

1 - Agenda, BOCC Worksession May 9 2023

2 - STOR Strategic Plan for Update

3 - West Region Wildfire Council Reports for Update, Presentation

4 - Gunnison Valley Fire Dept, Station Property

GUNNISON COUNTY BOARD OF COMMISSIONERS
MEETING NOTICE

DATE: Tuesday, May 9, 2023

Page 1 of 1

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
200 E. Virginia Avenue; Gunnison, CO 81230
(REMOTE OPTION BELOW)

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION:

- 8:30 am
 - Call to Order

 - Gunnison County Sheriff's Office Update

- 9:15
 - Sustainable Tourism and Outdoor Recreation (STOR) Update

 - **BREAK**

- 9:45
 - West Region Wildfire Council; Update and Presentation

- 10:45
 - Discussion; Gunnison Valley Fire Department, Station Property

 - Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting: <https://us02web.zoom.us/j/82753657556?pwd=MjNDbTZHTFNRVdDemZjdC91aVBlZz09>

Meeting ID: 827 5365 7556

Passcode: 471302

One tap mobile

+17193594580,,82753657556#,,,,*471302# US

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*NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager and Deputy County Manager's reports may include administrative items not listed. Regular Meetings, Public Hearings, and Special Meetings are recorded and **ACTION MAY BE TAKEN ON ANY ITEM**. Work Sessions are not recorded and formal action cannot be taken. For further information, contact the County Administration office at 641-0248. If special accommodations are necessary per ADA, contact 641-0248 or TTY 641-3061 prior to the meeting.*

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Sustainable Tourism and Outdoor Recreation (STOR)

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Please find attached a draft STOR Strategic Plan, for your review before their update next Tuesday.

Fiscal Impact:

Submitted by: Melanie Bollig

Submitter's Email Address: mbollig@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 5/5/2023

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 25

Agenda Date: 5/9/2023

STOR Committee DRAFT 2023 Strategic Plan

Goals and Strategic Results

- A. Promote a sustainable, resilient community that supports thriving natural ecosystems and native wildlife resources; a vibrant rural and ranching culture, and a diverse recreation economy.**
 - 1. By December 31, 2023 the STOR Committee will complete the Wildlife Decision Support Tools for Recreation.
 - 2. By December 31, 2023 the STOR Committee will work with the ranching community to identify important opportunities to reduce impacts of recreation on ranching; by June, 2024 the STOR Committee will evaluate the opportunities presented and determine an implementation plan as appropriate.

- B. Foster a culture for residents and visitors that demonstrates an ethic of environmental stewardship and respect for our community.**
 - 1. By September 30, 2023 the STOR Committee will work with partners to develop a multilingual communication plan and signage needs assessment that includes but is not limited to: locating camp sites; leave no trace principles, e-bikes, and stewardship messaging.

- C. Support collaboration between federal land management agencies, state and local government, nonprofits, and user groups to improve management of recreation and natural resources.**
 - 1. By January 31st of each year the STOR Committee will prioritize annual funding recommendations for the Gunnison Stewardship Fund based on this strategic plan and overall STOR Committee mission.
 - 2. STOR Committee members will continue to engage at the state and federal level to advocate for our community on related funding and policy decisions.
 - 3. The STOR Committee will work with state and federal partners to identify and prioritize opportunities for funding support for ongoing maintenance of resources on state and federal lands.

- D. Minimize degradation of natural resources and enhance accessibility of recreational amenities by focusing recreational development close to population centers with transit connection and emphasizing conservation and wildlife habitat preservation in outlying areas.**
 - 1. By December 31, 2023, identify and prioritize additional recreation infrastructure funding needs for high use areas to support a fee proposal on high use federal and other public lands.
 - 2. By March 31, 2024 the County will develop a plan for the Crested Butte to Crested Butte South recreation path.
 - 3. By December 31, 2024, the STOR Committee will identify areas and a plan for implementation in the upper valley drainage corridors (Kebler, Slate River, Washington Gulch, Gothic, Brush Creek) that require additional infrastructure and/or transit to accommodate recreation demand and protect natural resources and recreation amenities.
 - 4. By December 31, 2024 the STOR Committee will identify additional infrastructure needs to accommodate recreation demand and a plan for implementation at Hartman Rocks Recreation Area.

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: West Region Wildfire Council; Update and Presentat

Action Requested:

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

For your review, the West Region Wildfire Council's 2022 Accomplishment Report and Annual Report. They will also have a slide presentation next Tuesday.

Fiscal Impact:

Submitted by: Melanie Bollig

Submitter's Email Address: mbollig@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 5/5/2023

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 60

Agenda Date: 5/9/2023



West Region Wildfire Council



ANNUAL REPORT 2022

Working Together to Reduce Wildfire Risk

LETTER FROM THE EXECUTIVE DIRECTOR

Reflecting back on this last year, I want to thank our incredible staff, board members, and our amazing partners for their hard work and dedication in 2022. We have faced challenges and achieved many great things—you'll learn about some of them in this annual report.

With respect to staffing, I want to thank Rob McCann for his many IT and GIS contributions and wish him the best in his future endeavors. I was thrilled to welcome aboard Aaron Johnson as our Wildfire Mitigation Specialist and Leigh Robertson as our Partnership & Collaboration Director. Aaron conducted a record-setting number of Rapid Wildfire Risk Assessments and Site Visits in 2022, in addition to many other achievements. We're excited for Leigh to continue facilitating and engaging with members of the Upper Gunnison Shared Stewardship Council, the Upper San Miguel Watershed and Wildfire Collaborative, the Grand Mesa Watershed Resiliency Partnership, and our partners at our All Areas West Region Wildfire Council meetings. Additionally, the Council's longest-serving employee, Lilia Falk, continues to excel in a variety of areas focused around finance, grants and agreements, and human resources and remains a critical component to our team's overall success.



In the spring of 2023, we'll be saying goodbye to our award-winning Wildfire Mitigation Forester, Courtney Haynes. Courtney was a powerhouse when it came to working with homeowners to reduce their wildfire risk over the past 5 years and will be missed.

In 2023, we'll be hiring two new members of our vegetation management / forestry program, one new GIS specialist, and one new program assistant. They'll provide much-needed capacity for us to advance our important work. Additionally, we're planning to update our website and will continue to share out, via various media, more stories of our successes and outcomes. Proactively addressing the wildfire issue so that our communities, ecosystems, and watersheds are more resilient to wildfire is what this organization is all about, and I remain honored and grateful to be a part of its continued success.

West Region Wildfire Council's Executive Director, **Jamie Gomez**

LETTER FROM THE BOARD CHAIR



I want to recognize the West Region Wildfire Council staff for another stellar year of performance to our clients by providing education, promoting wildfire preparedness and planning, and coordinating on-the-ground wildfire risk reduction. As the next step in our evolution, WRWC asked a Certified Public Accountant to conduct our first Financial and Internal Controls Review. This ensures best practices and promotes continued organizational health.

One 2022 project we were especially proud of was a video that we produced in partnership with the Colorado West Land Trust highlighting the completion of the Yucca Drive Community Fuelbreak and Forest Resilience Project in Ouray County. The

stunning cinematography captures the rewards of improving forest health to reduce wildfire risk and to benefit wildlife.

I urge you to consider how you can contribute time, effort, your expertise, or financially to help make our goals a reality. We greatly appreciate our many donors and funders for all of the past and upcoming organizational support. Your contributions make all of the work that we do possible.

West Region Wildfire Council's Board Chair, **John Bennett**

Board Members and Liaisons

John Bennett
Scott Morrill
Damon Lange
Charles Lanoue
Paul Rogers
Deana Harms
James Savage
Nicole Hutt

HELPING PROTECT WHAT YOU LOVE

The 2021 Marshall Fire in Boulder County made it clear that wildfires can affect anyone. West Region Wildfire Council staff members help people and communities to prepare for wildfires and reduce the risks to lives, property, and the land we love.

51

COMMUNITY AND PARTNER ACTIVITIES

WRWC staff facilitate and participate in collaboratives to plan landscape-level strategies to improve resiliency to wildfires. We also partner with communities and provide education, assessments and recommendations.



872

ACRES TREATED

West Region Wildfire Council invested \$275,057 in vegetation management projects and with the support of partners 39 projects were completed. An additional 77 projects have been approved. Participating landowners matched this investment with \$97,577 in cash and in-kind contributions of \$16,186.

WILDFIRE RISK ASSESSMENTS

WRWC staff provided 241 free site visits to homeowners. Homeowners received a a report detailing recommended actions to help reduce the risk of wildfire damage. We also conducted over 2,000 rapid risk assessments!



241

NOTE FROM A LANDOWNER

“Working with the WRWC was such a positive experience for us. We wanted to do our part to mitigate fire risk, and Courtney Haynes and staff took great care to educate us and answer all our questions; both about securing our home and tree mitigation. The process went smoothly from beginning to end, and we really appreciate the cost-share program which enabled us to do a thorough job. We can’t say enough about the experience and hope all our neighbors take part”.

Francois Goyer and Lisa Moller, San Miguel County



2022 FUNDING PARTNERS

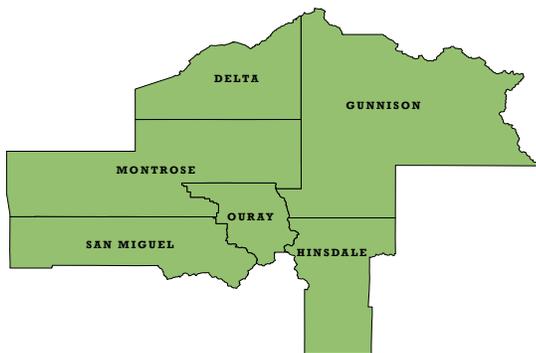
Bureau of Land Management
 Colorado State Forest Service
 Colorado State University
 Colorado West Land Trust
 Delta County
 Gunnison County
 Montrose County
 Ouray County
 San Miguel County
 USDA Forest Service - Grand Mesa,
 Uncompahgre & Gunnison National Forests
 USDA Forest Service - Rocky
 Mountain Research Station
 The Wildfire Research Center
 Colorado Department of Homeland Security

CORPORATE SPONSOR:

Kroger Community Rewards

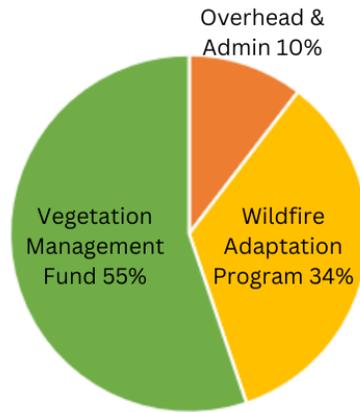
THANKS TO OUR 2022 DONORS:

Austin Shelby / Spring Branch Forestry
 Barbara McCullar
 Edward & Gail Gibbons
 John Bennett
 Johnny Green
 Julie Duff
 KC Heister
 Kevin Kennedy
 Lisa Foxwell & Paul Finley / Lucky U Fund
 Mitchell K. Dahlke
 Rick Jones
 Susan Bryson

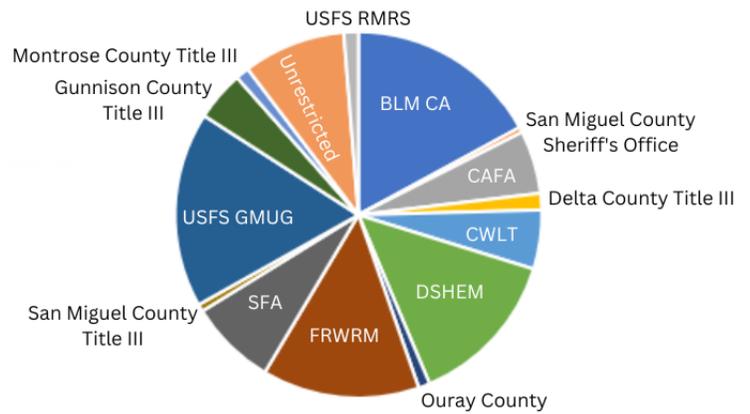


The West Region Wildfire Council's primary focus is to promote and empower community wildfire adaptation while increasing ecological resilience to future wildfire. We work with landowners and partners in Delta, Gunnison, Hinsdale, Montrose, Ouray and San Miguel Counties in Colorado. To learn more, go to www.COwildfire.org

2022 Program Expenses



Expenditures by Funding Source



In 2022, WRWC spent \$806,092 on mission-driven work. WRWC was awarded \$2,171,000.00 in competitive federal and state funding to support our Vegetation Management and Wildfire Adaptation Programs over the next 3-5 years. Additionally, WRWC secured an additional \$147,474 in local funding support from our county partners. Thank you!

West Region Wildfire Council Staff



Leigh Robertson, Jamie Gomez, Lilia Falk, Courtney Haynes, Rob McCann, Aaron Johnson



West Region Wildfire Council

2022 Gunnison County Activities & Accomplishments Report

Rapid Wildfire Risk Assessments & Survey

- WRWC believes in taking a systematic approach to understanding wildfire risk at the parcel scale using a census style, curbside Rapid Wildfire Risk Assessment to better assess the wildfire risk of each home within a given geographic area – typically a fire protection district or community. This includes rating a home’s wildfire risk based on things like the type of roof, siding, background fuels, etc.
- **To date, WRWC has conducted 632 rapid wildfire risk assessments in Gunnison County.** After we assess a home, we mail information to the homeowner. They can enter a code on a webpage to view their home’s wildfire risk and learn more about home hardening and mitigation.

Site Visits

- Knowledge transfer related to science-based identification of wildfire risk vulnerabilities, as well as the specific measures to mitigate those risk vulnerabilities, is a challenging undertaking. WRWC staff believe that conducting an in-person and on-site visit, where a homeowner receives site-specific risk reduction recommendations from a trained Mitigation Specialist and Forester, is the most effective method for knowledge transfer that leads to action and tangible risk reduction outcomes. Any homeowner in our region can sign up for a free visit on our website.
- **To date, WRWC has completed 175 free Site Visits in Gunnison County.**

WRWC Vegetation Management Cost-Share Program – Gunnison County

- WRWC continues to provide its **Vegetation Management Cost-Share Program**, which has historically provided up to 75% cost-share funding for **defensible space** and **strategic landscape-scale fuels reduction** projects.
- From 2011 through 2022, **413.7 acres** of hazardous fuels reduction projects have been coordinated and funded by WRWC in Gunnison County. Some projects were also seeded.
- Since 2011, **WRWC has provided \$442,307 in Cost-Share Program funding to Gunnison County residents to help them complete hazardous fuels reduction work.**
- **Homeowners have contributed \$236,242 in cash-match** as well as an additional **\$203,946 of in-kind match**, mostly in the form of sweat equity.
- These values *do not* reflect the dollar value of staff time associated with outreach, education, technical assistance, contractor management, overall program coordination as well as general administrative costs associated with program delivery in Gunnison County.
- Leveraging funding: WRWC has applied for and administered numerous grants to further our collective efforts in Gunnison County. Please see the attached “**Appendix A**” for a description of recently secured grants to support project work in Gunnison County.
- Foresters from the Colorado State Forest Service have provided technical assistance on some of the projects completed within Gunnison County.

WRWC Vegetation Management & Cost-Share Program – 2023

- There are 112.9 acres of work in process (includes Quartz Creek).
- There are 118.7 acres pending, primarily associated with the Trapper's Community Resiliency Project which will increase defensible space, mitigate risk along critical ingress/egress routes and create a community scale fuelbreak.
- Additional Site Visits and potential cost-share projects that will occur in 2023 are still to be determined; however, we look forward to continued engagement with our partners and community members related to this program.

Community Outreach

- When funding, capacity and needs align, WRWC has conducted a variety of additional outreach campaigns including direct mailings, community meetings, presentations at HOA meetings, etc.
- To learn more about our work, we think you'll love this **7-minute video** with its stunning landscapes, wildlife and wildfire mitigation story: <https://www.youtube.com/watch?v=zzwOAGLGDj8>. WRWC worked with the Colorado West Land Trust and other partners on this 140-acre parcel on Log Hill Mesa. You'll see how this property could possibly act as a fuel break to prevent a crown fire from decimating a large community.

Larger Efforts and Landscape-Scale Collaborative Work

- WRWC is facilitating and is a member of the Upper Gunnison Shared Stewardship Council. Our next meetings will include a presentation by the BLM and working on more specific priorities for coordinated efforts.
- We just met with partners to discuss mitigation work in the Somerset area to prevent the spread of a potential coal seam-sparked fire (CDFPC has put out a number coal seam-sparked fires in the last 3 years).
- We have also had extensive conversations with Gunnison County Emergency Management regarding the updating of the county scale Community Wildfire Protection Plan, which we hope to assist with and support in the near future.
- We're also involved in projects in neighboring counties to reduce the chances of catastrophic wildfires that could possibly spread into Gunnison County.

We hope that Gunnison County and West Region Wildfire Council's strong and mutual commitment to reducing wildfire risk is valued. We are very thankful for the support and collaboration that Gunnison County has provided in the past, and we look forward to working collectively and efficiently together to address wildfire issues in future years.



Jamie Gomez
Executive Director, West Region Wildfire Council

APPENDIX A

Recent grants secured to support community wildfire risk reduction and ecological resilience projects in Gunnison County.

Note: WRWC has additional secured grant and agreement funding that can be utilized to support project work in Gunnison County that is not listed within this document.

Grant Program	Forest Restoration and Wildfire Risk Mitigation Grant Program
Project Name	Trappers Community Resiliency Project
Performance Period Deadline	May 1, 2024
Total Award Amount	\$250,000
Match Requirement	\$250,000
Geographic Focus Area	The community of Trappers Crossing at Wildcat / Town of Crested Butte
Grant Deliverables	116 acres of hazardous fuels treatments along critical ingress/egress routes, within defensible space zones and within strategic fuelbreak treatment units

Grant Program	Western Wildland Urban Interface Grant Program (aka State Fire Assistance [SFA] WUI Grant).
Project Name	Southwest Colorado Headwaters and Community Wildfire Risk Reduction
Performance Period Deadline	July 31, 2027
Total Award Amount	\$238,500
Match Requirement	\$238,500 (must be "non-federal")
Geographic Focus Area	San Miguel Watershed and/or Gunnison Watershed
Grant Deliverables	> Conduct 200 Site Visits > Treat 200 acres: defensible space, shaded fuelbreaks and other priority treatments.

Grant Program	Healthy Forests and Vibrant Communities
Project Name	Quartz Creek Community Fuelbreak
Performance Period Deadline	5/3/24
Total Award Amount	\$207,000
Match Requirement	
Geographic Focus Area	Community of Quartz Creek
Grant Deliverables	Completion of 68 acres of hazardous fuels treatments

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Discussion; Gunnison Valley Fire Department, Stati

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

For your review: 1) a lease agreement from Mar 30, 2016, between the City and Gunnison County Fire Protection District; and 2) & 3) illustrations of the GVFC Station design - both the original building concepts from 1/2021 and the most recent iteration of the building design (from 4/2023) which

Fiscal Impact:

Submitted by: Melanie Bollig

Submitter's Email Address: mbollig@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 5/5/2023

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 20

Agenda Date: 5/9/2023

LEASE AGREEMENT

THIS LEASE AGREEMENT is entered into this 30th day of March, 2016, and made effective retroactive on March 4th, 2014, by and among the Board of County Commissioners of the County of Gunnison, Colorado ("Lessor") whose legal address is 200 E. Virginia, Gunnison, Colorado 81230 and the City of Gunnison and Gunnison County Fire Protection District, jointly and severally (collectively "Lessees") whose legal address is 201 West Virginia Ave., Gunnison, Colorado 81230.

For and in consideration of the mutual covenants and promises hereinafter set forth, the parties hereto agree as follows:

1. Lease. Lessor hereby leases to Lessees, and Lessees hereby lease from Lessor the vacant land more specifically described as follows:

Lots 6 through 12, Block 143, City of Gunnison, formerly Town of Gunnison, according to the official Amended Plat of West Gunnison on file and of record in the office of the Gunnison County Clerk and Recorder,

County of Gunnison,
State of Colorado ("Leased Property").

2. Term of Lease Agreement. The term of this lease shall commence retroactively on March 4, 2014 and shall continue to April 30, 2026 or by declaration of Lessor of an Event of Default hereunder by the Lessees.

3. Rental Payments. The rent for the Leased Property shall be \$10.00 per year, due and payable annually by the 31st day of March to Lessor's Finance Office located at 200 E. Virginia, Gunnison, CO 81230.

4. Lessees' Use Of The Leased Property. The Leased Property shall not be used for equipment or vehicle storage except for vehicles and equipment used in the training of firefighters and emergency response personnel. In addition, Lessees may store two storage units not to exceed 10 feet X 40 feet on the Leased Property. Use of Leased Property shall be only for the purpose of firefighter and emergency response training and related storage. Lessees shall use the Leased Property in a careful and proper manner and shall comply with and conform to all laws, ordinances, and regulations which relate in any manner to the possession, use, or maintenance of the Leased Property.

5. Lessor's Right To Inspect The Leased Property. Lessor shall have the right unto the premises where the Leased Property is located for the purpose of inspecting the same or observing its use.

6. Alterations Prohibited. Lessees shall not make any alterations, additions, or

improvements to the Leased Property without the prior written consent of the Lessor which consent can be withheld in the sole discretion of Lessor. All additions and improvements made to the Leased Property shall belong to and become the property of the Lessor upon the expiration of the Lease.

7. Lessees' Obligation To Maintain. Lessees, at its own cost and expense, shall keep the Leased Property maintained in neat and orderly fashion.

8. Insurance. Lessees agree to obtain and keep in force, throughout the term of this Lease Agreement, comprehensive general liability insurance, including personal injury protection, with limits not less than:

- a. For any injury to one person in any single occurrence, Three Hundred Fifty Thousand and No/100 U.S. Dollars (\$350,000.00); and
- b. For an injury to two or more persons in any single occurrence, the sum of Nine Hundred Ninety Thousand and No/100 U.S. Dollars (\$990,000.00).

Within thirty (30) days of the execution of this Agreement, Lessee will provide insurance certificates to Gunnison County, listing Gunnison County as an additional insured, for the coverage's required herein which shall state that such policies shall not be materially changed or cancelled without thirty (30) days prior notice to Gunnison County.

Nothing in this Lease Agreement, including but not limited to the required or the existence of the insurance required hereunder is or shall be deemed a waiver by the Lessor or Lessee of any defense or claim of sovereign immunity, nor a waiver of any other provision of law relating to the liability of governmental units or the limits thereof.

9. Indemnity. Lessees shall indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, suits, proceedings, costs, expenses, damages, and liabilities, including reasonable attorney's fees, arising out of, connected with, or resulting from the tenancy or use of the Leased Property.

10. Default. If Lessees fail to pay any rent or portion thereof for the Leased Property as herein provided within ten (10) days after the same is due and payable, or if Lessees fail to observe, keep, or perform any other provision of this Lease required to be observed, kept, or performed by Lessees, Lessor shall have the right to exercise any one or more of the following remedies:

- a. declare the entire amount of rent hereunder immediately due and payable as to any or all items of Leased Property, without notice or demand to Lessees.
- b. sue for and recover all rents due and payable to Lessor.

- c. take possession of the Leased Property.
- d. terminate this Lease.
- e. pursue any other remedy of law or in equity.

Notwithstanding any said repossession, or any other action which Lessor may take, Lessees shall be and remain liable for the full performance of all obligations on the part of Lessees to perform under this Lease Agreement. All such remedies are cumulative and may be exercised concurrently or separately.

11. Lessor's Expenses. Lessees shall pay Lessor all costs and expenses, including reasonable attorney's fees, incurred by Lessor in exercising any of its rights or remedies hereunder or in enforcing any of the terms, conditions, or provisions hereof.

12. Prohibition Upon Assignment. Without the prior written consent of Lessor, Lessees shall not (a) assign, transfer, pledge, or hypothecate this Lease Agreement, the Leased Property or any part thereof, or any interest therein, or (b) sublet or lend the Leased Property or any part thereof, or (c) permit the Leased Property or any part thereof to be used by anyone other than Lessees. Consent to any of the foregoing prohibited acts applies only in the given instance and is not a consent to any subsequent like act by Lessees or any other persons.

Subject always to the foregoing, the Lease inures to the benefit of, and is binding upon the successors and assigns of the parties hereto.

13. Ownership. The Lease Property is, and shall at all times be and remain, the sole and exclusive property of Lessor, and the Lessees shall have no right, title, or interest therein or thereto except as expressly set forth in this Lease.

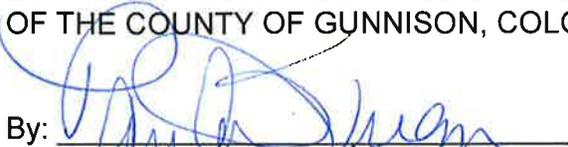
14. Non-waiver. No covenant or condition of the Lease can be waived except by the written consent of the Lessor. Forbearance or indulgence by Lessor in any regard whatsoever shall not constitute a waiver of the covenant or condition to be performed by Lessees to which the same may apply, and, until complete performance by Lessees of said covenant or condition, Lessor shall be entitled to invoke any remedy available to Lessor under this Lease or by law or in equity despite and forbearance or indulgence.

15. Entire Agreement. This instrument constitutes the entire agreement between Lessor and Lessees, and it shall not be amended, altered, or changed except by a written agreement signed by the parties hereto.

16. Notices. Service of all notices under this agreement shall be sufficient if given by U.S. mail, duly addressed and with postage prepaid to the party involved at its respective address hereinbefore set forth.

IN WITNESS WHEREOF the parties have executed this agreement the date first above written.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: 
Paula Swenson, Chairperson

ATTEST:


Deputy County Clerk



CITY OF GUNNISON

By: 
Richard Hagan, Mayor



ATTEST:


Clerk

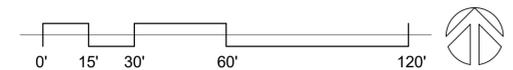
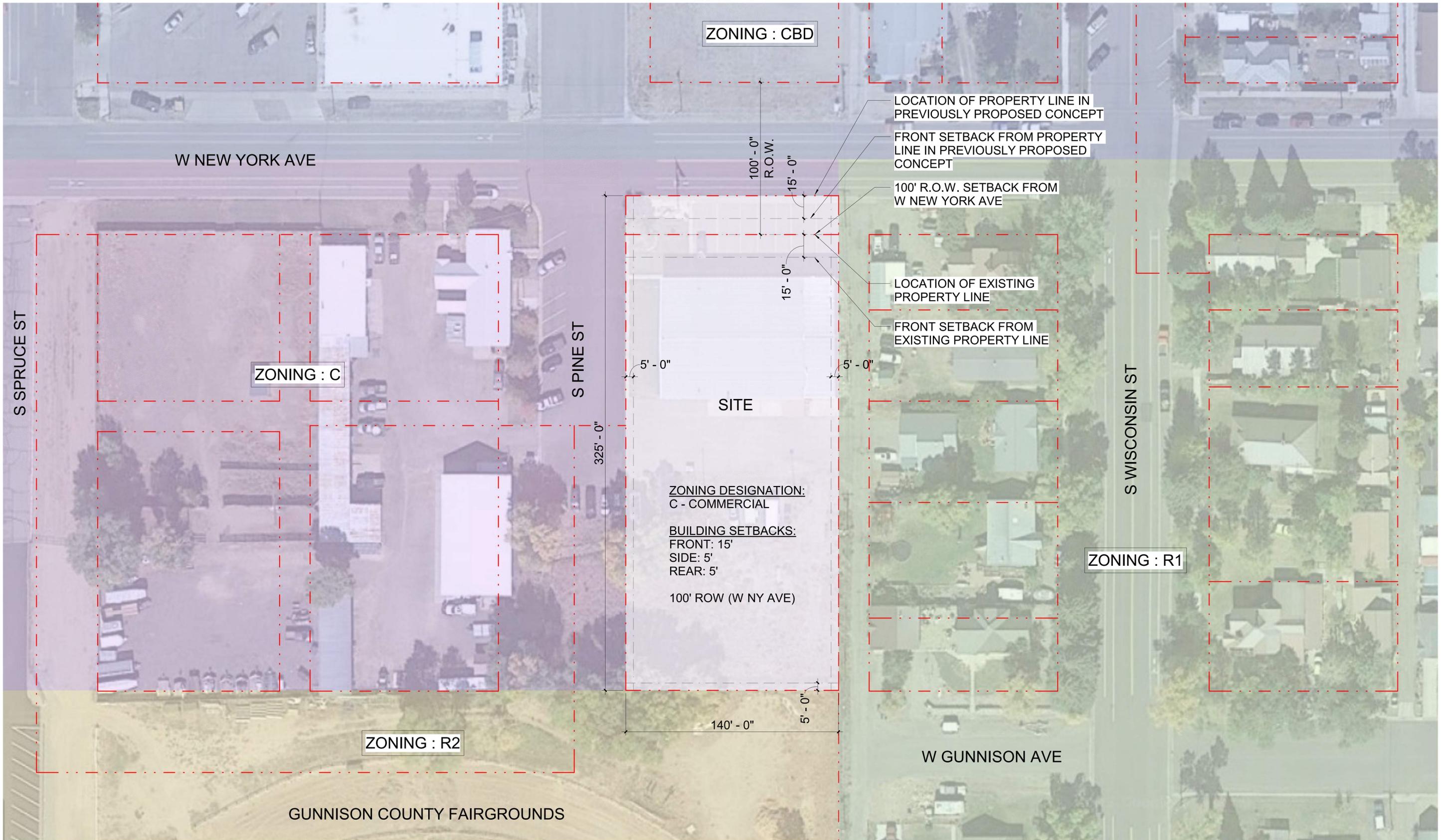
GUNNISON COUNTY FIRE
PROTECTION DISTRICT BOARD

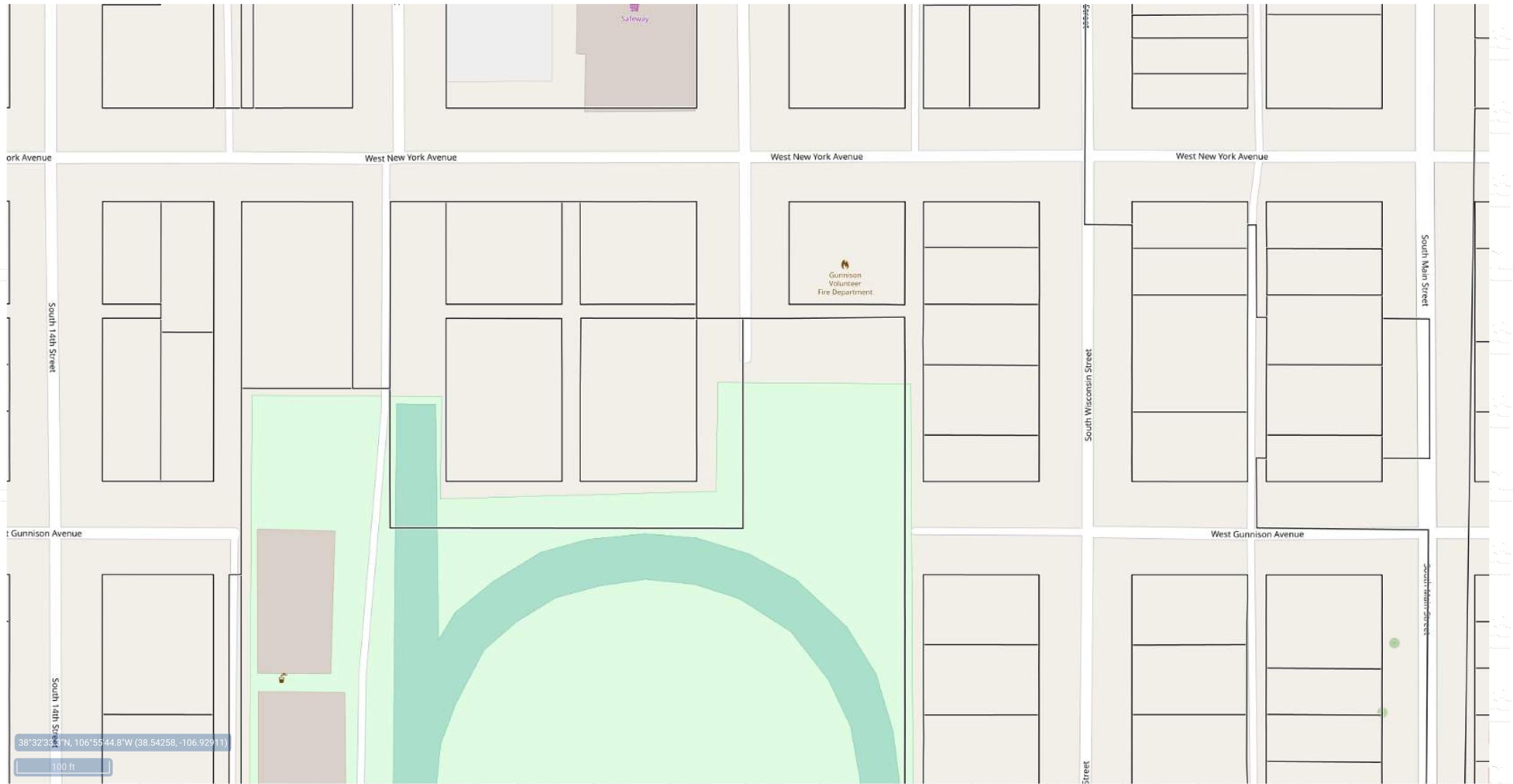
By: 
Stephen R. Williams, Chairman

ATTEST:


Secretary

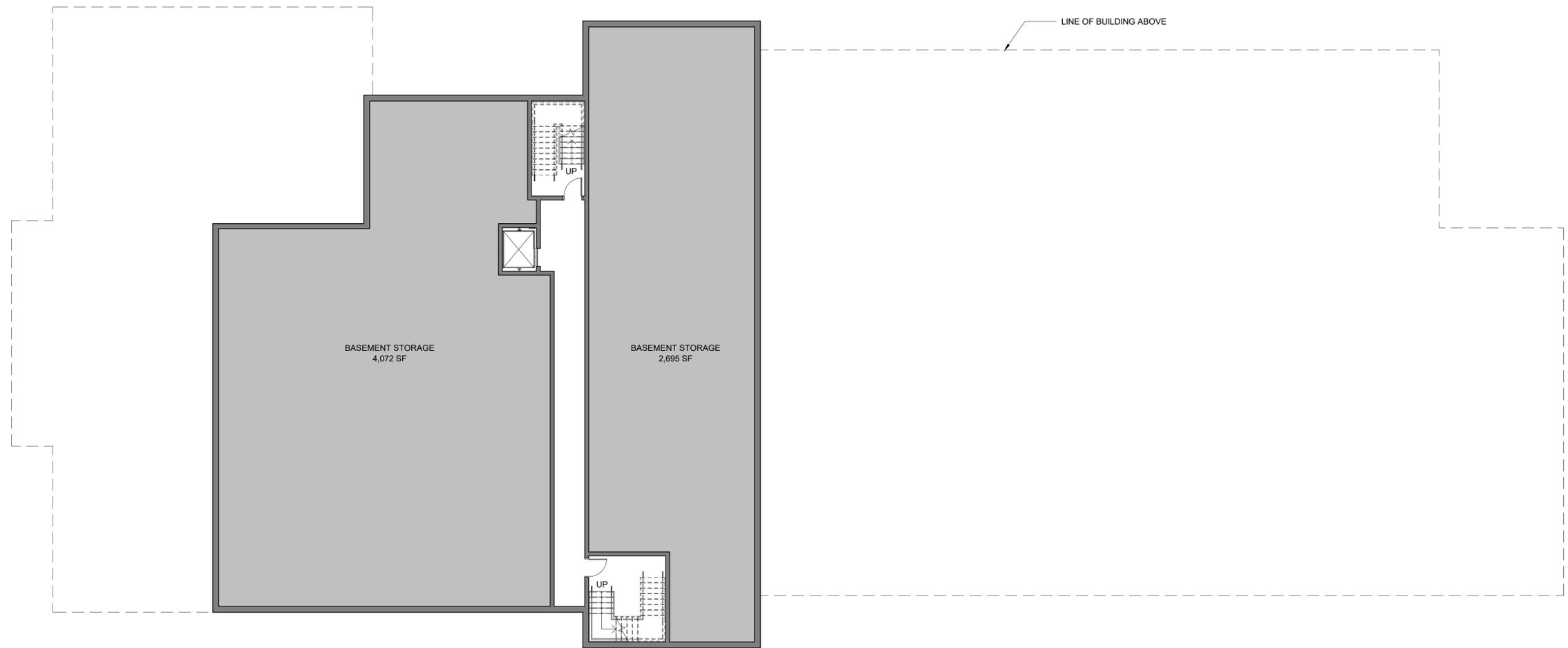


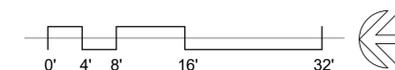


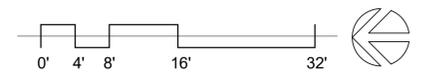
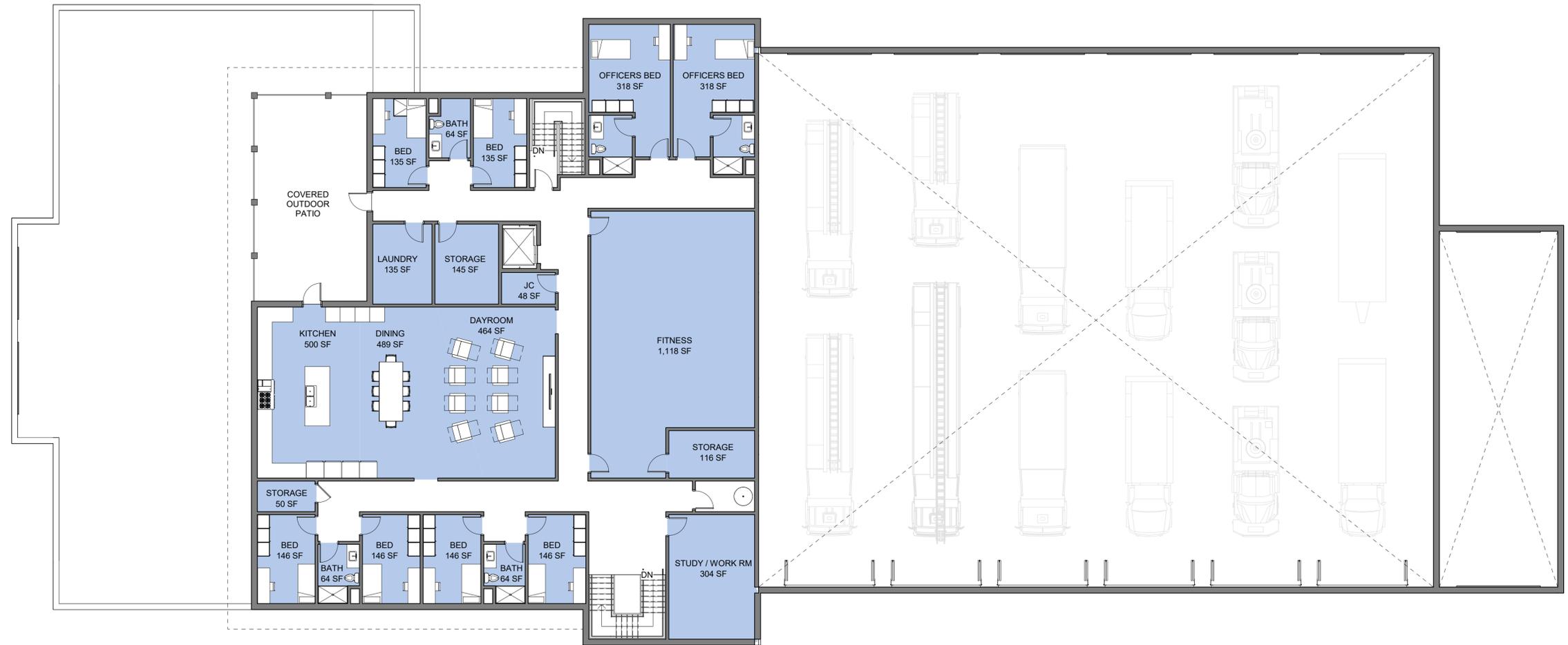












Illustrations of current lot line on the site plan:

Illustration A



Illustration B





GUNNISON VOLUNTEER FIRE DEPT

STREET VIEW
GUNNISON, CO | JANUARY 22, 2021



GUNNISON VOLUNTEER FIRE DEPT

NORTHWEST AERIAL PERSPECTIVE
GUNNISON, CO | JANUARY 22, 2021



GUNNISON VOLUNTEER FIRE DEPT

NORTHEAST AERIAL PERSPECTIVE
GUNNISON, CO | JANUARY 22, 2021