BYERS FIRE PROTECTION DISTRICT

BOARD OF DIRECTORS – REGULAR MEETING MINUTES

Date	October 19, 2026
Time	7:17 PM
Location	Byers High School, 441 E. Front Street, Byers, CO 80103
Attendees	James Shelley; Chief Mike Disher; Shawn Palmer; Chief MacK Schledorn-Rudden; Kagen Kitzman; Jeremey Jenkins; Mike Nail; Heidi Price

1. Call to Order

The meeting was recorded as beginning at approximately 7:17 PM. The presiding officer and formal call-to-order time were not identified in the source notes and should be completed before approval.

A quorum determination and any public comment period were not specified in the source notes.

2. Approval of Previous Meeting Minutes

The Board reviewed the minutes of the September 21, 2026, meeting.

> **Motion:** Shawn Palmer moved to approve the September 21, 2026, meeting minutes. Jeremey Jenkins seconded the motion. The motion carried.

Vote tally was not included in the source notes.

3. Financial Report

The Board reviewed the Period 10 financial report for 2026. The report indicated that overall finances remained on track. Repairs and testing were over budget due to aging equipment and engine replacement costs.

> **Motion:** Jeremey Jenkins moved to accept the Period 10 financial report. James Shelley seconded the motion. The motion carried.

Vote tally was not included in the source notes.

4. Impact Fee Account

The Board discussed establishing a separate bank account for impact fees to keep those funds separate and prevent commingling.

- Shawn Palmer, James Shelley, and Mike Nail were identified as authorized signatories.
- The meeting minutes were to serve as direction for Emily to prepare the paperwork to open the account.
- Debbie is to calculate the total historical impact fee balance, including current-year deposits and previously coded impact fees, for transfer to the new account.

The source notes do not identify a motion maker, seconder, or vote tally for this direction.

5. 2027 Budget and Financial Planning

Shawn Palmer presented an early draft of the 2027 budget as the first formal reading.

- The pension line on page 1 remained consistent with prior years because there had been no additions or losses of pensioners.

- Pages 2 through 4 included the 2026 adopted budget, accruals through August, variance lines, modeled scenarios for 3% and 4% salary increases, and mill levy impact scenarios.
- The budget process was described as requiring three formal readings, followed by a public budget hearing in December for final approval.
- The draft budget is available to the public upon request during business hours, digitally or as a printed copy for $5.00.

The Board also discussed a meeting with Pete Webb and a financial advisor group to review the budget and projected mill levy figures.

- The advisors are expected to prepare a proposal addressing fees, mill levy options, and other potential financing options for presentation at the next Board meeting.
- The Board discussed beginning budget analysis and establishing mill levy work studies after the next meeting with Pete Webb.
- The Board discussed identifying a committee and gathering community input. No committee members were selected.

6. Board Vacancy – Appointment of Corey Coombs

The Board discussed the vacancy created by Grant May's resignation and reviewed three candidates interviewed for the vacant position: Will (William), Ethan, and Corey Coombs.

- The Board discussed the candidates' respective experience and qualifications. Will was noted for broad business experience, Ethan for strong community ties, and Corey Coombs for his commitment and demeanor.
- James Shelley expressed support for appointing Corey Coombs.
- The Board discussed the possibility of considering the other candidates for future vacancies and agreed to send appreciation letters.

The Board also discussed director election cycles and term tracking. Three seats were described as following the general election cycle and expiring in 2029, while two seats were described as aligning with midterm renewals. The next cycle was tentatively identified as 2027 for two seats, pending confirmation.

Appointment action: A motion was made and seconded to appoint Corey Coombs to fill the vacant Board position previously held by Grant May. The motion passed unanimously by a vote of 4–0 on October 19, 2026.

Corey Coombs is scheduled to be sworn in at the next regular Board meeting on November 16, 2026, at 7:00 p.m. The required oath of office and bond are to be completed at that time.

Staff will coordinate the appointment documentation and the arrangements for the November 16, 2026, swearing-in.

The source notes do not state the original term expiration date for the vacant seat. That date remains subject to verification through District election records.

7. Potential Station Land and Development

The Board discussed a 1.91-acre property located between the hotel and the westbound I-70 off-ramp, at the site of a former Skelly gas station. Members discussed the property as a potential station location because of its highway access, open space, and nearby hydrant.

- Ownership was identified in the discussion as Buyers GS Properties, LLC. The Board did not identify a confirmed contact for the owner.
- A member recalled that the property may have been sold to the person who owns a station in Deer Trail.
- The Board discussed information indicating that the former facility's tanks had been removed. A large well in the area was also discussed, but it was not confirmed whether the well is part of the property.

The Board also discussed prior conversations with RV park developers. Those discussions were described as on hold following the death of an investor, with no recent progress reported.

- Earlier concepts included a small station with equipment suited to operations within the park rather than large fire apparatus.

- The Board noted that staffing a separate location could present a challenge.

The Board discussed the potential need for a loan or other financing to move a land project forward. No financing structure or decision was finalized.

8. Training Water Meter

The Board discussed a proposal from the water board for the Fire District to use a meter to separately track water used for training and water used during fire suppression. The information could support grant applications and future planning, including a possible mechanical sewer plant.

- Options discussed included the Fire District purchasing the meter or the water board purchasing it and adding the cost to the District's water bill.
- The question of whether the District would also be charged for the water itself was not resolved.
- A meter compatible with the District's connectors was estimated to cost approximately $1,000.
- The meter would be mobile and likely carried on the tender or brush engine. Crews would connect it during training and photograph the meter reading.
- The frequency of readings and the process for tracking gallonage if the meter cannot be reset had not been finalized.

Motion: The Board approved the purchase of a training water meter for an amount not to exceed $1,200. The motion carried by a 4–0 vote.

The source notes do not identify the motion maker or seconder.

9. Rope and Extrication Equipment

The Board reviewed a crew request for rope equipment to create a three-to-one system that can be anchored to a truck and used to move patients up slopes more safely. The equipment is intended for patient removal from slopes and other difficult locations, not vertical work.

- The Department already has a skid. The remaining equipment was expected to cost no more than $1,200 and would be purchased from fire equipment funds.
- Dorsey may provide training once his shoulder is cleared.

Motion: The Board approved the purchase of rope and extrication equipment for an amount not to exceed $1,200. The motion carried.

The source notes do not provide a vote tally or identify the motion maker or seconder.

10. Station 71, Calls, and Staffing

- Plains was selected as the lowest bidder for a new heater and air-conditioning unit at a price of approximately $11,300. Installation was scheduled for October 20, 2026.
- The Department reported 98 calls during the prior month: 68 medical, 10 fire, 11 public service, 8 hazardous materials responses, and 1 rescue.
- Two paramedic positions had been filled. One employee had started, and the second was expected to start November 1, 2026.
- The Department was also close to clearing a Strasburg paramedic for B shift.

11. Grants, AED Access, and EMS Funding

The Chiefs reported that grant awards were beginning to arrive and estimated that grant funding received during the year would approach $150,000. Some awards had not yet been reflected in the budget update.

- Department staff were handling some grant applications, while a grant writer was being used for some larger applications.

- The 2025 RETAP grant payment had been received, although the amount was slightly less than anticipated.
- An additional AED had been purchased beyond what the grant originally covered. AEDs were reported to be on all apparatus, including the deployment vehicle.

The Department was considering placing an AED in a public-access location, such as a lockbox at Station 2 or outside Station 71.

- A quote was being sought for a refurbished AED.
- PulsePoint can provide directions to registered community AEDs during an emergency.
- The EMS Chief identified crew-level inspections of community AEDs as a goal for 2027.
- The potential effect of public AED placement on ISO ratings was discussed. The Fire Chief was unsure whether AEDs are included in the relevant criteria; ISO was expected to be addressed in the spring.

The Department received a higher EMS supplemental payment than it had historically received and came close to matching Strasburg's amount. Debbie was expected to assist with the current year's reporting.

The Board also discussed a proposal to move funding away from programs such as CDHP to CDOT, which had not advanced. Potential 2027 legislation that may support EMS, including a 'whole billing' approach under which insurance would pay the full bill rather than only part of it, was discussed.

- The EMS Chief may request a Board letter of support or outreach to local legislators as proposals advance.

12. Unresolved Matters and Follow-Up

- Historical director seat cycles and individual term expiration dates require confirmation.
- The owner and contact information for the potential station property remain to be confirmed, and it is unknown whether the nearby well is included.
- The status and timing of RV park development discussions remain uncertain, and staffing feasibility for a separate location requires further consideration.
- The amount and form of financing needed for a potential land purchase have not been determined.
- The water meter schedule, gallonage tracking process, purchase arrangement, and responsibility for water charges remain unresolved.
- The location and access arrangements for a public AED, and any effect on ISO ratings, remain undecided.
- Some grant awards had not yet been incorporated into the budget update.
- The timing and membership of the mill levy work-study committee remain unresolved.

13. Action Items

Responsible Party	Action Item
Debbie	Determine the total historical impact fee balance to be transferred to the new account.
Shawn Palmer, Chief Mike Disher, and Debbie	Finalize budget numbers before the second reading and December budget hearing.
District staff / designated contact	Prepare and deliver the appointment notice/letter for Corey Coombs and arrange for someone to contact him; coordinate oath and bond requirements.
District staff	Send appreciation letters to the other candidates and advise them of future opportunities and the next anticipated cycle.
District staff	Confirm next-cycle director seat information using the Board's chart and circulate the confirmation.
Assigned Board member / staff	Research contact information for the owner of the 1.91-acre property near the I-70 off-ramp.
Financial advisor group / Shawn Palmer	Arrange for presentation of mill levy and financing recommendations at the next Board meeting.
District staff	Purchase a training water meter, not to exceed $1,200.
Department staff	Develop a process for crews to document meter readings and track water usage.

District staff	Purchase rope and extrication equipment, not to exceed $1,200.
Department staff	Complete installation of the new heater and air-conditioning unit at Station 71, scheduled for October 20, 2026.
Chiefs / finance staff	Reflect grant awards in the budget documents as they are received.
Department staff	Obtain a quote for a refurbished AED.
Board	Identify committee members for the planned mill levy work studies.

14. Adjournment

Meeting adjourned at 9:15 PM

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Approved: Shawn Palmer

Approved 11/19/2026