

**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT
April 2nd, 2025**

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday April 2nd, 2025 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, join <https://us02web.zoom.us/j/82415452445?pwd=jECdhmXqiP7CQfZK9btor3Jl6uoaoK.1>
Meeting ID: 824 1545 2445 Passcode: 097022

Board Members in Attendance: Margaret Dethloff – President, Kurt Feltus – Vice President, Thomas Hein – Secretary Treasurer, Benita Bellamy – Director, and Steven Smiley - Director

Also present Were: Carol Lyons, Yves Parent, KayLynne Ezzell, Trent Ezzell, Kevin Wright, Rebecca Elkins, Judi Theis, Peter Hylander, Maureen Hylander, Juli Colucci, Dave Colucci, Curt Devries, Johnny Maberry, Kelly Maberry, Alex Norton, Stephanie Crabtree, and Ronnie Benson - District Manager

I. Call to Order

- The meeting was called to order by Dethloff at 6:00 p.m.

II. Public Comment Period

- Members of the public attended the meeting to express concerns regarding the proposed cell tower near the District's Tank #1 on Zeligman Street. While they understood that the proposal is currently on hold pending updates about the Red Mountain site, they wanted to voice their opposition.
- Opposition to the cell tower stemmed from several concerns: health risks, potential reduction in property values, impacts on scenic views, proximity to the subdivision's water supply, availability of better locations outside residential areas, alternative technologies, noise, belief that this is not a CB South Metro District issue, and the sentiment that cell phone coverage is not a top priority for residents.
- The public also questioned the potential revenue from the cell tower and how the funds would be used. Many felt the project falls outside the District's mission and should instead be managed by the CB South POA.
- Concerns were also raised about land use, specifically installing a cell tower on open space and how it would affect the visual character of the area.
- Benson explained that the District had been approached about installing a new cell tower at the Tank #1 site because the current tower is scheduled to be decommissioned. Since then, other location options and broader solutions have been considered.
- Benson stated that if a tower must ultimately be located in CB South, the park is the preferred site per CommNet, with the Tank #1 site as a secondary option. Benson will inform CommNet and the CB South POA that the District will not be proceeding with tank #1 proposal, as it is not the best location for the project within the District.

III. Approve Meeting Minutes from March 5th, 2025

MOTION by Bellamy and seconded by Hein to approve the minutes from March 5th, 2025 with the grammatical edits discussed. Motion passed unanimously.

IV. February 2025 Financial Reports and Current Bills

- February's major expenses were Colorado Water & Power Development for the 2009 wastewater treatment plant expansion and the 2010 well #2 loans, Mayberry & CO LLC for the 2024 audit progress billing, and Capital One for credit card charges.
- February bills and financials discussed were Mayberry & CO LLC for the 2024 audit that was performed in 2025, the Special District fee on the credit card for Special District Association annual membership, Starlink for internet, and the Water Fund monthly water revenue. The Board reviewed and found all February bills and financials to be in order.

MOTION by Feltus and seconded by Bellamy to approve February's current bills. Motion passed unanimously.

V. Work Session: StarView

- The Board supported scheduling a work session for StarView in May to discuss negotiations and buy-in options.
- Work sessions are used to present and discuss information; however, no official Board action may be taken. These sessions, like regular Board meetings, must be publicly noticed at least 24 hours in advance.

VI. Capital Outlay: Tap Fee Analysis

- The Board discussed raising tap fees by approximately \$5,000–\$10,000 to account for increased costs since the last adjustment. Tap fees fund water and sewer capital projects.
- The last tap fee restructure and increase took effect on January 1, 2022.
- The Board supported another increase, effective January 1, 2026, to give property owners adequate time to prepare.
- Benson will evaluate capital outlay and financial goals to recommend an appropriate increase for discussion and approval at the next regular meeting.

VII. Road Responsibilities Committee and Outline

- Benson has been in contact with Laura Puckett Daniels regarding the public roads in the District. Laura Puckett Daniels proposed a three-meeting approach to begin in late April or early May.
 1. **First meeting** – A refresher: reviewing existing agreements, current practices, and identifying unresolved questions/issues.
 2. **Second meeting** – Presenting preliminary solutions vetted by both County and CB South Metro District Boards.
 3. **Third meeting** – Reviewing a draft agreement outlining the proposed resolutions.
- Benson proposed forming a Road Responsibilities Committee, including himself and at least two Board members.
- The Board recommended both the District and the County bring written documentation of their respective responsibilities to the first meeting.
- Dethloff, Bellamy, and Smiley volunteered to serve on the Road Responsibilities Committee. Hein also volunteered input but won't be able to attend the committee meetings.

VIII. 2025-2026 Ski Pass Bonus

- The Board discussed the 2025-2026 ski pass bonus.

MOTION by Smiley and seconded by Bellamy to approve the 2025-2026 ski pass bonus for eligible employees. Motion passed unanimously.

IX. Manager's Report

- The District released a Request for Proposal (RFP) for the pressure-reducing valve project on Bryant Avenue and has received one bid so far. Proposals will be accepted until May 1st, with the project scheduled for June 1st through August 1st. The RFP was published in both the *Crested Butte News* and the *Gunnison Times*.
- The road roller arrived on March 25th, and the District will begin working on dirt roads once they have thawed and dried out.
- The plowing incident by Gunnison County on the morning of March 6th led to multiple complaints. The County responded promptly and addressed several problem areas. They will continue to work on repairs as the snow melts and the gravel becomes manageable to be pulled back into the appropriate areas.
- The District did not collect any tap fees in March, which is typical for this time of year.

X. Unscheduled Business

- Kurt Feltus informed the Board of his decision to resign, and the resignation was accepted by the Board.
- Benson and the Board thanked him for his ten years of service. A new Director will be appointed as soon as possible.

XI. Adjourn

MOTION by Hein and seconded by Feltus to adjourn the meeting at 8:23 p.m. Motion passed unanimously.



Drafted/Submitted By: Annie Parr