



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

May 26th, 2021

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday May 26th, 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/88324934016?pwd=eWE5UTVoUm9PNnUwRk9aTTVQUk8wUT09> Meeting ID: 883 2493 4016 Passcode: 485200

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
Sue Wallace
Gary Huresky

I. Call to Order

- The meeting was called to order by Dill at 6:06 p.m.

II. Public Comment Period

- Gary Huresky was present to let the District know Avalon would be proceeding with test wells. They have done some testing on the existing well and were excited with the results.
- Huresky offered a site visit of the potential Avalon development.
- Oliver suggested if Avalon could make financial sense out of a conservation easement. He felt that would be best for the environment and our grandchildren.
- Huresky felt there was a way to do the development responsibly while promoting conservation and efficiency, but putting the entire location in a conservation easement was not in line with Avalon's goals.
- Oliver would like the Board to consider moving forward with doing test wells in CB South to see if we can provide our own water and if we cannot it would give the District another piece of data to go in the pro and cons list.
- Oliver suggested having Avalon get the masters of environmental management program at Western State to conduct a community survey to see how the fellow citizens felt about the Avalon Development.
- The annexation of Avalon development would be public noticed and would require the community to vote on the proposal.

- Dethloff felt the responsibility of the Board was to focus on the viability of serving Avalon and if it made sense for CB South and our water, sewer and the infrastructure we have and might have to project into the future.
- The District would present Avalon with a letter outlining the goals of the District and what would be required before the Board would consider serving the Avalon Development.

III. Approve Meeting Minutes from April 22nd and 28th, 2021

MOTION by Oliver and seconded by Dethloff to approve the April 22nd, 2021 with the change discussed. Motion passed unanimously.

MOTION by Oliver and seconded by Feltus to approve the April 28th, 2021 as drafted. Motion passed unanimously.

IV. April 2021 Financial Reports and Current Bills

- April's major expenses were Capital One for credit card charges, Sue Wallace for Water Efficiency Plan, Wright Water Engineers for Water Efficiency Plan, water rights, and Avalon water needs analysis, and JVA for wastewater headwork improvement.

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

V. 2020 Tax Roll Certification

MOTION by Hein and seconded by Oliver to approve the resolution authoring the Treasurer of the District to certify delinquent fees, rates, tolls, penalties, charges or assessments. Motion passed unanimously.

VI. 2021-2022 Ski Pass Bonus

MOTION by Oliver and seconded by Hein to approve the 2021-2022 ski pass bonus for eligible employees. Motion passed unanimously.

VII. Ratify Tap Fee Allocations

MOTION by Feltus and seconded by Oliver to approve the resolution amending water and sewer tap fee allocations.

VIII. Water Efficiency Plan (WEP)

- The current WEP draft addressed all public comments in the new appendix and no further comments had been received.
- Oliver suggested doing a press release or a story in the Crested Butte News to make the community aware of the accomplishment and its importance.
- Oliver looked forward to having future Board meetings discussing the actions recommended in the WEP.

MOTION by Oliver and seconded by Hein to approve the resolution adopting the Water Efficiency Plan. Motion passed unanimously.

IX. 2020 Audit (Draft #1)

- The Board reviewed the 2020 Audit Draft #1 and did not currently have any further questions.
- Item tabled pending final management and Board review as well as the MD&A.

X. Rate Increases

- Benson presented the minimum rate increase of 8.6% on water and sewer needed to cover the District's future operating expenses.
- Benson outlined the District projected long term debt shortfall of 2,627,304.
- Benson presented a rate increase of 11.10% on water and sewer that would also put 2.5% towards the projected long term debt shortfall and another rate increase of 13.60% on water and sewer that would also put 5% towards the projected long term debt shortfall.
- The last rate increase presented was 16.80% on water and sewer which would eliminate the projected long term debt shortfall over 30 years. Benson was not recommending a 16.80% increase, but wanted to show the Board that option.
- Item tabled pending further management and Board review.

XI. Manager's Report

- Benson discussed using domestic water to supplement the pond on Richard Albritton's property. Benson recommended supplementing the pond with water that is not treated that the District uses to water our roads. Albritton was in favor of the concept.
- The District collected \$124,065 in tap fees for April.
- Stuart's retirement party would be July 9th at Bonez.
- Future Board meetings would be held in person. The meeting would still be available via zoom for public comment and attendance.

II. Adjourn

MOTION by Oliver and seconded by Dill to adjourn the meeting at 7:55 p.m. Motion passed unanimously.



Annie Parr – Secretary of the Board