

**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT
October 30th, 2024**

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday October 30th, 2024 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, join <https://us02web.zoom.us/j/87332134127?pwd=TiJgoNbIgoNazrDPrUsTPGIDBBhT9B.1>
Meeting ID: 873 3213 4127 Passcode: 665814

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

Excused Board Members: Steven Smiley – Director

Also present Were: Ronnie Benson - District Manager and Annie Parr - Recorder & Office/HR Manager

I. Call to Order

- The meeting was called to order by Dethloff at 6:22 p.m.

II. Public Comment Period

- No citizens presented comments.

III. Approve Meeting Minutes from September 25th, 2024

MOTION by Bellamy and seconded by Feltus to approve the minutes from September 25th, 2024 with the grammatical edits discussed. Motion passed unanimously.

IV. September 2024 Financial Reports and Current Bills

- September's major expenses were Capital One for credit card charges, City of Gunnison for July, August, and September sludge removal, and United Companies for asphalt repairs and maintenance.
- September bills and financials discussed were Black Dog Equipment for the roller rental, Colorado Concrete for an asphalt rake, Dell for two computer workstations, Microsoft for annual Microsoft 365 Business Standard subscription for 7 workstations, Russel Cellular for a cell phone, Verizon for cellular service, United Companies for asphalt repairs and maintenance, and Zenner USA for the water meter customer portal setup fee,. The Board found all bills and financials discussed to be in order.

MOTION by Feltus and seconded by Hein to approve September's current bills. Motion passed unanimously.

V. 2025 Proposed Budget

- The General Fund Capital now includes the finances lease payments for the purchase of a vibrating roller to improve road maintenance. The District could pay off the lease for the roller in 2025 if the budget allows or continue to budget the lease payments in 2026.

- The 2025 proposed budget includes the following capital improvements in accordance to the capital replacement schedule. A new fleet vehicle is budgeted in the General Fund Capital to replace the 2001 Chevy, replacing the pressure reducing valve on Bryant Hill is budgeted in the Water Capital Fund, and the Sewer Capital Fund has \$20,000 budgeted for capital improvements and repairs.

MOTION by Bellamy and seconded by Feltus to approve the proposed budget for 2025 pending the final valuation on property taxes. Motion passed unanimously.

VI. Land Use Change – 10 Zeligman or Tract 1

- The Gunnison County Community and Economic Development Department extended the deadline for comments to Friday, November 8th.
- The District received three letters from the public opposing the land use change at 10 Zeligman.
- Tract 1, The Ridge at Crested Butte, was included into the Metro District on August 14th, 2007 and reflected in District Court case number C-7270.
- The order of inclusion states that the parcel must remain a single lot and cannot be further subdivided, but lacks verbiage supporting or denying the possibility of a land use change to include commercial use on the tract.
- The District is obligated to provide water and sewer services to 10 Zeligman and was noted in the letter provided to the owner on 10/7/2024.
- The District is concerned about the additional traffic and the road infrastructure in that area was not constructed to accommodate commercial traffic.
- The intersection near this property is located on a very steep road that is approached by a narrow corner from the other direction. The District feels that this is a safety matter for all parties.
- A commercial venue with the capacity to accommodate 120 attendees, plus staff, is not an appropriate fit within the District residential area. Overflow parking will be on the roadway causing safety issues.
- While commercial uses were not expressly prohibited in the order of inclusion, it was never the intent to support a commercial project within our residential area as the covenants of the Ridge at Crested Butte specifically discusses that commercial uses are not allowed on these tracts.
- The District is concerned that this project made it to this part of the application process given that it is a direct violation of the covenants of The Ridge at Crested Butte.
- The District felt this business plan is viable in the valley, but does not support this venue at this location due to safety concerns and keeping our residential area residential.
- The District's general comments and concerns would be updated and submitted to the Gunnison County Community and Economic Development Department by Friday, November 8th

VII. Unfinished Business

- The Board requested an update on the unauthorized apartment at 367 Zeligman.
- Benson would contact the owner to discuss what steps need to be taken to remove the apartment in accordance with the District's rules and regulations or proceed with paying the tap fee for .5 EQR at the 2018 rate.
- The Board ask for an update on the easement for the part of Blackstock Drive that has been on the owner's property since the road was established at 15 Watter's Court.

- Benson stated Robertson would be meeting with Norm Whithead on Thursday, October 31st to get the lot surveyed to determine the size of the easement needed and an appropriate value based on square footage.

VIII. Manager's Report

- Discussion on imposing an impact fee for new construction in relation to the damage and impact they are having on the roads in the District.
- Benson stated there is no set date to discuss buy-in and inclusion into the District with StarView and the County has not set a date for the public hearing for public comments regarding the StarView development.
- The Board requested an updated buildout spreadsheet of the District's development statistics.
- The total tap fee revenue at the end of the third quarter was 392% of the budgeted amount.
- November's regular meeting would be moved to Tuesday, December 3rd and December's regular meeting would be cancelled.
- The Holiday dinner for the Board and District staff would tentatively be scheduled for Friday, December 6th or Saturday, December 7th.

IX. Adjourn

MOTION by Bellamy and seconded by Feltus to adjourn the meeting at 7:51 p.m. Motion passed unanimously.



Drafted/Submitted By: Annie Parr