



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

March 30<sup>th</sup>, 2022

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday March 30<sup>th</sup>, 2022 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, <https://us02web.zoom.us/j/85374250623?pwd=WTgzSHBheVNQNzFJRkpXdmJnS0htQT09>  
Meeting ID: 853 7425 0623 Passcode: 112885

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

Excused Board Members: Kurt Feltus

Also present were: Ronnie Benson, District Manager  
Annie Parr, Secretary of the Board  
Lillian Tolve, JVA Kevin Tone, JVA  
Dustin Foss, Stanek Craig Habighorst, Stanek  
Matt Duren, Stanek

**I. Call to Order**

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

**II. Public Comment Period**

- No citizens presented comments.

**III. Approve Meeting Minutes from February 2<sup>nd</sup>, 2022 and February 23<sup>rd</sup>, 2022**

- The approval of the meeting minutes from February 23<sup>rd</sup>, 2022 was tabled until the next regular meeting because a quorum was not present due to excused board members.

**MOTION** by Dethloff and seconded by Bellamy to approve the minutes from February 2<sup>nd</sup>, 2022 as drafted. Motion passed unanimously.

**IV. February's 2022 Financial Reports and Current Bills**

- February's major expenses were JVA for wastewater treatment plant expansion engineering, Capital One for credit card charges, and Colorado Water & Power Development for the wastewater treatment plant expansion and well #2 loans.

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

V. **WWTP Expansion Initial Guaranteed Maximum Price**

- Stanek Constructors and JVA presented the initial guaranteed maximum priced (GMP) based on preliminary drawings and specifications at approximately 30% complete.
- The initial GMP was under budget.
- There was a large discrepancy between electrical quotes that could increase the GMP.
- Both JVA and Stanek felt the amount of the contingency was good especially when working within an existing wastewater treatment plant.
- The Board questioned the amount for concrete. It was explained that most of the concrete work would be done by hand using existing forms. Stanek would see if shotcrete would work in this application and possibly reduce costs.
- Small tools were at 5% of job costs and would include all tools and replacements outside of large equipment rentals to complete the project.
- Stanek Constructors would provide bond and insurance for the project.
- County permit costs maybe reduced because the headworks would be the only new facade to the wastewater treatment plant. Most of the expansion would be done within the current footprint similar to a remodel.
- JVA and Stanek felt confident with the budget and keeping costs in that range.
- The final GMP would be presented in approximately three months.

VI. **Rules and Regulation Updates**

- Road Maintenance Fee. A road maintenance fee will be charged at a rate of \$10.00 per month for every “UNIT” as defined in section 1.3.34. Commercial properties would be billed monthly at the rate of \$20.00 per EQR or part thereof. A fee of \$5.00 per month, billed quarterly, will be charged to vacant lot owners within the District that use District roads.
- Residential units with a floor area of 2,000 square feet or less is 1.00 EQR and will include 3 bedrooms, 2 bathrooms, and one kitchen.
- Bedroom- shall mean a room at least 70 square feet having four walls, a door, and egress. Additional bedrooms at 150 square feet or larger shall be counted as 1.5 bedrooms.

**MOTION** by Bellamy and seconded by Dethloff to approve the Rules and Regulation updates with the changes discussed and shown above. Motion passed unanimously.

VII. **Resolution 22-05 to Amend the Budget for the Crested Butte South Metropolitan District for the Calendar Year Beginning January 1, 2021**

- 2021 engineering expenses for the wastewater treatment plant expansion were moved from 2022 to 2021 when the work was performed.

**MOTION** by Dethloff and seconded by Hein to approve Resolution 22-05 to amend the budget for the Crested Butte South Metropolitan District for the calendar year beginning January 1, 2021. Motion passed unanimously.

**VIII. Resolution 22-06 Approving a Loan from the Colorado Water Resource and Power Development Authority**

**MOTION** by Hein and seconded by Dethloff to approve Resolution 22-06 approving a loan from the Colorado Water Resource and Power Development Authority. Motion passed unanimously.

**I. Manager's Report**

- The District interviewed several highly qualified applicants for the Water Operations Coordinator and Heavy Equipment Operator. The position was offered and accepted by Christian Robertson. Christian has lived in CB South for over 20 years and has extensive experience in project management and equipment operation.
- The State adopted the Crested Butte South Water Efficiency Plan. The District now has a great working documents that would provide guidance as the District continues to develop.
- The District will start changing monthly service fees at the time water is turned on, but not to exceed two years for all customers that paid tap fees in 2021. This is in accordance to the current Rules and Regulations updated January 1<sup>st</sup>, 2022.
- The District collected \$550.00 in tap fees for February.
- Both Dethloff and Bellamy were elected to serve three year terms and would take their oath on May 25<sup>th</sup>, 2022.
- This District has noticed increased wear and tear on the roads due to bus traffic. Benson stated he would research if there were any funds available for road maintenance.
- The Board would cancel April's regular meeting and move all business for March and April to the next regular meeting on May 25<sup>th</sup>, 2022.

**II. Adjourn**

**MOTION** by Dill and seconded by Hein to adjourn the meeting at 7:32 p.m. Motion passed unanimously.



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Annie Parr – Secretary of the Board