

recent station closures to visitors in response to the rising cases of COVID-19 in El Paso County. See www.bffire.org.

Fire Chief PJ Langmaid said the proposed 2022 budget will have an estimated beginning balance of \$1.249 million based on the actual income the district is expected to receive through the end of 2021. He answered several questions. See www.ocn.me/v21n11.htm#bffrpd.

Treasurer Jack Hinton said:

- The beginning balance for the 2022 budget year, should be about \$750,000 for the General Operating Fund, not \$1.249 million, but maybe he was “way-off base,” and he would not mind the balance being \$800,000.
- The transfers are shown in the proposed 2022 budget and will be about a \$42,000 increase to the Tabor fund, \$564,939 to the Capital Improvement Fund and \$35,000 to the Emergency Fund reserves.

Langmaid said the only change made to the proposed 2022 budget since October is the board-approved increase to the fire chief’s salary, and he said:

- The district received significantly higher than predicted Special Ownership Taxes (SOT) in 2021, and the budget is estimating higher SOT for 2022, and that could be the reason for the discrepancy in the starting balance column.
- The deployment budget is estimated to be \$376,104 for 2022, but the district cannot predict the exact amount.

Hinton asked the chief to update the board by the end of the month with the beginning balance for 2022 and the expenditures.

Langmaid said, everything in the proposed 2022 budget is linked, and the formulas show the expenditures to be correct. The re-scheduling of the Dec. 8 board meeting will cause the finalization of the budget to be tight, said Langmaid.

Hearing no further public comment, Nearhoof closed the public hearing.

Note: Langmaid contacted OCN, to confirm the beginning balance fund for the 2022 budget would be about \$1.3 million and noted that it is determined by adding the reserve funds and the unreserved funds together. The 2022 budget is scheduled to be approved and adopted by the board at the Dec. 8 meeting.

Financial report

Treasurer Jack Hinton said the following:

- Without the reserves the district has \$1.83 million in the bank as of Oct. 31.
- The district needs \$750,000 to get the district through the first quarter of 2022 to ensure enough funding for everything and the additional new hires.
- Whatever is left after subtracting the operating cost for the first quarter of 2022 will be transferred in two separate amounts to the Capital Improvements Fund and the reserve funds.
- The district has spent 59 percent of the budget, however \$300,000 will be paid down for the 2022 Pierce engine, and that will dramatically lower the payments on the remaining balance of \$332,000. See www.ocn.me/v21n5.htm#bffrpd.
- The district received \$19,000 in property taxes and \$20,000 for deployments in October.
- The service contracts for the mobile radios and pagers have been paid for the year and the district is up to date in terms of what is needed for mobile radios.

The board accepted the financial report as presented, 4-0.

Chief’s report

Chief PJ Langmaid said the following:

- Eight new recruits began training with the department on Nov. 1 and will be fully assigned to shifts in December.
- The new-hire medical exams are expensive and some of the results are contradictory. The district is evaluating the cost for future hires.
- The older engines continue to have mechanical issues on a regular basis and the oldest Rosenbauer will go to reserve status when the new Pierce Pump Enforcer engine is received in 2022.
- The 2007, 701 small pickup is back in service after its transmission was replaced.
- The district mechanic is assessing the fleet for the 2022 apparatus replacement plan.
- Deputy Chief James Rebitski attended the Colorado Fire Chiefs Conference and primarily focused on the Fire Marshal aspects.
- Capt. Chris Piepenburg also attended the Colorado Fire Chiefs Conference, attending a two-

day Incident Safety Officer program and an additional three days of classes.

- Rebitski and Administrative Officer Rachel Dunn attended a two-day EMS financial and billing program in Colorado Springs.
- The district is discussing water systems capabilities with Cherokee Metropolitan Water District to better understand the true firefighting capabilities as systems in Sterling Ranch and around Park Forest are brought online.

Station 2 repair project

Rebitski said the bids for the water damage repairs at Station 2 have been received and quotes have been compiled from three contractors. The repairs will be as follows:

- Phase 1 – Schanel Construction will add Redi-rock blocks (décor rock wall), and dirt to divert water west from the station out to the field, and the front of the station will be relandscaped for \$8,887.50.
- Phase 2 – Windsor Concrete will install a 30-foot-by-6-inch trench drain vehicle rated C class prefabricated drain chase at the east end of the parking lot. This modification will allow water to be diverted from the parking lot and gutter to the south hillside. Riprap will break up the water coming out of the drain. Five sections of broken and cracked sidewalk will be replaced. A galvanized steel sidewalk chase to drain to the inlet of the culvert system will prevent erosion of the hillside for \$18,610.00.
- Phase 3 – CMG Corporation will install a Corian lip to each shower to prevent water leakage and will be shaped to prevent trip hazards and remain ADA compliant with seats and grab bars.
- A QPR Asphalt Patch will be inserted into the pavement crack to repair it for \$96.00.
- The estimated total repair project cost is about \$27,893.50. The board previously approved up to \$49,000 for the repairs. See www.ocn.me/v21n9.htm#bffrpd and www.ocn.me/v21n10.htm#bffrpd.

Hinton commented that not all of the building is ADA compliant.

Vice Chair Nate Dowden said the public does not need access to the whole building.

Langmaid said that many new stations are not ADA compliant, and he is less concerned about ADA compliance at the smaller repair level, and more so for the overall Station 2 remodel when any ADA compliance will increase the cost.

Station 2 remodel project

Ribitski said there have been many building code changes over the past ten years and the timing of the fire station building seminar he recently attended in Kansas City was perfect, and he said:

- Nine letters for the remodel bids were sent out to architect firms on Oct. 15.
- Five architects responded and four have completed a walk-through tour of Station 2, and they all agreed the station is too small to accommodate the increase in personnel.
- The primary focus of the architects is building fire stations and public service facilities, and all were recommended by other fire agencies.
- All the information will be compiled for the board to review prior to the next meeting.

Nearhoof requested the board set a date for a work session to discuss the Station 2 re-model.

Langmaid recommended the board revisit the possibility of a work session at the December meeting and that will allow Rebitski to gather more information.

Transfer of legal counsel details

Langmaid said that Linda Glesne received a promotion to partner, and the law firm decided to split due to the many specialized areas of about 20 lawyers.

Board Secretary Donna Arkowski said the familiar names that the district has worked with on previous matters will be retained in the new firm, and it was an amicable decision to split the law firm.

Nearhoof requested the board approve the transfer of the legal counsel representation from Collins Cockrel & Cole, PC to Cockrel Ela Glesne Greher & Ruhland, PC.

The board approved engaging the new law firm, 4-0.

Property inclusion

Langmaid said the following:

- Many property owners north of Hodgen Road do not pay for fire service and others that do are “shopping around” to potentially change to another fire district for service, preferably BFFRPD.

- A point of inquiry from residents has been the district policy language regarding exclusion fees that other districts do not have, and it is a cause of concern for property owners.
- The board may want to consider a change to the policy at the Dec. meeting to assist in recruiting parcels into the district, while maintaining the original intentions of avoiding massive legal costs associated with thousands of exclusions simultaneously.

Background: Resolution 2021-02 was adopted at the January 20, 2021 board meeting, and included revised procedures. See www.ocn.me/v21n2.htm#bffrpd and www.bffire.org for more information.

2022 board member election

Langmaid said the board will need to adopt a resolution in December to nominate an election official to ensure a fair election occurs.

Arkowski said the following:

- The district received a letter from Micki Mills of Cockrel Ela Glesne & Ruhland, PC, referencing the 2022 board election preparation.
- The district will have three board positions in the May 2022 election and a date will be set at the December board meeting.
- It would be better if the county could run the election concurrently with their elections in April or November but Special District elections

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