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

February 28<sup>th</sup>, 2023

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday February 28<sup>th</sup>, 2023 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, Join <https://us02web.zoom.us/j/89959031034?pwd=Q3NEYU43M080WHBCV2RVT1MrQ3N1Zz09> Meeting ID: 899 5903 1034 Passcode: 147653

Board Members in attendance: Tom Dill Margaret Dethloff  
Tom Hein Benita Bellamy  
Kurt Feltus

Also present were: Ronnie Benson, District Manager  
Annie Parr, Secretary of the Board

**I. Call to Order**

- The meeting was called to order by Dill at 6:01 p.m.

**II. Public Comment Period**

- No citizens presented comments.

**III. Approve Meeting Minutes from December 7<sup>th</sup>, 2022 and January 25<sup>th</sup>, 2023**

**MOTION** by Bellamy and seconded by Dethloff to approve the minutes from December 7<sup>th</sup>, 2022 as drafted. Motion passed unanimously.

**MOTION** by Dethloff and seconded by Feltus to approve the minutes from January 25<sup>th</sup>, 2023 as drafted. Motion passed unanimously.

**IV. January 2023 Financial Reports and Current Bills**

- January's major expenses were Capital One for credit card charges, Stanek Constructors for wastewater treatment plant expansion construction payment 6, and Upper Gunnison for 2023 Meridian augmentation.
- January bills questioned and discussed were USPS for stamps, Amazon purchase and credit for technology upgrades, Dell for three new computers and monitors, Lampert Hitch for a conveyer belt for the sander, and Bank of The West for a customer returned check fee. The Board found all bills questioned and discussed to be in order.

**MOTION** by Hein and seconded by Dethloff to approve January's current bills. Motion passed unanimously.

**V. Growth Workshop**

- Benson discussed the importance of establishing the whys, wants and needs of the District in relation to growth and establishing what's in the best interest of the District.
- The District will need an additional 600 gallons of water per minute when fully built out which is approximately 3 wells, additional shop/office space, approximately 2 additional employees, additional equipment, and the potential need for employee housing.
- The Board discussed the negative impacts of growth such as increased traffic, water and sewer consumption, light pollution, and a larger carbon footprint.
- The pros of growth were also discussed such as possible well sites, land for additional shop/office space, location for employee housing, and additional revenue to offset capital improvements.
- Board would continue to move forward with developing growth concepts and values at the next regular meeting.

**I. Manager's Report**

- Benson met with Wildflower on February 14<sup>th</sup>, 2023. Their Major Land Use Change application has been completed and approved. The next step will be presenting the project to the Planning Commission. Benson will attend the meeting. The Board asked to be notified of the meetings date and time and requested a copy of the letter the District presented to Wildflower in 2021.
- After further research it was determined that the meeting on December 7<sup>th</sup>, 2022 did not include discussion on the Perkins tap fee refund. The Perkin's tap fee refund request was received on December 6<sup>th</sup>, the day before the meeting, and therefore was not included in the agenda as an action item. It was discussed at a previous meeting that tap fee refunds were in the best interest of the District but would be assessed on a case-by-case basis. Benson approved the refund so it would be included in 2022's business and the same year it was received.
- Benson attended the CB South Commercial District Subcommittee meeting as the discussion was geared towards parking, snow removal, and drainage. Benson felt the meeting was beneficial to get ideas forming on what a developed commercial area would look like and commended the efforts of the committee on reaching out to collaborate on the matter.
- The District did not receive any additional nomination forms outside of the existing Board members by the February 24<sup>th</sup> deadline and the 2023 election would be cancelled.
- The District sent a formal letter to the County requesting a meeting regarding the roads within the District and has not received a response.
- In January the District received \$12,550 in tap fees.
- The District has been in contact with the insurance adjuster and homeowner regarding the water damages inside the home at 62 Louisa Lane but has not received any additional information since the last regular meeting of the Board.
- The regulation on inclusion has not been updated since the District was formed, and Benson is continuing to work with counsel on solidifying regulations on inclusion into the District.
- The District is updating the capital improvement plan, performing rate studies, and examining buy in scenarios. The Board requested buy in scenarios showing how buying into existing infrastructure and tap fee structure compared to what constituents paid to clearly be able to compare and contrast scenarios.

- This District is still searching for a metering system that will work, connectivity wise, within the boundaries of the District. Currently the District is researching a radio-based system.
- JVA is requesting approximately \$69,000 more than the contracted amount for completed and pending work to finish the wastewater treatment plant expansion construction administration engineering. 70% of the additional funding needed is due to unforeseen constructability issues.
- The Board was frustrated that JVA did not approach the District earlier for additional funding before going over budget.
- Benson requested JVA provide estimates on all engineering costs on redesigns and construction changes.
- The Board requested detailed statements of expenses and billable hours from JVA for the construction administration engineering contract prior to taking into consideration JVA's request for additional funding.

## II. Adjourn

**MOTION** by Dethloff and seconded by Hein to adjourn the meeting at 7:53 p.m. Motion passed unanimously.



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Drafted By: Annie Parr – Secretary of the Board