



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

February 28<sup>th</sup>, 2024

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Tuesday February 28<sup>th</sup>, 2024 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, Join <https://us02web.zoom.us/j/88936119707?pwd=N3lMaEpiYnJUUtZQ0tzbWI2YktOZz09> Meeting ID: 889 3611 9707 Passcode: 938020

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

Excused Board Members: Tom Dill - President

Also present were: Ronnie Benson - District Manager, Annie Parr - Recorder & Office/HR Manager Christian Robertson - Water Operations Coordinator, Andrew Sandstrom – CB South POA President & Secretary, Chelsea Stangl – CB South POA Director, Sue Wallace, Pat Wallace, and Trent Ezzell.

**I. Call to Order**

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

**II. Public Comment Period**

- Trent Ezzell has a current contract with the District to have his driveway plowed if there is 4” by 6:00 AM unless it is a holiday or weekend. On holidays or weekends his driveway would be plowed if there is 8” by 6:00 AM.
- Trent voiced frustration with his driveway snow removal not being plowed the last few times.
- Benson explained snow removal this time of year is hard due to warm temperatures and District operators use their best discretion if driveways should be plowed or not and the operator for that area is new and still learning. Benson assured that he would have his driveway plowed asap and plowed every plow event under the current snow removal contract.

**III. Approve Meeting Minutes from January 30<sup>th</sup>, 2024**

**MOTION** by Bellamy and seconded by Feltus to approve the minutes from January 30<sup>th</sup>, 2024 as drafted. Motion passed unanimously.

**IV. January 2024 Financial Reports and Current Bills**

- January’s major expenses were Rice Lake West for the wastewater treatment plant expansion construction payment 18, Capital One for credit card charges, and Upper Gunnison River for 2024 Meridian Augmentation.

- January bills and financials discussed were property tax revenue, water meter program expenditures, and the SRF loan construction revenue and expenditures. The Board found all bills and financials discussed to be in order.

**MOTION** by Feltus and seconded by Bellamy to approve January’s current bills. Motion passed unanimously.

**V. POA Commercial Area Discussion**

- Sandstrom expressed appreciation for the enhanced collaboration between the POA and the Metro District.
- Stangl has spearheaded the Commercial District Subcommittee and the biggest issues that have been identified in this area are parking and snow storage. The Subcommittee is proposing one way traffic and utilizing the road easement for parking but the 60ft road easement has not been established throughout the commercial area.
- In the fall of 2023 the POA, with equipment help from the District, established an area across from Tully’s that was utilized as parking and would like to continue to collaborate with the District to establish the road easement.
- The POA has funding to survey the commercial area to identify exactly where the roads easement is and proposed establishing the road easement in easier areas first through a grass roots plan and chip away at it with equipment help from the District.
- The Board expressed concerns about snow storage if parking would be allowed on the road easement.
- The Board suggested meeting with a civil engineer to assess feasibility of the entire project then could piece mill project by addressing easier areas first.
- The Board agreed that the first step would be to survey the commercial area to identify exactly where the roads easement is, which would be funded by the POA.
- Future collaboration with the District will be discussed after the survey is completed.

**I. Water Meter Presentation**

- Robertson presented the District’s water meter program addressing current billing methodology and assumptions, a summary of 2023 water meter pilot program, recommendation for meter billing rates for 2025, and comparisons to surrounding billing structures.
- The District currently bills based off of EQR which is primarily based off of square feet, bedrooms, and bathrooms. The average EQR or base rate is 1.23 EQR or \$47.26 and 1 EQR is \$38.30 for water.
- The recommended rate structure #1 proposed a base rate of \$45.19 per month for distribution and 6,000 gallons of treated water with a tiered structure for use above the base rate per 1,000 gallons.
- The proposed structure is use based and would be more equitable for the District then the current rate structure and would drive conservation.
- The Board would like to compare the recommended rate structure #1 to another proposed rate structure with increased gallons per tier and a decrease in cost per tier after the base rate at the next regular meeting.

## II. Manager's Report

- The District's Council received the records request from Gunnison County and Benson received Councils' analysis. Benson will provide further information for discussion at the next regular meeting.
- Benson presented the pros and cons of providing snow removal and outside work for private properties and discontinuing these services. After further discussion, the Board was in favor of discontinuing these services.
- The District did not collect any tap fee revenue in February.
- Benson plans to meet with Clark Atkinson from Adagio Properties to discuss the development of northern block six in the commercial area. Atkinson has been in contact with Norm Whitehead for infrastructure design. The development would be responsible for the infrastructure installation. The District would then test, approve, and accept the maintenance and repairs responsibility of the infrastructure through a line extension agreement.
- The Avalon project was brought in front of County development on February 15<sup>th</sup>, 2024. Benson did not attend the meeting but the comments, thus far, have been positive. Benson expects to have more information at the next regular meeting.
- The District anticipated expensing more of SRF Loan and District reserves in 2023. As a result, the District anticipates a budget amendment to account for addition revenue from reserves and expenditures for the wastewater treatment plant expansion in 2024.
- The District will proceed with an official RFP for the meter installation project per Councils' recommendation. District staff will also be responsible for a portion of the remaining water meter installations.
- The Board requested an updated buildout spreadsheet of the District's development statistics.
- The District is operating with a vacant position, is still advertising, and searching for a Road Manager & Heavy Equipment Operator but has received interest in the position.
- The Board anticipates a vacancy as Dill is scheduled to close on the sale of his property in early March.
- April's regular meeting will be moved to Tuesday, April 30<sup>th</sup>, 2024.

## III. Adjourn

**MOTION** by Bellamy and seconded by Feltus to adjourn the meeting at 9:04 p.m. Motion passed unanimously.



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Drafted/Submitted By: Annie Parr