

**RESOLUTION  
BOARD OF DIRECTORS  
CHAFFEE COUNTY FIRE PROTECTION DISTRICT**

**A RESOLUTION APPROVING INCLUSION OF CERTAIN REAL PROPERTY WITHIN THE TOWN OF BUENA VISTA INTO CHAFFEE COUNTY FIRE PROTECTION DISTRICT'S JURISDICTIONAL BOUNDARIES UPON THE AFFIRMATIVE MAJORITY VOTE OF THE ELIGIBLE ELECTORS WITHIN THE SUBJECT AREA.**

**THIS MATTER** comes before the Board of Directors ("**Board**") of the Chaffee County Fire Protection District ("**District**") to include into the District's jurisdictional boundaries all real property within the Town of Buena Vista ("**Town**") that is not already located within the District, which area is depicted on the map attached as **Attachment A** ("**Subject Area**"), upon the affirmative majority vote of the eligible electors within the Subject Area, pursuant to Section 32-1-401(2) of the Colorado Revised Statutes ("**C.R.S.**").

**WHEREAS**, the District is a political subdivision of the State of Colorado, organized pursuant to the Special District Act, C.R.S. §32-1-101, *et seq.*, to provide fire and emergency services to the citizens and property within its jurisdictional boundaries (collectively, "**Emergency Services**");

**WHEREAS**, a small portion of the area within the Town's corporate boundaries already lies within the District's jurisdictional boundaries and receives the same Emergency Services the District provides to the rest of the area within its jurisdictional boundaries;

**WHEREAS**, in addition, since 2021 the District has provided Emergency Services within the Subject Area pursuant to a service agreement with the Town in exchange for the Town paying the District an annual amount that is intended to equal the annual amount the District would receive in property and specific ownership taxes if the Subject Area was within the District's jurisdictional boundaries;

**WHEREAS**, during a public meeting on May 19, 2026 the Board adopted an *Amended Resolution Proposing Inclusion of Certain Real Property within the Town of Buena Vista into the Chaffee County Fire Protection District and Setting a Public Hearing Thereon* ("**Proposing Resolution**");

**WHEREAS**, pursuant to C.R.S. § 32-1-401(2)(b), the District duly published in a newspaper of general circulation within Chaffee County notice of the Board's adoption of the Proposing Resolution and that the Board would hold a public meeting on June 18, 2026 for the purpose of conducting a public hearing on whether the Board should finally adopt a Resolution to include the Subject Area into the District's jurisdictional boundaries upon the affirmative majority vote of the eligible electors within the Subject Area. The notice of the public meeting and hearing is attached as **Attachment B**;

**WHEREAS**, pursuant to C.R.S. § 32-1-401(3), between May 19 and May 29, 2026, the District also mailed a letter notification that a public meeting and hearing would be held on June 18, 2026 ("**Property Owner Notice**") to the owners of each of the properties located within the Subject Area, as listed on the records of the Chaffee County Assessor on the date requested;

**WHEREAS**, the Property Owner Notice stated that it is a notice of a public meeting and hearing to consider inclusion of the Subject Area into the District's jurisdictional boundaries and indicated the date, time, location, and purpose of the public meeting and hearing, a reference to the type of special district proposed for inclusion, the District's current maximum voter-approved mill levy, and procedures for filing a petition for exclusion pursuant to C.R.S. § 32-1-203(3.5). A sample copy of the Property Owner Notice is attached as **Attachment C**;

**WHEREAS**, the Board of Directors received a letter from the Town's Board of Trustees and Mayor, dated May 26, 2026, that states the Town's strong support for the District's proposed inclusion of the Subject Area and, further stating that the Town's Board of Trustees "...fully intends to pursue a corresponding reduction in the Town's municipal property tax mill levy in an amount intended to offset or substantially minimize the additional Fire District property tax levy imposed on properties. This would be memorialized through a Resolution adopted by the Board of Trustees";

**WHEREAS**, on June 8, 2026, Linda Dalton submitted a request to exclude the following property from the proposed inclusion: 113 East Main Street, Buena Vista, Colorado. At the June 18 public meeting, the Board considered the exclusion request and [REDACTED] approved [REDACTED] denied it pursuant to Resolution 2026-11;

**WHEREAS**, on June 8, 2026, Suzan James submitted a request to exempt the following property from the proposed inclusion: 101 Meadow Lane, Buena Vista, Colorado. At the June 18 public meeting, the Board considered the exclusion request and [REDACTED] approved [REDACTED] denied it pursuant to Resolution 2026-12;

**WHEREAS**, on May 28, 2026, Brian Cobb submitted a request to exclude the following property from the proposed inclusion: 333 Tomkins Lane, Buena Vista, Colorado. At the June 18 public meeting, the Board considered the exclusion request and [REDACTED] approved [REDACTED] denied it pursuant to Resolution 2026-13;

**WHEREAS**, during the June 18 public meeting the Board held a public a public hearing to consider final adoption of a Resolution including the Subject Area into the District's jurisdictional boundaries upon the affirmative majority vote of the eligible electors within the Subject Area.

**WHEREAS**, during the public hearing on the proposed inclusion, the Board received public comment regarding the proposed inclusion;

**WHEREAS**, no municipality or county that can provide adequate Emergency Services within the Subject Area within a reasonable time and on a comparable basis appeared at the June 18 public hearing or filed a written objection to the proposed inclusion;

**WHEREAS**, pursuant to C.R.S. § 32-1-401(2), the Board may adopt a resolution to include real property within its jurisdictional boundaries upon the affirmative majority vote of the eligible electors within the area to be included at an election conducted by the District pursuant to the Colorado Uniform Election Code, C.R.S. § 1-1-101, *et seq.*, and the Colorado Local Government Election Code, C.R.S. § 1-13.5-101, *et seq.*; and,

**WHEREAS**, the Board has determined it is in the best interest of the District, the Subject Area, and the property owners and citizens within the Subject Area to petition the Chaffee County District Court for an order to participate in a coordinated mail ballot election on November 3, 2026, for the purpose of submitting to the eligible electors of the Subject Area a ballot question requesting voter approval to include all of the Subject Area into the District's jurisdictional boundaries.

**NOW THEREFORE**, having considered the proposed inclusion, including all information and public comments received during the public meeting and hearing, the Board hereby:

- a. Approves including all of the Subject Area into the District's jurisdictional boundaries upon i) the Chaffee County District Court ordering the inclusion question to be submitted to the eligible voters within the Subject Area at the November 3, 2026 coordinated election; and ii) a majority of the eligible electors affirmatively voting to include the Subject Area into the District; and,
- b. Directs Chief Staff and legal counsel to petition the Chaffee County District Court to order that a coordinated mail ballot election shall be conducted on November 3, 2026, for the purpose of seeking voter approval to include the Subject Area into the District's jurisdictional boundaries. At the election, the Chaffee County Clerk and Recorder shall serve as the Designated Election Official ("**DEO**"), and Sarah Shepherd with Circuit Rider of Colorado, LLC shall serve as the District's local election official. The DEO and local election official shall have full authority to take any and all actions necessary and appropriate to conduct the election in accordance with the requirements of applicable law.

Adopted this 18th day of June, 2026.

BOARD OF DIRECTORS OF CHAFFEE  
COUNTY FIRE PROTECTION DISTRICT

ATTESTED:

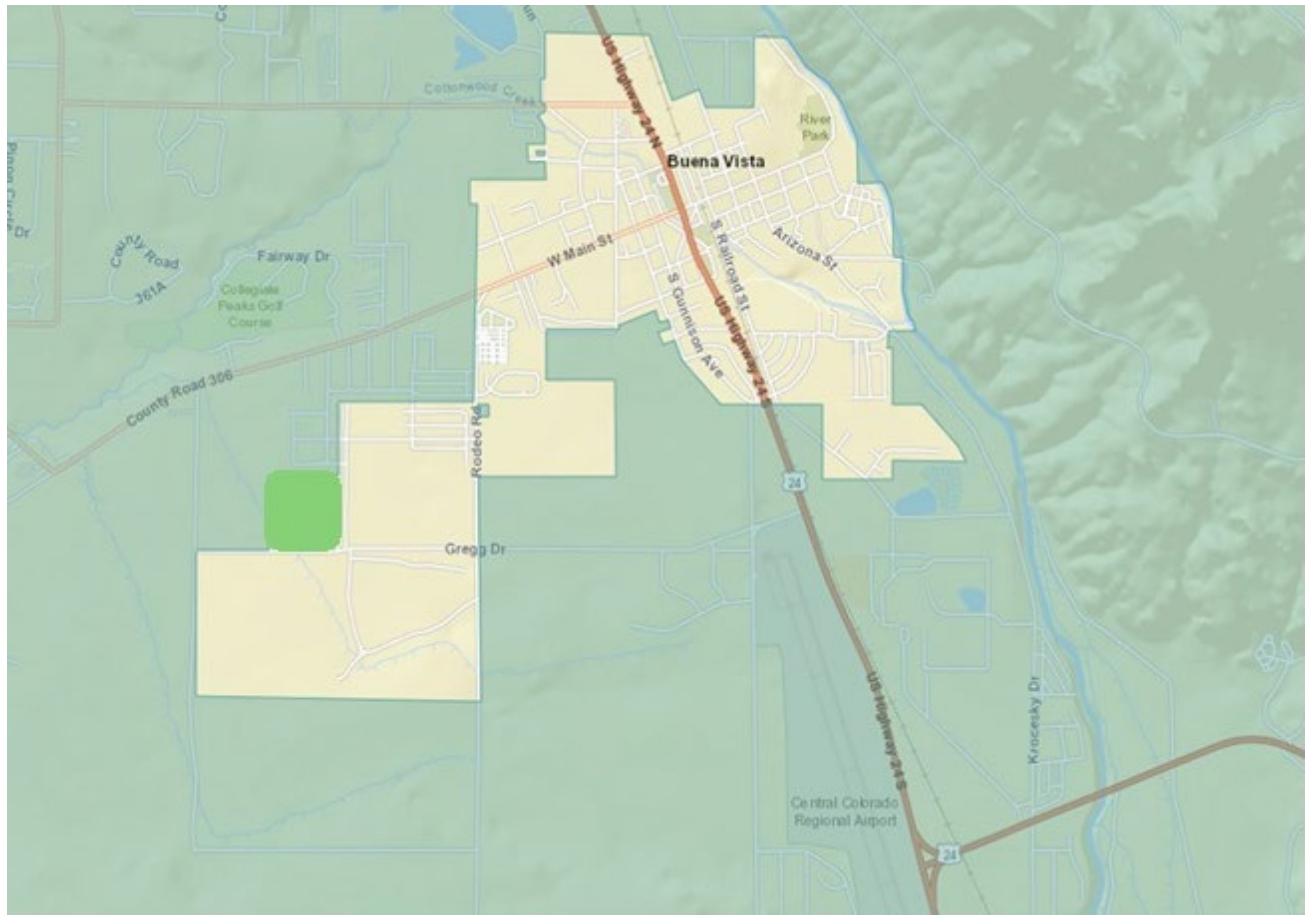
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Stuart Langrehr, Board President

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Erynn Hickins, Secretary to the Board

**ATTACHMENT A**  
**Map of Inclusion Area**



## **ATTACHMENT B**

### **NOTICE OF PUBLIC MEETING AND HEARING TO CONSIDER FINAL ADOPTION OF A RESOLUTION FOR INCLUSION OF REAL PROPERTY INTO CHAFFEE COUNTY FIRE PROTECTION DISTRICT**

PLEASE TAKE NOTICE that at 11:30 a.m. on Thursday, June 18, 2026, the Board of Directors ("Board") of the Chaffee County Fire Protection District ("District") will hold a public meeting and hearing to consider a proposed "Resolution Approving Inclusion of Certain Real Property within the Town of Buena Vista into Chaffee County Fire Protection District's Jurisdictional Boundaries Upon the Affirmative Majority Vote of the Eligible Electors within the Subject Area," and to submit the question of said inclusion to the eligible electors of the area proposed for inclusion at an election to be held on November 3, 2026. The area proposed to be included is all real property located within the Town of Buena Vista's municipal boundaries that is not already located within the District's jurisdictional boundaries.

The public meeting and hearing will be held at the District's Fire Station No. 1, located at 499 Antero Circle, Buena Vista, Colorado. A notice and agenda of the public meeting and hearing will be posted to the District's website no later than 24 hours before the meeting and hearing, and will provide information for the option of attending virtually.

Copies of the proposed Resolution and a map of the area proposed to be included are available for public inspection at the address above. Questions prior to the public meeting and hearing should be directed to the District's administrative office at (719) 395-6545.

All interested persons, municipalities, and counties that may be able to provide emergency services to the area to be included shall appear at the public meeting and hearing and show cause in writing why the Board should not adopt a final resolution to include the area and to obtain a court order to hold an election on November 3, 2026, on the question of including of the area into the District's jurisdictional boundaries. The Board may continue the public meeting and hearing to a subsequent meeting. The failure of any person to file a written objection shall be taken as an assent on his or her part to the inclusion of the area into the Chaffee County Fire Protection District's jurisdictional boundaries.

**BY ORDER OF THE BOARD OF DIRECTORS OF  
CHAFFEE COUNTY FIRE PROTECTION DISTRICT**

By:                     //                      
Stuart Langrehr, Board President

## **ATTACHMENT C**

### Notice to Property Owners

[Name and Address]

**Re: Property Owner Notice Pursuant to Section 32-1-401(3) of the Colorado Revised Statutes** – June 18, 2026 Public Meeting and Hearing of the Chaffee County Fire Protection District Board of Directors on Whether to Finally Adopt a Resolution to Include Certain Area within the Town of Buena Vista into the Fire District's Boundaries.

Dear Property Owner:

The Chaffee County Assessor's records show you own real property in the Town of Buena Vista, Colorado. As you may know, the Town's citizens and their property receive fire suppression, fire protection, emergency rescue and extrication, hazardous materials, and emergency medical services from the Chaffee County Fire Protection District, which is a special district organized under the Colorado Special District Act to provide these services; however, most of the Town, including your property, is not within the Fire District's boundaries. This letter refers to that area of the Town as the "Affected Area." A map of the Affected Area is enclosed.

Since 2021 the Town has paid the Fire District to provide emergency services to the Affected Area. To provide more efficient emergency services to the Town's citizens and their property, and to give eligible citizens in the Affected Area the opportunity to serve on the Board of Directors that governs the Fire District, the Board is considering including the Affected Area into the Fire District's boundaries.

On June 18, 2026, the Board will conduct a public meeting and hearing on whether to finally adopt a resolution to include the Affected Area into the Fire District's boundaries. If the Board adopts the resolution, the Fire District will petition the Chaffee County District Court to order an election on November 3, 2026, asking the voters in the Affected Area if it should be included into the Fire District. The public meeting and hearing will be held at 11:30 a.m. on June 18, 2026, at the Fire District's Station No. 1, which is located at 499 Antero Circle, Buena Vista, CO 81211. At least 24 hours before the public meeting and hearing, the Fire District will post on its website a notice and agenda that will include information for the option to attend virtually.

The Fire District is currently authorized to assess a general operating property tax of 3.963 mills, which may be adjusted in accordance with the revenue stabilization Ballot Issue 6A that the voters approved in 2018. The Fire District is not subject to a maximum mill levy that it may assess; however, like other local governments in Colorado, its property tax revenue growth is capped at 5.25% annually (10.5% every two years) and the Fire District is subject to Article X, Section 20 of the Colorado Constitution (TABOR), which prohibits the Fire District from increasing its property taxes without prior voter approval.

Following the procedures in Section 32-1-203(3.5) of the Colorado Revised Statutes, any person owning property within the Town may request that their property be excluded from the Fire District prior to approval of the Resolution by submitting their request to the Board no later than 10 days prior to the hearing (i.e., by June 8, 2026). The Board will act on any request for exclusion before it takes final action to approve or reject the Resolution.

In the meantime, please direct any questions to Fire Chief Kira Jones at (719) 395-6545.

Sincerely

Board of Directors  
Chaffee County Fire Protection District

Encl: Map of Proposed Inclusion Area

