



**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT**

April 28th, 2021

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday April 28th, 2021 at 6:00 p.m., at the office of the District, 280 Cement Creek Road and via Zoom at <https://us02web.zoom.us/j/84899100619?pwd=MjRnZkhnemJveHdJQlBRbWduS05PdZ09>
Meeting ID: 848 9910 0619 Passcode: 170112

Board Members in attendance: Tom Dill Kurt Feltus
Margaret Dethloff Tom Hein
Bill Oliver

Also present were: Ronnie Benson, District Manager
Annie Parr, Secretary of the Board
Pete Foster
Sue Wallace
Gary Huresky
Norm Whitehead
Eric Frolich
Russ Harrison
Celina Harrison

I. Call to Order

- The meeting was called to order by Dill at 6:05 p.m.

II. Public Comment Period

- No public comments were made.

III. Approve Meeting Minutes from March 24th, 2021

MOTION by Dethloff and seconded by Oliver to approve the March 24th, 2021 minutes as drafted. Motion passed unanimously.

IV. March 2021 Financial Reports and Current Bills

- March's major expenses were Capital One for credit card charges, City of Gunnison for sludge disposal and March water/wastewater testing, and JVA for wastewater headwork improvement.

MOTION by Oliver and seconded by Hein to approve March's current bills. Motion passed unanimously.

V. Introduction of Avalon

- Russ and Celina Harrison own 91 acres on SH 135 and Cement Creek Road, the proposed location for the Avalon development.
- Eric Frolich – Development & Project Manager
- Norman Whitehead – Lead Planning Engineer
- Gary Huresky – Consulting
- The proposed development would have one entrance, consist of 78 lots with single family homes approximately 2,200-3,200 square feet. Only 9 lots would have river access. The development does not currently have affordable or workforce housing but would add if the county required. The development does have a large amount of open space.
- Avalon discussed working with the District to provide water and sewer to the Avalon development. The development has adequate water rights for the proposed development but would tie onto the District's water system. The district would potentially maintain the roads as well.
- Avalon proposed a walking bridge for safety as well as a conduit for water and sewer lines. The walking bridge would be large enough to have a bobcat do snow removal.
- Avalon proposed having sewer pumped up to a tank at Cement Creek then gravity feed to the wastewater treatment plant at night during low demand.
- Due to the lack of well sites in the District, Avalon could provide the 3-4 needed well sites for the District at full build out as well as a potential site for a new district office and/or garages.
- Avalon could potentially help fund the waste water treatment plant expansion with tap fee revenue and annexation or inclusion costs.
- Avalon agreed to absorb costs the District incurred that are in direct relation to the possible annexation or inclusion of Avalon.
- The District would provide Avalon with a list of what would be required before the District would consider serving the development.

VI. Water Efficiency Plan (WEP) Draft and Progress

- The District received a new draft of the WEP on April 28th, 2021. Benson would provide the most current draft to the Board for review and would move approval to the next regular meeting on May 26th, 2021.

VII. Tap Fee Allocations

- The Board agreed to approve tap fee allocations of 53.44% to sewer and 46.56% to water. This would mirror service fee allocations and the Board would ratify the motion at the next regular board meeting.

VIII. Manager's Report

- The quote to crack seal was nearly double from last year. Benson was reevaluating what it would take to have the District staff do our crack seal maintenance. Benson would be looking into purchasing more modern and reliable equipment which would allow the staff crack seal the District in a couple of days, not several weeks.

- Benson would be looking into doing one loan for the headworks and plant expansion. The engineering costs budgeted for the headworks would be put towards a 60% design of the entire plant expansion including the headworks for financing reasons.
- The first draft of the 2020 audit would be included in the next regular meeting.
- The District collected \$26,784 in tap fees for March.
- The District would be looking into doing a water, sewer and tap fee increase for 2022 to offset an increase in costs to operate. The last fee increase was in 2018.

II. Adjourn

MOTION by Dethloff and seconded by Hein to adjourn the meeting at 7:54 p.m. Motion passed unanimously.



Annie Parr – Secretary of the Board