**BOARD OF TRUSTEES**
**MINUTES**
**MONDAY, October 14th, 2024, at 7:00 PM**

## I. To Order

Meeting called to order at 704pm by Lee Berenato

## II. Roll Call

Lee Berenato, Bryon Monseu, Mark Basham, Randall "Mac" McDonald, Martin "Marty" Gitlin, Cindy Neely, Carolynn Fasselt, Tammy Frey, Chelsea Nihiser

## III. Motion to Approve Agenda

Marty moves to approve the agenda, Mac seconds, motion passes with all in favor

## IV. Bills for Approval

Question regarding SullivanGreenSeavy invoice for $880.00, Town Clerk responds that it is the legal fees for the month of September, all communication is between the Town Attorney and Mr. Siemborski's attorney regarding the dumpsters on Main Street. Lee Berenato asks if the matter has been resolved, which the clerk believes it is, and Lee Berenato agrees, as his last update was that Mr. Siemborski's attorney would be submitting a CORA Request. Mac moves to approve the bills, Tammy Seconds, motion passes with all in favor.

## V. Approval of Minutes: September 23rd, 2024

Mark moves to approve the minutes from September 23rd, Tammy seconds, motion passes with all in favor.

## VI. Public Comment

No Public Comment

## VII. Administrative Items:

**a.** Mayor Report

No Mayor report given

**b.** Town Clerk Update

No Town Clerk update given

## VIII. New Business / Action Items

**a. "YES for Clear Creek Libraries" Committee Presentation. Discussion Regarding Library Services, Funding Shortage, and Request of Support of Ballot Issue 6A. (Carolyn Faselt)**

Carolyn is here to request support for Ballot Issue 6A, in which the library district is requesting an increase of 1 Mill on their mill levy. 20 years ago, the library asked for a half mill increase. This was the last time the library district pursued an increase in mills. If the requested 1 mill is approved, the effect on

property owners would be approximately 30 more dollars a year on a home that is valued at half million dollars. The library currently operates off 2 mill levies. They run 3 branches, one in Georgetown, which is a public traditional branch, and then they have another one in Georgetown at the old school, which is a historic archive, and then we have the Carnegie Library in Idaho Springs. The archives is doing a lot of digitization, including the newspapers all throughout the county, they are currently up to 1920's in that project. Those are more searchable. They have the Libby app, which is online eBooks and stuff. So if you're up in plume and you're stuck here and it's dark now, you can access the library from your couch at home. They also
have a ton of other services, activities, cultural events at the libraries. Due to the pandemic a lot of people are now using library services from the comfort of their home, but they still see from 50 to 70,000 folks a year between the 3 branches. They do a lot of cool events with the minimal money that they have. The School District has over 40 mills, the library district only has 2 mills. Approximately every 20 years the Library District must come out and campaign and ask for more library funding to go in that direction.
Mark states the mill is projected to raise about $325,000, a 40% budget increase if they get this mill, which to him seems like a significant raise. Marty states that there is no way to quantify the importance of Libraries within a community, to which Mark responds that this is exactly what they are doing, is quantifying. Carolyn responds by saying the Library District has been spending in a deficit, this is what's going to take them through another 20 years. They have also gone from 26 employees to 16 employees. They run the whole library district without branch managers, so they have cut as much as they can cut. If they don't ask for tax money, then they will have to start cutting hours and cutting services. Community kids come every day to the Georgetown Library until parents can pick them up, or to participate in an activity, whether it's a Spanish language activity, or it's eating ice cream and reading with Miss Honeybun, who's the story hour puppet, they try to provide high quality stuff. This year they spent $167,000 in deficit which they have in savings, but they know they can't continue to deplete those savings, because they also have 3 historic branches. The John Tomay Library turned 100 years this year. The library in Idaho Springs is 120 years. So, there's a lot of maintenance and upkeep and that sort of thing to keep high quality literacy programs from ages 0 to 102. Mark states he is pro-library, he's a college professor. The concern he has is this Town Board just asked the voters to approve a big property tax increase, which they did. It was close. The library is asking us to now endorse another property increase. He feels a fiscal responsibility to the constituents to be careful about how many times this Board goes to their constituents and ask them for more money. Carolyn responds by stating hopefully the constituents see the quality of programs and what the library offers, and see it as an investment into their future. Some estimates of national studies say every dollar you give to a library. They give $8 back into community enhancement and growth, and they feel like libraries are a huge pillar of a community to have. People want streets and plumbing, and they need a police force and a fire department. But they also want a high-quality life and an educated constituent base.
Marty says he is not denigrating the need for the Towns' fiscal responsibility to be acknowledged. The point he's making is, Silver Plume now thankfully has a lot of little people in it, which we have not had for a long time. There's been a drought. He personally also goes to the library a lot. When he says it cannot be quantified, he's looking at the future of our species. He thinks fiduciary responsibility in this case is not as significant as the humanitarian responsibility we have for future generations. The library is thankful for the Boards support, and requests they share the information and engage in conversations with folks about what the library is trying to achieve. The library has signs, buttons, and will be sending two mailers out in the next few weeks, but they feel that word of mouth is the best way to spread their message. The library also has endorsements from the city of Idaho Springs and the city of Georgetown. The CC Commissioners also had a special meeting to endorse it. They have provided a proposed Resolution. Lee is more than happy to sign the resolution. He calls for a motion to approve the resolution

number 2024-11, which is a resolution in support of proposition 6A, the library fund. Tammy motions to approve Resolution 2024-11. Marty seconds. The motion passes with all in favor. The Town Clerk will provide Lee with the Resolution on Town Letterhead after the meeting.

**b. Silver Plume Mountain Park Update (Cindy Neely)**

Stephen Hart award will be awarded to the Town of Silver Plume. The State Archeologist gets to nominate a project each year, and this year she nominated the Town for the work done in the Silver Plume Mountain Project. Cindy hands out map, states that yellow is what Silver Plume purchased from Jack Pine Mine, brown is Taylor Kennedy Trust properties, currently on the market for 1.2 million dollars, with 200 mining claims and 350 acres. Relator is Bill Davis with Keller Williams, cindy can send the site link for this listing to the Board. Heavily leans on the mining resources for the selling value, and notes the 730 as a trail, not a road. Cindy has thus far communicated with the Local Open Space Commission, Mountain Area Land Trust, Colorado Open Lands, Colorado Parks and Wildlife, and has spoken with Great Outdoors Colorado, and the basic response is there is a lot of interest. The difficulty with CPW, who were very responsive and interested, was that their time schedule for applications was last Friday for a complete application, and this deadline was impossible to meet. The next strongest voice of interest was GOCO, with an email response within 24 hours of Cindy's initial inquiry. They would be particularly interested if MALT became involved with handling the details. Cindy has started a discussion with Christine Strickland with Co Mountain Land Trust (MALT). Cindy has also spoken with Bill Davis regarding the potential of the Taylor Kennedy Trust being willing to engage in a Conservation Purchase discussion, which Bill indicated they would be open to that, with some contingencies, such as being able to withdraw from that agreement at any time and citing the need for a quick decision to be made. Cindy has resisted directly calling up Taylor thus far, she is playing by the book but has spoken with Bill Davis a few times. Currently, Cindy is working on a procedure to put in an application for GOCO funds. The deadline for the concept paper is October 24th, then in November GOCO will let us know if they want a complete application which would then be submitted by December, and GOCO will let us know by January if the Conservation Purchase is approved. This would potentially be a quick enough turnaround to be agreeable to TKT. The Town will need an appraisal on the land. There have been instances in Georgetown where there was a land appraisal and a mineral appraisal, and the County Open Space bought the land based off the land appraisal, and the mineral rights are donated for a huge write-off. The transaction must include mineral rights. GOCO won't want to put their money somewhere and have the mineral rights taken out from under them. The real estate listing indicates that you could not mine from the surface anyways, you would mine from underground and has suggested a tunnel under the mountain starting at exit 228, which is Georgetown, not Silver Plume. Which makes sense, historically they really didn't bring minerals down the mountain in carts, they brought them out in tunnels. Cindy states to the Board this is a real long shot, and the question becomes: does the Town of Silver Plume want to proceed and see if the long shot works? To describe the longshot: we advance with GOCO and MALT, seeing

what the options are, and we may end up empty-handed after spending $4000 on land appraisal. Lee states it would be a nice addition to the park, and cindy agrees, adding, otherwise it will be trophy-home land, not mineral land. Randal McDonald asks if TKT has had a mineral appraisal done, and states there are a lot of generalities in the real estate listing, there would be so many regulatory agencies and oversight to mine. Cindy had a long discussion with DRMS, and they stated to get a permit to mine the land in question would be millions of dollars in permitting cost, plus 5-7 years in processing before anyone could ever break ground. Mark asks if Bill Davis has had interest, which he stated he did. Mark wants to know if there is any contract pending, which Cindy states there is no contract pending. Mark states he thinks this whole issue will go away. Cindy states it will not go away. It will be sold. This isn't remote land, and it will sell. Lee finds the tax write-off concept interesting; the Town could give TKT $875,000, and then TKT donates the mineral rights to the Town as a major tax write off. Cindy follows up on Marks earlier thought, and states that the Taylor Kennedy Trust has owned this land for generations and is monetizing it and will sell it. The Board circles back to the previously discussed homesite idea, and questions how those property owners would access their homes if the land was used for residential development. The answer is the 730 road, which is a road, not a trail, and given the precedent set in Idaho Springs recently the County Commissioners could turn it back into a road again. Its current legal standing is as a road, and the County can allow access, motorized access, if they want to. Every one of those claims has a residential building right. Everyone of them. This means there are no building limits, no zoning regulations. If you have the claim, you can add the water and sewer, and the County cannot do anything about it. Cindy states there is a totally illegal VRBO up in the Waldorf basin, County forced them into creating a septic system but allows them to haul their water, that is a commercial venture up there and could be what the 7:30 turns into if the Town does not pursue the purchase. There are some decisions to be made, Cindy needs commitment to conduct a land survey, and authorization to pursue this on the town's behalf. Provides a professional services contract to get the mountain park, revised and added the Taylor Kennedy land. This contract gives her authority. Step two is to appraise the land. Cindy has already got a hold of Kevin Carpenter with Greystone Appraisals. He will appraise this for $4500 and will have the appraisal ready in time for the GOCO grant's second application submittal, which would be due by end of November. Third step is ideally approval from Great Outdoors Colorado to fund this. Some match will be required. Although the citizens absolutely rallied around the Mountain Park, part of the consideration with the funding and grant match is the Town and its residents have done what the Town can do, and GOCO realizes that. The McDonald/Walker family offered to fund the $4500.00 for the appraisal. Cindy and Town Clerk feel comfortable using the Restricted Funds from the mountain park account instead, and the clerk confirms that that fund has $51,000.00 in it currently.  him to start the appraisal now. Cindy asks for a motion to approve her professional services contract to consult with the Taylor Kennedy Foundation on the Towns

behalf. Mac motions, Marty seconds, motion passes and is unanimously approved. Cindy then asks for a motion to approve $4500 to be paid out of the Mountain Park Fund for the land appraisal. Tammy motions, Mark seconds. Motion passes with all in favor. Mark motions to give Cindy Neely authority to contact various state, federal, and local entities such as GOCO and MALT, regarding the Taylor Kennedy Project, Marty seconds the motion, motion passes with all in favor. Marty inquiries about the date of the award ceremony, which Cindy responds is in January, but she will let everyone know once she has the final date. Mark states for the record, the Town has a giant list that is going to cost money, such as the Church and the Museum, a lot of things that the Town needs to spend money on. He states that we don't need to buy a mountain, and the Town doesn't need the museum to fall. Cindy states there are other options with that building, the Museum and the Mountain are two different issues.

**c. Draft Budget Presentation by Budget Committee, Schedule Budget Hearing (Budget Committee)**

Required to give a draft presentation of budget, have provided everyone with a tentative budget tonight. There are some corrections that need to be made, Lee needs to double check his notes at the office. There is currently about $100,000 surplus, however the $2000 for the MJHA, and the $4,500 agreed on tonight is not yet included. Other than those items, the budget is looking good. Question regarding required reserves, how much is the Town required to budget, which Lee thinks is three months of bills but will double check with the Auditor David Green. The Town has approximately six weeks to get this approved. Lee would like to have a budget meeting this weekend, to break down the budget into funds: 50% goes to general, 30% to sewer and 20% to water. So that gets broken down. The meeting will take an hour, an hour and a half. Scheduled for Sunday morning, October 20th, at 1030am. Clerk will notify folks via email and a calendar invitation.

**d. White Board Evaluation (M. Gitlin)**

Lee is glad Marty brought this up, the Whiteboard to do list has been weighing heavily on Lee. The Board wrote it in August, now it is October, and we need to follow up. Marty crossed out from the list the following items, as they have been completed: Hydrants at the Town Shop, Garland Street Bridge is done. Mac gives updates on the caboose; wood is ready to go, it is stickered and dried. Austin is going to get the cupola parts from Wyoming in a few weeks. As soon as the Silver Plume Depot closes for the season, they will discuss moving the caboose over to the railroad museum to work on it. Minor issue with the volunteer that was going to mill the lumber, he has backed out, but Austin believes he will be able to mill the lumber at the railroad. Miller backed out due to uncertain circumstances, but Mac believes he was just too old. Mac is well set up to do all but 10 pieces in his shop, and Austin will do all the work at the museum ideally. Marty asks what the priority should be with the remaining items on the White Board to Do List. Lee states Chris will fix the dump truck, needs to be done before snowfall. Mac is happy to clean up the area on the East End with some guidance, Lee and Mac will discuss on Saturday what is trash and needs to be disposed of on the East End. Back wall of the Jail is an easy

project and can be done in the winter if necessary. The Brewery Springs building needs to be reset, Mac has a piece of stone to put under it, this project can wait until spring of 2025. Lee is working on the dumpsters and that will be done before the snow flies. Wood chips in the park can wait until spring. Tregay Culvert needs to be done when East Slope Excavating works on Cherokee street, which should be this week. Access to the park will be an ongoing discussion. Porta potty on busy weekend: Marty asks how we define a busy weekend and how to prepare for this. It might need to be located on West Mountain Street. Railroad has had porta potties all summer and people do not use them. Can we put signage on the other side of the interstate directing folks to the Public Restrooms at The Green Solution. How does the Town address the cost of the porta potties? This item is tabled until the next White Board discussion. Gates at the Cemetery are tabled until next spring. Move Plow Truck from East End: it can stay where it is however needs to be looked over prior to snowfall. Bryon, Lee, and Mac will discuss this on Saturday morning while cleaning up the East End. Mac can't move the monument at Small Town Hall with his equipment, Sam will assist with this. Tammy wants to do some research into recycled tires as park fill instead of wood chips, Town Clerk will check with insurance and see if this would be an acceptable replacement.

**e. Decorum in Board Meetings Discussion (M. Gitlin)**

Marty states that this Board is the most effective Board he has been in service with, however the current Board members are rude and are very quick to talk over each other. This is frustrating and rude to all the Board Members, and it is also difficult for the Town Clerk to take minutes when everyone is talking over each other. He feels raising hands is childish, but there should be a procedure for respecting each other's speech. Mark states he agrees, but also would like to be more professional with their verbiage and asks Marty to limit his profanity while in Board Meeting settings. Marty states he will respect Marks wishes. Lee states he will facilitate meetings better. Marty thanks everyone for their service.

**f. Mendota Mine; Last Visit and Sealing (M. Gitlin)**

Marty would like to bring a small group into the Victoria Tunnel for one last visit prior to closing it up permanently. He would like to do it prior to the snow falling. Mac states the process to sealing it up is a permitted process through dept of mining reclamation, as well as the physical process, and implies that more needs to be done than sealing it up. Marty states the Dept of Mining Reclamation has been out and installed gates to deter vandalism and unauthorized entry many times and will support it being closed. Additionally, the plan is to bring down the slope of the Mountain over the entrance, not stack rocks in front, as they did at the Santiago Mine. Old steam wench in there but the chamber is caved. Willing on any weekend day go in there with anyone who is interested. Lee states he thought we were going to put rocks in front of the grate, which rocks are already there, but Marty wants to bring the mountain down onto the door. Bring down the slope. He does not want anyone to have access to it any longer. Significantly unstable, deteriorated dramatically in the last two years. Tammy asks if it is so unsafe how it could be safe to go there, and Marty believes that with someone who is familiar

with mine, like himself, it could be visited safely. Tammy would like to join. Mendota Mine tour Saturday the 26th, 11am. Road and Bridge Dept will catch up with Chris on backhoe maintenance so they can use it to seal up the entrance after the Tour on the 26th.

**g. Speeding Concerns on Silver Valley Road, Next Steps (M. Gitlin)**

Marty inquires if CDOT has responded regarding Silver Valley Road. He states signage is necessary, as CDOT will not reach out to WAZE or Google Maps and have this removed as an alternate route. We need to do something, lives are being threatened, and with ski traffic coming it is only going to get worse. Is CDOT going to work with us, or do we need to do something ourselves, Marty asks? Signage is effective, might be a good place to start. Mark suggests having signage that states the frontage road only goes so far, so folks know that it is not a full access road is a good start. Bryon states maybe CDOT could lay down rumble strips to help slow the speed on backed up weekends. Marty wants highway signage on Sundays stating please stay on I-70. Mac states they have been doing this on Floyd Hill, However the Clerk states that in a prior meeting with CDOT they have stated they will not provide any type of signage that advised people of routes. Georgetown's new roundabout will slow down the frontage road coming into Georgetown, that might keep folks on the highway passing Silver Plume.

## IX. Updates:

**a.** Road and Bridge Committee

No update given

**b.** Budget Committee

No update given

**c.** Personnel Management Committee

No update given

**d.** Cemetery Committee

No update given

**e.** Short Term Rental Committee

No update given

**f.** Silver Plume Mountain Park Commission

No update given

**g.** Miscellaneous Updates

No update given

## X. Adjournment

Marty moves to adjourn the meeting at 843pm. Tammy seconds. Motion passes with all in favor.