horsefly Fire Association into our district or include them in the consolidation. Bolane asked how bringing the Horsefly Fire Association into our district would benefit the RFPD. Miller stated that it would not unless all the fire districts and ems consolidate into one entity.

Williams maintained that consolidation could benefit the RFPD in many ways including the opportunity to offer better services, hire more staff, reduce administrative costs, etc. Miller also noted that we wouldn't have to compete for grant funds if we were one entity.

OVFD Chief Kunz and Chief Miller have vetted several law firms that specialize in emergency services consolidation, and Lyon Gaddis stands out above the rest. Miller would like to hire them to put together a plan and outline the process that we would need to go through, and he presented a contract to move forward. He also reminded the board that the District put \$20,000 aside in this year's budget for consulting.

Nerlin suggested that we have a "scope of work" added to the agreement. The board tasked him to work with Miller to add more specifications and focus to the contract, have another engagement letter created for the board to approve.

Board consideration of proposed agreement between Ridgway Fire Protection District and Shipley Holdings LLC, dba Alternative Power Enterprises

Jesse LaSala, a representative from Alternative Power Enterprises (APE) explained that APE would like to rent space at the 22327 Highway 550 property to store their solar equipment. Proposed terms as discussed with Chief Miller and Bo Nerlin and presented in a drafted lease agreement include a 12-month lease at \$2,500 per month, including utilities; a 60x60

space outside to put two Conex containers and a few trucks and equipment; as well as us of the main office inside the building. Schuyler asked if there are any liability issues that might arise. Miller stated that has been in contact with our insurance company, and they do believe there will be any issues. J LaSala offered that they only pay \$1,000 per month if APE decides that they do not need the interior office space. Nerlin suggested offering a one-year lease for the 60x60 exterior space at \$1,000 per month and a month-to-month lease option for the office space at \$1,500 per month to which the board was favorable. Furthermore, Nerlin requested that APE add the RFPD as an additional insured on their policy.

- ❖ MOTION by Schuyler to authorize Chief Chris Miller to execute a lease with the changes as listed above with Shipley Holdings LLC, dba Alternative Power Enterprises. SECOND by Johnson. ALL IN FAVOR.

ADJOURNMENT

- ❖ MOTION by Kraft to Adjourn. Second by Schuyler. ALL IN FAVOR.

Meeting Adjourned to 6/18/24 at 6:30 pm.

Respectively Submitted,
-Katy LaSala