

**MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
CRESTED BUTTE SOUTH METROPOLITAN DISTRICT  
March 5<sup>th</sup>, 2025**

A regular meeting of the Board of Directors of the Crested Butte South Metropolitan District was held Wednesday March 5<sup>th</sup>, 2025 at 6:00 p.m., at the office of the District, 280 Cement Creek Road, join <https://us02web.zoom.us/j/83521174594?pwd=cmh04joJCJSaUTKvk50KIyfet80v5U>  
Meeting ID: 835 2117 4594 Passcode: 579794

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

Also present Were: Sue Schappert, Jackie Levine, Brian Levine, Kelly Maberry, Johnny Maberry, Derek Harwell, Ronnie Benson - District Manager and Annie Parr - Recorder & Office/HR Manager

**I. Call to Order**

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

**II. Public Comment Period**

- Sue Schappert, Jackie Levine, and Brian Levine attended the meeting in person and Kelly Maberry, Johnny Maberry, and Derek Harwell attended the meeting virtually to discuss the StarView development and the cell tower proposal.
- Discussions on the District's plan for approximately 3-5 additional wells depending on production, office location, garages, employee housing, and funding without StarView.
- Benson was asked if the District wanted to remain autonomous and Benson stated the District has already included other developments and parcels into the District's service area.
- Conversation on how the District is not approving the overall plan for StarView and that would come from Gunnison County.
- If StarView is approved at a County level it would then be Board decision vote to include StarView into the District or not. The Board would ask for public input, but it would not be a public vote. The Board has not asked for public input at this time because the development is still in the design phase.
- Discussion turned to installing a new cell tower at the District's tank #1 site. This tower would improve cell coverage and provide emergency service communication.
- The District has been approached to install a new cell tower at the tank #1 site because the current cell tower being used will soon be decommissioned due to Chinese equipment that is no longer legal to use. Since the District was approached there have been other options for location and big picture solutions.
- The proposed tower would be sixty feet tall and sit on 20x20 foot pad that's fenced for security and disguised to blend into surroundings.
- Public comments advocating for their home that faces tank #1 would be devalued by cell tower and asked the District to make a decision that would benefit all without undermining the few.
- Benson told the public that the cell phone tower was an agenda item for this meeting to inform the Board of a proposal that the District received regarding the cell phone tower but would not be voted on.

- There are currently other locations that appear to be more viable for this project and if it is determined that the District is the best location the District would inform the public of the proposed project for public comment prior to voting.

**III. Approve Meeting Minutes from January 29<sup>th</sup>, 2025**

**MOTION** by Bellamy and seconded by Feltus to approve the minutes from January 29<sup>th</sup>, 2025 with the grammatical edits discussed. Motion passed unanimously.

**IV. January 2025 Financial Reports and Current Bills**

- January's major expenses were 4Rivers Equipment for a roller for road maintenance, Eric Schweikardt for a reissued tap fee refund permit # 24-08, Capital One for credit card charges, and the Upper Gunnison for 2025 Meridian augmentation 100 shares Long Lake.
- January bills and financials discussed were Branden Smejkal for 2024 deductible reimbursement over \$600.00, Annie Parr, Erick Randall and Ronnie Benson for copay reimbursements, 4Rivers Equipment for the down payment on the financed roller, Eric Schweikardt for a reissued tap fee refund permit # 24-08 to replace the previous check that was lost in the mail, Garlic Mikes for the District holiday party, Sign Guys & Gal for badging the fleet trucks and heavy equipment, and the General Fund having a negative balance due to annual bills paid at the beginning of each year. The Board found all January bills and financials discussed to be in order.

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

**V. Resolution 25-03 Cancellation of Election and Declaration Deeming Candidates Elected**

**MOTION** by Feltus and seconded by Hein to approve Resolution 25-03 to cancel the election and declare candidates elected at the close of business on the sixty-third day before the election to be conducted on May 6<sup>th</sup>, 2025. Motion passed unanimously.

**VI. Cell Phone Tower Proposal**

- Discussed during public comment.

**VII. Manager's Report**

- Gunnison County Planning Commission requested StarView present a new plan for this development that would then move to public comment in front of the planning commission and the BOCC.
- The District collected \$3,000.00 in tap fees in February and Benson is projecting another busy year of building in the District.
- Benson discussed one of the possible well locations being looked at is no longer an option as they do not have any interest in the District looking for possible well locations on their parcel.
- District Counsel informed Benson that Clark Way was dedicated to the District on January 2<sup>nd</sup>, 1991.
- The District hosted another "Discussions with the District" on February 11<sup>th</sup> and had a number of constituents present.

- Benson and Dethloff briefly spoke with Laura Puckett Daniels on February 6<sup>th</sup>, 2025 and are looking to schedule the next meeting as soon as possible to continue to discuss the traffic, roads, and determine who is responsible for what in the District.
- The Board stated the roads the County maintains are in horrible condition and need to be addressed. The Board requested the District address the issues if not resolved quickly by the County and track time.
- The Board asked the District to inform the public what the plan is for road maintenance and upgrades this summer.
- The District will move March's Regular Board Meeting from March 26<sup>th</sup> to April 2<sup>nd</sup>.

**VIII. Adjourn**

**MOTION** by Bellamy and seconded by Smiley to adjourn the meeting at 8:56 p.m. Motion passed unanimously.

  
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Drafted/Submitted By: Annie Parr