BOARD OF TRUSTEES
MINUTES
MONDAY, January 27th, 2025, at 7:00 PM

I. **Call To Order:** Meeting called to order at 7:03pm by Lee Berenato

II. **Roll Call:** L. Berenato, R. Mcdonald, M. Frey, T. Frey, M. Basham via zoom. Town Clerk C. Nihiser. Cindy Neely.

III. **Motion to Approve Agenda:** T. Frey motions to approve the Agenda, R. McDonald second's motion. It is determined that an Executive Session is not necessary to hold to have a discussion regarding the potential purchase of the Taylor Kennedy Family Trust Land, and therefore items B. and C. are removed from the agenda; All SPMP discussion will occur under action item A. Motion passes with all in favor.

IV. **Payments for Approval:** R. McDonald motions to approve the payments for approval, T. Frey seconds, motion passes with all in favor.

V. **Approval of Minutes: January 13th, 2025:** T. Frey motions to approve the minutes from January 13th, 2025, M. Frey seconds, motion passes with all in favor.

VI. **Public Comment:** n/a

VII. **Administrative Items:**

a. **Mayor Report:** n/a

b. **Town Clerk Update:**

Town Clerk updates Board that the Town of Georgetown has been going through some administrative changes and has not invoiced the Town of Silver Plume for wastewater treatment since October 2024. C. Nihiser has reached out and spoken with the interim Clerk of Georgetown and is hopeful that invoices start coming again as this will be a rather large bill once received. The clerk also reminds the Board of the upcoming CCC EDC Luncheon. M. Frey states that the new Georgetown Admin would like to purchase the heaters that are in the Town Shop from the Town of Silver Plume.

VIII. **New Business / Action Items**

a. **Silver Plume Mountain Park Update (C. Neely):**

C. Neely joins the Board to discuss several items. First, Wednesday April 2nd at 5pm, TOSP will receive the Stephen Hart Award at History Colorado, open to Board both current and past. Other awards will be presented, C. Neely will not be there personally either, but some major donors will be there. Stephen Hart was head of the history society in the 50's. It is quite an honor that the State Archeologist nominated Silver Plume for the efforts of Conservation within the SPMP. Second, C. Neely was informed in the grocery store that the mountain is more important than the sidewalk. C. Neely stated there is not a compromise to be made here, the sidewalk and the mountain can both be accomplished. C. Neely provides resources that can provide funding for the sidewalk. Sidewalk materials must be decided on first, and then whomever on behalf of the Town can pursue this more. Mac shares that he has spoken with a number, approximately 11 folks, regarding the priorities of the Town folk, and the consensus is that the mountain comes first. Either to conserve, protect, or preserve the mountain. The clerk shares similar feedback, the residents of the Town feel that if priorities need to be triaged and prioritized the mountain needs to be prioritized over sidewalks, not to say that sidewalks are not important to the residents because they are a priority just not the highest at this time. Mark states his hesitation comes from an astute

sense of financial responsibility. The Board confirms with C. Neely that $25,000.00 is the agreed upon match price. Lee states this money is contained within the Restricted Fund already. L. Berenato states his position is to commit $25,000 to acquiring the Taylor Kennedy Trust Land and he confirms that the Town does wish to purchase this land. Tammy Frey motions the Town of Silver Plume Board of Trustees wishes to pursue purchasing the 300 acres of Taylor Kennedy Family Trust Land and is committing $25,000.00 of Restricted Fund match to secure this purchase; M. Frey seconds the motion. Mark asks about the $5,000 mapping fee which has already been paid. Motion passes with all in favor. C. Neely has provided the Board with the concept paper that she and MALT have provided to GOCO. The collaboration on this concept paper indicates that this project will be a partnership with MALT, who will eventually hold the Conservation Easement and TOSP will own the land. Most of the requests and stipulations regarding the purchase will come from TOSP, specifically C. Neely as she has been contracted to speak on behalf of the Town about this acquisition. C. Neely asks the Silver Plume Board of Trustees permission to ask CCC Open Space for $100,000. T. Frey motions, M. Frey seconds, motion passes with all in favor. C. Neely hopes to get a donation from History Colorado for $15,000.00, eventually hoping to ask them for a planning grant. A planning grant is how the Town got the management plan done for SPMPN and hopefully will now be able to get a planning grant to extend the management plan to cover the Taylor Kennedy Trust Land. This may require a $1000 match at some point in the future. The next step is to sign the Letter of Intent between TOSP and Taylor Kennedy Trust. MALT will draft a letter; Christine Strickland will join the Board at their next meeting to meet everyone and sign the Letter of Intent. Berenato asks how the conversation with the Realtor went, Mac states it was positive. Taylor Kennedy is in the process of retaining council to represent them on this matter, and are also in the process of acquiring an accountant to handle the matter. No negative items discussed. The Relator understands the proposal and the benefits and now needs to inform the Husband-and-Wife Team (Taylor Kennedy) of the benefits. Taylor Kennedys are receptive to the Town purchasing the property. The Taylor Kennedys have had previous contact with the Town that was positive. There was discussion about finding a mineral appraisal which has not been viable yet. Generally speaking, there will be tax penalties that could be substantial, and the donation of the mineral rights could offset those penalties. The appraisal needs to be done by an accredited appraiser by the IRS and finding someone to do this has all switched specialty from Mining minerals to oil and gas. Mac got a couple of contacts, and C. Neely may also know some folks to be able to do this service. The appraiser must be able to look at this in an acceptable way with the IRS that Taylor Kennedy's can use. These mines in the grand scheme of things that are relatively current, so therefore there is a lot of information out there. Mark shares a contact with the Board that Mac will follow up on. C. Neely also said we are working with CPW who has provided some wonderful maps. CPW said they want to figure out a way to become involved. Due to where the sheep heard lives, it is probable that the Town will also be in a partnership at some point with CPW. C. Neely feels that the Town is in pretty good shape all around regarding this acquisition of land.

~~b. Executive Session- Financial Discussion Regarding the Potential Purchase of Taylor Kennedy Trust Land (C. Neely and TOSP BOT):~~

c. ~~**Town of Silver Plume Board of Trustees Determination Regarding the Potential Purchase of Taylor Kennedy Trust Land (L. Berenato/C. Neely):**~~

d. **Timberline Royalty Discussion (C. Nihiser):**

The clerk provided the Board with historical data regarding Timberline Royalties. The Board does not want to discuss further this evening, and the Clerk states that she will not cash any checks until the Board is willing to make a determination of acceptance.

IX. Updates: No updates given

a. **Road and Bridge Committee:**
b. **Budget Committee:**
c. **Personnel Management Committee:**
d. **Cemetery Committee:**
e. **Short Term Rental Committee:**
f. **Silver Plume Mountain Park Commission:**
g. **Miscellaneous Updates:**

X. Adjournment: T. Frey motions to adjourn the meeting at 740pm, M. Basham seconds, motion passes with all in favor.