



Record of Proceedings

Minutes of a Regular Meeting of the Board of Directors

Held: Wednesday, September 9, 2026, at 5:30 p.m., at the Cimarron Hills Fire Protection District Administrative Offices, 1835 Tuskegee Place, Colorado Springs, Colorado.

A regular meeting of the Board of Directors of Cimarron Hills Fire Protection District, Colorado Springs, Colorado, was called to order at 5:30 p.m. and held as shown above and in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Call to Order

Director Kruse opened the meeting at 5:30 p.m. with 5 directors in attendance.

Roll Call

- Erika Gass
- Mark Gass
- Paul Graham
- Alissa McCartney
- Britt Kruse

Also present were:

Fire Chief Andrew York, Division Chief Matthew Gortner, Division Chief Thomas Joyce, Executive Assistant Nikki Frailey taking minutes and Administrative Assistant Kathy Neal.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of the Agenda – Changes, Additions and Deletions

The Board discussed the September 9, 2026 Agenda.

Upon motion by Director Graham, seconded by Director McCartney, the Board voted unanimously to approve the Agenda.

Conflict of Interest Disclosures

- None

Public Comment

- None

Approval of Minutes

August 19, 2026 Regular Meeting

The Board reviewed the minutes from the August 19, 2026 regular meeting.

Upon motion by Director McCartney, seconded by Director Graham, the Board voted unanimously to approve the August 19, 2026 regular meeting minutes.

Reports

Financial Presentations: Treasurer's Report presentation and approval

Chief York presented the August 2026 Treasurer's Report and reviewed the August check report with the Board.

Upon motion by Director Graham, seconded by Director E. Gass, the Board voted unanimously to approve the August 2026 Treasurer's Report.

Chief's Report

Chief York presented the Chief's Report to the Board, reviewed monthly statistics for August and provided updates on significant events.

The District responded to 209 incidents, bringing the year-to-date total to 1,663. Mutual/automatic aid was received on 23 occasions. There were 148 EMS incidents and 87 patient transports, bringing year-to-date totals to 1,146 EMS incidents and 614 transports. Overlapping incidents occurred 28% of the time for August and 32% year to date. August ambulance billing data had arrived after the meeting materials were distributed and will be provided.

The Board discussed overlapping calls and aid provided to other departments. Chief York agreed to include mutual/automatic aid provided in future statistical reports.

Chief York noted the upcoming Special District Association conference, the Station 2 ribbon cutting then planned for October 7 at 9:00 a.m., and the October 24 pumpkin-carving event.

The District's annual EMS supplemental payment was received. The budget included a conservative \$250,000 estimate; that amount would remain in the operating budget, with the excess allocated to capital.

Wildland crews were on day 12 of their second rotation in Oklahoma. Approximately \$400,000 in additional billing remained pending state review of benefits, and billing would proceed after that review was completed.

Fire and Life Safety Report

Chief Joyce reviewed Fire and Life Safety activities for August 2026, including approximately 4,500 education contacts, nine site developments, and preparations for Fire Prevention Week. He reported progress with The Compliance Engine and ESO inspection workflows, reducing review backlogs and improving inspection scheduling for approximately 500 buildings.

Staff were coordinating with PTEC on proposed vocational facilities and safety requirements and evaluating individualized evacuation plans for students with disabilities, with pilot coordination at McAuliffe Elementary and Horizon Middle School. Chief Joyce also discussed a fire-service-line investigation involving Cherokee Metropolitan District, proposed ammunition-manufacturing and equipment-rental occupancies, and countywide GIS mapping of water points and utility infrastructure.

Chief Joyce provided updates on the Rock Island Trail and Peterson interchange projects, including pedestrian access and coordination of the District's event area. He highlighted

successful back-to-school outreach and the open house, which drew approximately 2,500 attendees, along with continued public education and community partnerships.

Unfinished Business

Facilities Update

Chief York reported that Station 2/Headquarters construction was moving forward, with completion then anticipated for September 21. Furniture delivery was scheduled for the following week. Concrete, the covered-parking canopy, asphalt, and interior finish work were in progress. An initial punch-list walkthrough with the contractor, interior designer, and architect was scheduled for September 18. The move was expected before the October 7 ribbon cutting.

The sale contract for the existing headquarters had been executed and earnest money deposited into escrow. The buyer's inspection was complete, with no report or requested corrections received at the time of the meeting. Closing remained scheduled for November 5, 2026.

Chief York discussed the training-facility proposal previously distributed to the Board. Negotiations concerning the former CPS building had not produced an agreement. A new option was an approximately 18,000-square-foot building owned by Hammers Construction on nearly three acres south of Platte Avenue within the District. The property included five offices, a conference room, kitchenette, two bathrooms, a large warehouse, and three 14-foot bay doors.

Chief York described a possible five-year lease with a purchase option beginning in year three. Lease credits toward the purchase price and other terms remained to be negotiated. He stated that a straight lease without a path to ownership would not meet the District's objectives.

The Board discussed affordability, preserving capital reserves, financing alternatives, valuation, the realtor's involvement with both parties, and potential CDOT access and permit requirements affecting occupancy or sale. Chief York described conservative capital projections and anticipated use of wildland revenue for annual facility costs. Potential additional online sales tax revenue was also discussed.

The Board supported further exploration of the proposal and requested comparison of direct purchase/financing through Farmers State Bank with a lease-to-purchase arrangement through Hammers. Chief York would obtain and distribute comparative terms.

2027 Budget

Chief York reported that the preliminary county assessment reflected a decline in assessed value and a decline in market value. Final assessment information was expected in November and could differ from the preliminary estimate. The initial 2027 budget presentation remained scheduled for the October Board meeting.

New Business

Resolution Designating Location to Post Notice

The Board reviewed and read aloud the resolution designating the District's website, www.cimarronhillsfire.org, as the meeting-notice posting location. In an emergency or interruption of internet service, the designated physical posting location would be 1015 Valley Street, Colorado Springs, Colorado. Meeting notices would be posted at least 24 hours before the meeting. The resolution was presented in connection with the move to the new headquarters.

Director Kruse read the resolution. Upon motion by Director Graham, seconded by Director McCartney, the motion to approve Resolution 2026-006, Designating Location to Post Notice passed unanimously.

Public Comment

- o None

Board Comment

- o None

Next Regular Meeting

Director Kruse acknowledged the next Regular Board of Directors meeting to be at 5:30 p.m. on Wednesday, October 7, 2026.

Adjourn

Upon motion duly made by Director Graham, seconded by Director Kruse, the meeting was adjourned at 6:52 pm.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the District on the 7th day of October, 2026.

Respectfully submitted,



/s/ Brittany Kruse, Vice President