MINUTES
MONDAY, AUGUST 26th, 2024, at 7:00 PM

I. Call To Order

Lee Berenato called the meeting to order at 701pm

II. Roll Call

Lee Berenato, Marty Gitlin, Randal McDonald, Chris Frey, Tammy Frey, Mark Basham, Bryon Monseu. Town Clerk Chelsea Nihiser and Amy Saxon are also in attendance. Via Zoom: Corey Cox, "Lisa", and Rob DuRay.

III. Motion to Approve Agenda

C. Frey moves to approve the agenda as presented. T. Frey seconds. Motion passes with all in favor.

IV. Bills for Approval

C. Frey motions to approve, M. Gitlin seconds. L. Berenato raised questions regarding the Town of Georgetown bill. This is for July's Wastewater Processing Fee. Another question regarding JustRustic Customs, this bill is for the Kiln Drying of the Caboose Siding. Mark Basham asks Chris Frey what the Milos Speed Shop bill was for, and he explains that Junior with East Slope Excavating used the Town of Georgetown's Compactor for Road Work and used the Milo's Speed Shop account to order Hydraulic Hose Line Parts through Milo's Napa Account due to better pricing. Motion passes with all in favor.

V. Approval of Minutes: July 22nd

B. Monseu motions to approve, M. Gitlin seconds, Minutes from July 22nd are approved with all in favor.

VI. Public Comment

No Public Comment

VII. Administrative Items:

a. Mayor Report

No Mayors report given

b. Town Clerk Update

No Clerk update given

VIII. New Business / Action Items

a. Clear Creek County Multi-Jurisdictional Housing Authority: Clear Path Home Project; Project Update and Introduction of IGA (Amy Saxon)

Amy Saxon, the Clear Creek County Strategic and Community Planning Division Director (which includes the Planning and Building Department, Housing Department, Trails and Open Space. Amy also represents the County on issues related to I-70), joins the BOT to talk about housing, specifically the Multi-Jurisdictional Housing Authority. Amy hands out a printout of her PowerPoint to all Board Members. The

BOT has also been provided with The Clear Path Home Silver Plume Analysis, The Clear Path Home Regional Analysis, and a Draft IGA for the MJHA.
Amy presents: “In February of 2022, the county approved a housing strategy report document. This was a community engagement project that basically analyzed the 2018 housing needs assessment, which produced a list as long as your arm about all the stuff we needed to do for housing in this county, and the list was so long it was basically paralyzing. There's not much to do about it. So, we brought in a consultant to help us wade through that report and narrow it down and analyze it and figure out what among that long list we should do. One of the things that came out of that was that pooling our resources could make it so each entity in the county wasn't losing 1/5th of a person or 1/8th of a person or 1/10th of a person on housing, and we could pool our resources and have a more concentrated resource as a community, as a greater community, to dedicate for its housing. And so that was where the idea of this multi-jurisdictional housing authority started. So almost immediately after that the State started dumping a bunch of money into efforts like this. So Idaho Springs and the county partners pulled together this grant proposal and applied for this Grant. We got this grant, and that's where this project that we ended up calling the Clear Path Home Project got funding. We came up with this project to explore the formation of a Multi-Jurisdictional Housing Authority and conduct a zoning code review of all 5 governmental entities in the County to evaluate each of those zoning codes. How well does it support your individual housing goals? Are there any regional policies we should adopt? We also created a little bit of a public education campaign called the “I say, yes!” campaign. Those were the things that the Clear Path Home Project focused on. Silver plume did participate in that zoning code review and worked with the consultants. Silver Plume came up with 3 housing priorities. They identified increasing rental housing, maintaining housing quality, and preserving housing character. A little bit of context for that, increased rental housing is a goal that only Silver Plume identified, none of the other communities identified that goal. Empire did say that they wanted to increase starter housing, and Georgetown said they wanted to increase workforce housing. So, there's a little bit of overlap there. Every single community said that they wanted to maintain housing quality. We only have so many pieces of vacant land in this County, in the towns and out in our Unincorporated areas, so why would we spend a lot of money or put a lot of resources into building new housing? There are maybe 8 lots, total, in unincorporated Clear Creek County, maybe 6. We're talking about single digits here, but issues with the quality of existing housing are quite severe when you look at mobile home parks, aging, housing, historic preservation, all those issues are very, very major issues that are varied across the communities. A big issue is preserving housing character, this was a goal explicitly shared by Idaho Springs. So just for some context on the different priorities across the communities and then there is another report, the Regional Review. And I wanted to talk a little bit about this, to give a little bit of context for what types of priorities a regional housing authority could help address. This sheet identifies some of the things that Regional Collaboration could be well suited for. Thats things like deed restrictions. Also, an idea of a Rental Registry where every rental property in the county is registered and inspected annually. There would be a little bit more oversight on rental properties so that we can help.
Amy thinks it's a good idea, because it offers a little bit more accountability for landlords, and protection for tenants who don't get a lot of protection, and don't have a lot of recourses. So that's 1 thing that the MJHA could help do is provide oversight to a program like that. That's something that would benefit from regional collaboration. Something else that could also benefit from coordination maybe looking at a STR policy together. Another benefit to this MJHA is not asserting that there's a specific thing to do, but an example of a table that Silver Plume might want to sit at to discuss a coordinated policy or not.
To have a Multi-Jurisdictional Housing Authority there are other important things on the list. Jurisdictional independence is going to be important. Things like where density should be; what, where, how, how it should work. Dimensional standards, the specifics to how your land use is going to be implemented. Those are all things that would be important to maintain Jurisdictional Independence

over, because they are still going to apply. Those aren't going to be changed by joining this entity if you did decide to join."

T. Frey asks what deed restriction means, and L. Berenato answers it is where low-income housing is made to stay low-income housing. Rental Registry and Inspections are a concern of M. Gitlin's. He states this concept seems "big brother-y". He would not want someone coming into his house to inspect, which Amy clarifies that that concept is to protect tenants, not to punish or invade them. Rental registry is just an example of a benefit from regional collaboration. Conversation on the finer details of these ideas and concepts is a good reason to participate in the Authority. Lee states that we are not committed to anything at this point in time. The topics presented are only ideas, and the goal in general is to protect residents and to provide support to residents in the county.

This brings the conversation to the Draft IGA itself. Amy presents:

"We have done quite a bit of work to get us to the point of having this Draft IGA you have received. This body received a presentation in December. All the entities in the county have received presentations about this project. 3 of the 5 have adopted Resolutions of support: Empire, Idaho Springs and the County. We've had the opportunity to discuss this Draft at 2 Mayor's and Commissioner meetings so far. It's been through quite a few steps. I don't know if anybody has read this yet, but I think the most relevant elements of it is it's a 3-year term. Each contributing partner pays an annual minimum to join, $2,000 a year, and there's also a variable fee. For Silver Plume that variable fee would be waived for the initial 3-year term to allow for the value of this partnership, this membership, for Silver Plume to really be demonstrated. I think Silver Plumes housing goals are unique. You know you don't want more housing. What your residents need may not be super clear, or super well-articulated, so exactly what you stand to gain from this is not as clear as other communities, particularly Idaho Springs or Georgetown might be, so there's no variable fee for Silver Plume for the 1st term. It would just be the annual minimum of $2,000 a year, and after that 3-year period all variable fees would be recalculated, based on the amount of value and benefits that each community gained. How many residents were served? Were there any actual housing projects that were considered or are coming. Were there any services delivered? What actually happened? We would look at these things at that time, and then there'll be a recalculation of everybody's variable fees after that 3-year period."

There is general discussion regarding the impact of variable fees each entity pays on their representation on the MJHA Governing Board. The input or representation on the MJHA Governing Board does not change based on variable fees. There will be two representatives per entity, regardless of variable fees. M. Gitlin asks how the Town being a National Historic District plays into this conversation? Indirectly, Amy reports, as historic preservation may be a goal for much of the County. As a significant portion of the county is NHLD, this may be a contributing factor in hiring the staff and director of the governing board. L. Berenato states that the Town shop could be a great location to build an apartment building, and combining resources with a MJHA could be the only way the Town could achieve this. The Board is not voting on this matter today, they will discuss it further at another meeting. The Board is interested in having a voice at the table and collaborating with the county possibly. Mark asks about the role of the Executive Director, are they guiding the Board or are they reporting to the Board? Reporting to the Board is the way it is laid out, and ideally they will also be working closely with the Board to achieve the goals presented. The MJHA will focus on providing affordable housing in a variety of ways, as well as finding revenue streams such as Property Management, in hopes to become as self-sufficient as possible. Once the IGA is finalized and signed, then the Board will be formed to start guide the conversation. The County wants to engage community members and have them participate in this process. Amy also sees the potential MJHA as a form of government that is more responsive and provides representation and a place for the

community to find support. M. Gitlin asks if we pay the initial year at $2000, could we then decide not to participate for the remaining 2 years. The answer is yes, the Town can decide they do not see benefit after the first year and withdraw participation. B. Monseu inquires if the employees of the MJHA would be considered County employees? Amy reports that the Executive Director, and all staff would work for the Board of the MJHA and would not then be a county employee. The county would not be a part of the financial or logistical aspects of the MJHA at all. All wages, benefits, legal counsel, IT, office space, are budgeted stand-alone from the County. The budget is listed in the Draft IGA, Exhibit A. There may be some deficiencies in the county such as the Tourism Bureau and the CCESD, these may be three ED positions that could be shared positions and bundle those in some ways. Might make sense to live under some other government entities. Amy does not want to give the impression that this is a way for the County to make more money. One of the things that was discussed along with staffing is where would this person have an office; it could not be in the County building as that would be a conflict of how the position would function. It would compromise the integrity of the MJHA. No entities are open to that, including the commissioners or Amy Saxon herself. This Authority has the potential to benefit the County in a meaningful way. The amount of people that Amy has met that do not have housing resources is staggering, and the MJHA could be that resource. B. Monseu expresses positive thoughts regarding a Property Management that works for the MJHA and benefits the County itself. Further discussion on the MJHA Draft IGA will be an Agenda item for discussion and possible action during the September 9th Board of Trustees meeting. The Town may possibly adopt a Resolution of support at this time as well.

b. The Green Solution Business License Renewal (C. Nihiser)

Corey Cox joins the Board via Zoom, representing The Green Solution. They are here to renew their annual Business License. Corey Reports business is doing well, with five employees currently at the Silver Plume location. C. Frey moves to approve The Green Solution Business License as presented. T. Frey seconds, motion passed unanimously. Town Clerk will certify mail signed copy of application and the Business License Certificate to Dani.

c. The Bread Bar Liquor License Renewal (C. Nihiser/Rob DuRay)

Rob DuRay, co-owner and operator of the Bread Bar LLC, joins the Board via Zoom. This is the first year the LED has offered a two-year renewal, therefore the Bread Bar is applying for this extended renewal. No complaints received by the Town Clerk or Mayor Berenato from residents of Silver Plume regarding the Bread Bar operations. M. Gitlin brings up parking issues with the "Bread House", STR on Silver Street operated by R. DuRay. L. Berenato states the Town will lease out the parking spot behind the Town Shop to the Bread House to alleviate parking concerns on Silver Street, which R. DuRay is agreeable to. Mark motions to approve the Liquor License for two-year renewal for the Bread Bar LLC, R. McDonald seconds, motion passes with all in favor

d. People for Silver Plume Special Event Liquor License and CIRSA Special Event Permit Review (C. Nihiser/Liz Hamilton)

Town Clerk states she should have had items D and E from the agenda as these permits were not noticed properly. This event permit will be tabled until the September 9th meeting. The Town Clerk details what the public notice requirements are for PFSP, the procedure for protest, and confirms PFSP will have adequate time to receive a permit.

e. People for Silver Plume Special Event Liquor License and CIRSA Special Event Permit Review (C. Nihiser/Sasha Regester)

Removed from Agenda

f. Discarded Tires at intersection of Main St and Garfield St. (C. Nihiser)

Four tires have appeared at the corner of Main and Garfield. Lee is going to get rid of the discarded tires, he will take to Milos Speed Shop for C. Frey to dispose of them.

g. Mendota Mine Update and Final Decision on Closure (M. Gitlin)

Marty would like to do one more inspection of the interior of the mine before the Town closes it up. There has been consistent vandalism despite mitigation efforts, it is time to close it up permanently. Junior will throw some rocks in the entrance to close it up with the Backhoe. Marty would like to go for one last visit, would like to schedule it for a Saturday or a Sunday so T. Frey can participate as well. It is starting to cave, and it is unsafe to leave open.

h. Caboose Project Update and Staffing Discussion (R. McDonald)

Things are moving along, did get a formal bill for kiln drying, those materials have been delivered to Ft. Morgan. No update from Sam at this time, he will be back on getting permission to do the restoration work at the Railroad through the winter. Ideally will be moved to the railroad in the next few weeks. The only things that will stay at the Town Shop will be the old parts. Sam, Austin, and Mac will go get the Cupola from Cheyene and trailer it back to Town. Austin Wright needs to be approved for employment. He expects to get started in the next week or two. He could potentially have up to 25 hours a week available on some weeks, most weeks will be 10-12 hours. He will submit tickets to the PMC (B. Monseu and M. Gitlin). C. Frey motions to hire Austin Wright as an employee of the Town of Silver Plume at the rate of $35.00/hour, solely for the work on the Caboose. B. Monseu second's motion. Motion passes with all in favor.

i. Appoint Vacancy on Budget Committee

M. Basham moves to appoint R. McDonald to the Budget Committee, C. Frey seconds, motion passes with all in favor

j. Appoint Vacancy on Road and Bridge Committee

Tammy volunteers for the R&B committee, M. Gitlin motions to approve, L. Berenato seconds, motion passes with all in favor.

IX. Updates:

a. Road and Bridge Committee

Marty wants to address the parking on Silver Street, come up with plan for trail head parking as folks park on the millsite. People routinely park there and leave a mess. Mark and Lee feel that it is a good parking area, and Marty disagrees. There are a few residents that live up there and have to deal with the consequences of parking up there. Complaint about Pat Bowers Truck and the Town needs to address this as well. Signage on Silver Street: No Parking.

b. Budget Committee

L. Berenato discussed with Clerk; numbers are in through July. Budget Committee meeting scheduled for Saturday August 31st at 3pm.

c. Personnel Management Committee

d. Cemetery Committee

N/A

e. Short Term Rental Committee

The Committee needs to discuss enforcement on properties operating STR's without licenses. STR Administrator is aware of these folks and wants guidance from the Board regarding enforcement. L. Berenato states that these properties need to be served a Cease-and-Desist letter. Committee meeting will be scheduled ASAP, Town Clerk will coordinate with Janet Miller.

f. Silver Plume Mountain Park Commission

Lee will transfer the funds the clerk requested from the CTF account to the Restricted Fund account.

g. Miscellaneous Updates

CDOT meeting tomorrow, August 27th, at 11am. If anyone wants to join, they are welcome to join via google meet or here at Town Hall. L. Berenato needs someone to attend the September Mayor and Commissioners meeting in his stead. Town Clerk volunteered and L. Berenato will provide a list of Who's Who. Marty asks about a public works position; L. Berenato states the budget meeting will determine if we can afford to hire a position. L. Berenato has reached out to Waste Connections multiple time with no response. People privately own dumpsters and there is no ordinance or regulations to prevent this. These privately owned dumpsters do not lock and have plastic lids. We will have issues with bears if this is not addressed. Both Dumpsters have "By the Order of the Town of Silver Plume" stickers on them, and the previous Sheriff's Administration has honored assisting enforcement if we can get a license plate number. We have not heard back from the Sheriff's department yet but need to continue to try and make a connection. L. Berenato will put this back on his radar

X. Adjournment

C. Frey motions to Adjourn meeting at 816pm, T. Frey, seconds, motion passes with all in favor