The regular meeting of the Board of Directors of the Loveland Rural Fire Protection District was held at Station No. 1 on Wednesday, October 2, 2019 at 3:00 p.m.

The following members were present: Dave Legits, Mike Mckenna, Barry Gustafson, Leroy Anderson, and Jeff Swanty.

Also present were:
- Greg White, Secretary, Loveland Rural Fire Protection District
- Mark Miller, Loveland Fire Rescue Authority
- Ned Sparks, Loveland Fire Rescue Authority
- Mike Cerovski, Loveland Fire Rescue Authority
- Kammy Tinney, Pinnacle Consulting Group
- Mark Hunter, Attorney for J-25 Holdings, LLC
- Ty Drage, Front Range Fire Rescue
- Mike West, Front Range Fire Rescue
- John Chmil, Attorney for Front Range Fire Rescue
- Bob Boggio, Rural Citizen

President Legits opened the meeting.

White requested that Item No. 5, adoption of 2018 Fire Code, be moved to the end of the meeting. President Legits noted there were no objections to this amendment of the Agenda.

The minutes of the September 4, 2019 regular meeting were reviewed. Upon motion by Anderson, seconded by McKenna, and unanimously carried, the minutes were approved.

White presented the September 2019 bills. Upon motion by Gustafson, seconded by Swanty, and unanimously carried, the following bills were approved:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Loveland Fire Rescue Authority (1)</td>
<td>$253,286.00</td>
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<tr>
<td>Gregory A. White</td>
<td>$253,286.00</td>
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<tr>
<td>Legal (13a)</td>
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<td>Haynie &amp; Company</td>
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<td>Accounting &amp; Audit (12)</td>
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<td>Gregory A. White</td>
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<td>Administrative (13b)</td>
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<tr>
<td>Gregory A. White</td>
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<tr>
<td>Board Secretary (9a)</td>
<td>$400.00</td>
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<tr>
<td>Dave Legits</td>
<td></td>
</tr>
<tr>
<td>Board Meetings (9a)</td>
<td>$100.00</td>
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<tr>
<td>Barry Gustafson</td>
<td></td>
</tr>
<tr>
<td>Board Meetings (9b)</td>
<td>$100.00</td>
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<tr>
<td>Mike McKenna</td>
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<td>Board Meetings (9b)</td>
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<tr>
<td>Leroy Anderson</td>
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<td>Board Meetings (9b)</td>
<td>$100.00</td>
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<tr>
<td>Jeff Swanty</td>
<td></td>
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<tr>
<td>Board Meetings (9b)</td>
<td>$100.00</td>
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<tr>
<td>TOTAL</td>
<td>$260,411.00</td>
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</table>
White presented the Financial Report. He noted that the September Treasurer’s statement had not been posted. White stated that revenues continued to be above budgeted projections with expenses within budgeted amounts.

President Legits opened a public hearing on the Petition for Exclusion by J-25 Land Holdings, LLC for approximately 253 acres of property located on the southwestern corner of I-25 and the eastern extension of Highway 402. White stated that the Rural District had previously excluded parcels of property in this area, including the Johnson’s Corner parcel, following annexation to the Town of Johnstown. White stated that the Petition filed by Owner was in proper form and contained the requisite information and legal description. White also stated that this public hearing was noticed as required by statute and published in the Loveland Reporter-Herald on September 14, 2019. White further stated to the Board that the District had not received any written objections to granting of the Petition of Exclusion.

Mark Hunter, representing J-25 Land Holdings, LLC, presented a binder to each Board member and other parties containing information on the properties to be excluded including a map showing the location of the property, the boundaries of the Loveland Rural Fire Protection District, the boundaries, and location of the stations for the Front Range Fire Rescue Fire District (Front Range), the Master Plan of the proposed Ridge at Johnstown, formerly known as the Villages at Johnstown, and a copy of the IGA between Loveland Fire Rescue Authority and Front Range. Mr. Hunter presented information to the Board with regard to the schedule for development of the property. Development of the property will begin in 2020 for residential property and be concluded by the end of 2021. The commercial portions of the property will be developed at a later time with completion of development scheduled for 2023.

Hunter stated that the Owner had entered into an agreement with Front Range for dedication of a site for Fire Station 4 of Front Range. Hunter stated that page 8 of the binder showed the location of the station site. Chief West of Front Range stated that current response time to the area from the Front Range stations was nine minutes. Response time from LFRA Station 6 being six minutes. In response to a question by the Board, Chief Miller stated that response time substantially depended on which dispatching entity handled the dispatching for incidents. Chief West stated that Front Range intended to enter into the design of this new station in 2020 with groundbreaking in 2021. Chief West also confirmed that the ISO rating in Front Range is a 3. Director Swanty inquired as to whether the Owner was concerned with the increase in mill levy from the Rural District to Front Range’s mill levy. Mr. Hunter stated that the Owner was not concerned about this increase in mill levy.

President Legits requested that White provide an opinion as to whether the Board should grant the Petition for Exclusion. White stated that this property was eligible for exclusion from the Rural District and inclusion in Front Range pursuant to the Board’s unwritten policy concerning property in the southeast portion of the District east of I-25 and south of 402 which has been annexed into Johnstown. Also, White noted that Front Range and the Town of Johnstown had entered into an Intergovernmental Agreement which identifies property within the Service Area for Front Range including this property. The IGA also requires the Town of Johnstown to pursue exclusion of this property from the Rural District in the event of denial of the Petition of Exclusion by the Rural Board. White noted that it was his opinion that if the Town of Johnstown pursued an exclusion under a different provision of the Colorado Statute that Johnstown would be successful in excluding this property from the Rural District.

Miller stated that Front Range will build and operate a fire station from the proposed site, and that LFRA was pursuing acquisition of a site for Station 10 in 2534. The two fire stations, when operational, would be complimentary and provide excellent fire service for this rapidly growing area.
White stated further that it was his opinion that the Rural District, through LFRA, and Front Range needed to continue to cooperate in the provision of emergency services in this area which would benefit citizens and visitors in of both LFRA and Front Range.

White presented a proposed Resolution for granting the Petition of Exclusion of the property from the Loveland Rural Fire Protection District. White stated that the findings in the resolution were those findings required by Section 31-1-501 (3) C.R.S. Upon motion by Swanty, seconded by Gustafson, and unanimously carried, the Board adopted the Resolution to approve Petition for Exclusion from the Loveland Rural Fire Protection District attached to these minutes.

Representatives of J-25 Land Holdings, LLC and Front Range exited the meeting.

Chief Miller presented the Chief’s Report. He stated that the scheduled LFRA meeting on October 3, 2019, to discuss the acquisition of a site in 2534 had been cancelled and needed to be rescheduled at a later time in order to meet the Colorado Open Meetings law notice provision.

Miller invited the Board to attend the Loveland First Responders Chili Cookoff on October 19, 2019 from 11:00 a.m. to 1:30 p.m. in Foundry Plaza.

Miller stated that LFRA has scheduled a graduation and promotion ceremony for October 12, 2019 at 2:00 p.m. in the Mountain View High School Auditorium. There will be sixteen graduates from the Fire Academy and 17 promotions of LFRA personnel. Miller encouraged all present to attend if possible.

Chief Cerovski briefed the Board on the construction status of Station 7. The contractor intends to have the building closed up by the end of October. Cerovski stated there were only two issues that have arisen during construction being the ground area on the west side of the site which requires more excavation than previously anticipated, and steel work fabrication which required more time for the contractor to install the steel. Despite these two issues, the construction remains within budget.

Cerovski noted that a topping off ceremony will be held on November 2, 2019 between 11:00 a.m. and 1:00 p.m. which will include the invitation to all current students at Big Thompson Elementary School and all other interested parties to sign beams.

Cerovski noted that Station 7 is still on schedule to be operational by mid-February 2020 with possible grand opening on February 29, 2020.

Chief Sparks gave the Community Services Division Report. He noted that the Division is working with the Big Thompson Water Shed Coalition with regard to burning of slash piles in the Big Thompson Canyon.

Due to the absence Chief Ward, there was no Operation Division Report.

President Legits requested White review the proposed contract with Pinnacle Consulting for administrative and financial services for the District. White stated he had reviewed the contract and subject to a few minor changes, he recommended that the Board approve the contract. White and Kammy Tinney of Pinnacle reviewed the exhibit to the contract for Pinnacle services. It was White’s opinion that the amount of those services were reasonable, and recommended the Board approve the contract as presented subject to minor modifications. Kammy Tinney gave a brief presentation to the Board on Pinnacle and its management and financial responsibilities and operations. Upon motion by Swanty, seconded by McKenna, and unanimously carried, the Board approved the execution of the contract with Pinnacle subject to any minor changes required by White. Kammy Tinney thanked the Board for its action and stated that she and Pinnacle personnel were excited to begin their services to the Rural District.

Captain Carie Dann of the Community Safety Division gave a report on the 2018 International Fire Code. The 2018 International Fire Code has been adopted by the
LFRA Board and will need to be ratified by the Town of Johnstown and the Larimer County Commissioners for properties located in those jurisdictions in the Rural District. Captain Dann briefed the Board on the local amendments. The local amendments have been developed by both Front Range and LFRA so that they are consistent within both jurisdictions and also consistent within other jurisdictions surrounding the Rural District.

Dann noted that the 2012 International Fire Code is the current code for LFRA. Dann briefed the Board on the substantial local amendments. The amendments address:

- mobile food vehicles
- emergency vehicle access - any development will be required to have fire sprinkler systems if there are not two accesses over the 660 feet limit
- exterior hose allowed
- storage building which requires a fire separations of each 5,000 square feet
- fire alarm visible and audible notification for all occupants
- CO2 alarms
- reference standards for distilleries

The Board thanked Captain Dann for her presentation and there were no concerns with LFRA moving forward with the 2018 International Fire Code and the local amendments.

There being no further business, the meeting was adjourned.

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Gregory A. White, Secretary/
Assistant Treasurer

ATTEST:
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President