



# WINDSOR SEVERANCE FIRE RESCUE

100 N. 7<sup>th</sup> Street • Windsor • Colorado • 80550  
970-686-2626

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## REGULAR BOARD MEETING

100 N 7<sup>th</sup> St

Wednesday, August 21, 2024 / Immediately Following Pension Meeting

### MEETING MINUTES

#### I. CALL TO ORDER

- I. Pledge of Allegiance

#### II. ROLL CALL

Board Directors Rosen, Hansen, Lutz, and Hyland. Director Medhurst absent and excused. Fire Chief Angermuller, Deputy Chief Jaques, Chief Greer, Financial Director Gabe Buldra, Deputy Chief of Administration Jeff Dykstra, HR Manager Emily Pearson, Logistics Manager Travis Chapman, Cierra Will, and members of the public were present at the meeting.

#### III. APPROVAL OF AGENDA

Director Lutz submits a motion to approve the agenda as presented, Director Rosen seconds, all "Aye". Approved.

#### IV. REGULAR BOARD MEETING

##### I. Public Forum:

##### i. Public Comments

*This portion of the meeting is provided to allow the public to present comments or concerns not listed/related on the agenda. The public may speak on any agenda item during the meeting at the onset of the agenda item. The public comment period will be limited to three (3) minutes. Respectful communication is welcomed; outbursts, interruptions, and personal attacks will not be tolerated. Interaction with the Board of Directors is inappropriate. If further discussion is needed, the topic or concern may be placed on a future agenda.*

Public Comments – None

##### II. Consent Agenda – Discussion/Possible Actions:

*The Consent Agenda is intended to allow the Board to spend its time and energy on the important items on a lengthy agenda. Administration recommends approval of the Consent Agenda. Anyone may request an item on this agenda to be "pulled" off the Consent Agenda and considered separately. Agenda items pulled from the Consent Agenda will be considered separately under Pulled Consent Items. Items remaining on the Consent Agenda will be approved by the Board with one vote. The Consent Agenda consists of items of no perceived controversy and routine administrative actions.*

##### i. July 10, 2024, Regular Meeting Minutes

Director Lutz submits a motion to approve the Consent Agenda, Director Rosen seconds, all "Aye". Approved.



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### III. Financial Report and Updates

#### i. Discussion/Possible Action: Approval of July 2024 Monthly Financial Report/Bill Ratification

JVG Financial Director Gabe Buldra recapped key points for July: Total Revenue for July was \$3,222,397 which is \$1,526,120 under budget; Tax Levy Revenue for July was \$2,933,651, which is \$1,620,594 under budget, driven by under collection of property taxes for the month; Non-Tax Levy Revenue for July is \$288,746, which is \$94,474 over budget, driven by Misc Revenue, which is due to sale of 1999 Tender; Total Expenses for July were \$1,028,77, which is \$113,120 under budget; Personnel expenses under budget by \$33,081, driven by wildland wages; Managerial expenses under budget by \$13,096 driven by treasury fees; Total Revenue Year-to-Date is \$20,830,735, which is over budget by \$821,417; Total Expenses Year-to-Date is \$7,764,386, which is \$634,141 under budget; Total Cash is \$29,644,236, which is \$8,631,258 more than this time last year. Expenses: Personnel was at 79%, Operations at 10%, and Managerial at 11%; currently at 36% of budget through July with 64% remaining.

Director Hansen submits a motion to approve the July 2024 Monthly Financial Report/Bill Ratification, Director Lutz seconds, all "Aye". Approved.

#### ii. Investment Update – Mike Warne, Synergy Capital

Mike Warne reported on the current and predicted investment market, presented the current WSFR portfolio, and presented opportunities to stabilize and diversify yields.

Director Lutz asked if this information means they should consider a change in investment strategy. Mike Warne said that in this market, it is actually easier for Synergy Capital to strategize and plan for the future.

Director Rosen asked if there is value to adding more money into investments. Gabe Buldra and Mike Warne will meet to discuss the investment strategy to create long-term stability and will present options to the board at a future meeting to discuss and authorize for approval.

#### iii. Information: 2025 Budget Preparations and Process



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Chief Dykstra reported that budget worksheets have been sent out to staff. They are scheduled to have a first draft complete by the end of the month for the Chief staff to review. Once reviewed, the finance team will begin pulling the worksheets together to create the draft budget. A preliminary draft will be presented in October, a final draft in November, and approved in December. A date for the public hearing will be set at the October board meeting. There may be an extension to the reporting deadline provided by the state depending on legislation.

#### IV. District Update

##### i. Reports

##### 1. WSFR Monthly Response Report

Chief Jaques presented the response report. There were 3 wildland deployments in July. There was a large vegetation fire that resulted in some property damage, but no homes. Call volume is similar to levels from this time last year.

##### 2. WSFR Division Reports

Training – Chief Greer reported that the full-scale ASHER exercise was just wrapped up. An active shooter training was also conducted. In the next couple months, there will be an extrication training block. The state Hazmat simulation trainer will be here next month. YTD crews have participated in 10,500 hours of training.

Administration – First Due has issued a credit on the existing invoice for the full amount of the additional Emergency Reporting license. Implementation is still in progress. Travis is working on the asset management model. The training division has run into some roadblocks with the training model which are being worked through. The timeline for implementation to be complete is the end of the year.

##### ii. Personnel

Emily reported that a firefighter hiring process is occurring right now. Line panel interviews are occurring this week, while chief panel interviews will occur next week. Following interviews, an eligibility list will be created. Over 200 candidates applied; of those 37 candidates are being interviewed.

Several members of the leadership team completed leadership training with



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an expert to develop management skills, conflict resolution, and other leadership skills. Two more sessions are scheduled to happen in December.

An update on the Chief performance view – Emily has contacted external vendors and has not received responses from any so far. She is going to research alternatives and present the board with options soon.

### iii. WSFR Activities and Events

#### 1. WSFR Family Picnic Recap

The picnic went very well. 41 people attended. It was a hot day, but overall had great feedback and was a good event.

### iv. Facilities & Apparatus

The construction projects at Station 1 are officially complete. The new Ram pickup has arrived and is getting equipment mounted before it goes to Rec Electric. The new command car is in engineering currently. A team went to Pierce for the pre-build of the newest Engine. A final inspection is scheduled in March, 2025.

An update on new training ground: There were two pieces of land that were available to put a training facility on. The first one was a piece of land in Severance that would be donated to us. The other is a piece of land offered by Broe. The land in Severance would need to have utilities installed. To bring in the water needed for a training facility, extensive upgrades and work are needed. The cost to bring in water lines was estimated between \$4-10 million dollars. Due to the excessive cost, the Severance land has been ruled out. The land with Broe has been offered for \$2.1. Chief Angermuller countered with \$1.5 million. A response is pending.

Director Hansen asked if a real estate agent has been hired to help assess the land. Chief Dykstra said that an agent has not been hired but that Broe has been very upfront with their pricing and is currently offering the land around \$5/square foot. If an agreement is reached, an assessor will be hired to value the land and make sure the cost is reasonable.

The water line has been calculated to have an adequate GPM for the water flow needed for the training center without needing upgrades.



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Director Lutz asked about the timeline for payment if an agreement is reached. Chief Dykstra responded that ideally in the agreement the payment would be rendered in the 2025 budget and added to the capital plan. Chief Angermuller added that the land is intended to be able to grow into for the next 10-15 years. Director Lutz asked what the training center means for Station 5. Gabe responded that Station 5 would be bumped back a few years in response.

Director Lutz asked if there is an opportunity to work with the Town of Windsor town planning to reserve or rezone land as industrial. Chief Angermuller said he did reach out to Shane Hale, but there did not appear to be any interest in working together. He will reach out again to reopen discussions.

v. Other District Related Matters

1. Chief Angermuller has been meeting with UCHealth to figure out how to get the ambulances to meet the benchmark. UCHealth is still out of compliance. Chief Angermuller has requested UCHealth Kevin Waters to attend every board meeting from now on to present the UCHealth call response report and answer questions from the board. They are working on adding more apparatus and making changes to their deployment model. Director Hansen asked if we have a Plan B should UCHealth not meet their end of the agreement. Chief Angermuller said that there are alternatives, but they are not preferable. At this point, it is better to work aggressively with UCHealth to address these issues and assess penalties if needed.

Deputy Chief Jaques helped with the Berthoud Deputy Chief recruitment process. He participated as an interviewer.

V. Staff Items

- i. Discussion/Possible Action: Approve Resolution 2024-02 to Adopt Impact Fee Schedule

Chief Angermuller reported that two people attended the Impact Fee Open House. They had great questions that were answered in detail by Chief Friedrichsen and Chief Angermuller. They appreciated the transparency and agreed with the changes. Director Lutz asked if the meeting was publicized.



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Letters were sent to developers in the area as well as posted to social media. The impact fees will go into effect on January 1, 2025.

Director Lutz submits a motion to adopt Resolution 2024-02 to Adopt an Impact Fee Schedule Based on an Updated Impact Fee Report by BBC, Director Rosen seconds. Roll Call, all "Aye". Approved.

- ii. Discussion/Possible Action: Approve Resolution 2024-03 Opposing Statewide Ballot Initiatives 50 and 108 for November 2024 Ballot

Chief Angermuller stated that a request from the state union was received to adopt a resolution to oppose Proposition 50 and 108. Local 4845 President Eric Morse was present to answer any questions.

Gabe presented the potential legislative impacts of the propositions should they be passed. Proposition 50 results in a state-wide 4% cap on property tax revenue growth. Proposition 108 lowers property assessment rates (Residential: 5.7%, Non-residential: 24%). Chief Angermuller noted that SDA and fire departments are trying very hard to fight these propositions as they will severely affect revenues. Governor Polis is calling for a special session to try and pull Proposition 50 and Proposition 108. Director Hansen asked how TABOR fits into this. Gabe said that this is an additional part of TABOR.

Potential scenarios were identified under HB24-233, Prop 50, and Prop 108. Projections under Prop 50 and Prop 108 will have a detrimental impact on the organization.

Local 4845 President Eric Morse presented his perspective and stated that the local does not support Proposition 50 or 108. CPFF and State Fire Chiefs have worked together to create standard branding that opposes these propositions. He encouraged the board to approve Resolution 2024-03 and to consider voicing this stance to the community.

Director Rosen asked if the legislation affects our ability to ask for a mill levy. Gabe said that we do have the option to request a sales tax or a mill levy as an option, but they will not fully offset the impacts of these propositions.

Director Rosen asked the board for their thoughts on taking a stance



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regarding this legislation. Director Lutz stated that she believes the voters should be informed and should know the ramifications of their vote. Director Hansen asked what approving a resolution means. Chief Angermuller said that it means the board is officially taking a stance on the issue. Director Hansen asked what the negative consequences of approving the resolution may potentially be. Director Lutz said that voters could potentially be frustrated because they want to reduce their property taxes; however, it is important then to educate on what the actual impact of reducing property taxes will have on fire department funding.

Director Rosen stated that he and Director Medhurst had a strong conversation about the legislation, and Director Medhurst is opposed to the initiatives.

Director Lutz submits a motion to Approve Resolution 2024-03 Opposing Statewide Ballot Initiatives 50 and 108 for the November 2024 Ballot, Director Rosen seconds. Roll Call, all "Aye". Approved.

### VI. Board of Directors Items

- i. Information Only: Special District Association Conference, Keystone, September 10-12

### V. ADJOURNMENT

Director Lutz submits a motion to adjourn the August 2024 Regular Board Meeting, Director Hansen seconds. All "aye". Approved.