BOARD OF TRUSTEES
MINUTES
MONDAY, February 10th, 2025, at 7:00 PM

I. **Call To Order:** Meeting called to order at 707pm by Lee Berenato
II. **Roll Call:** Lee Berenato, Martin Gitlin, Randal McDonald, Mark Basham, Tammy Frey, Mickey Frey; Town Clerk Chelsea Nihiser; Special Guests Cindy Neely and Christine Strickland
III. **Motion to Approve Agenda** *****Agenda Amended 2/10/2025 by Town Clerk C. Nihiser to remove Action Item A. Silver Plume Provisions Liquor License Application Hearing**:*** Tammy motions to approve the amended agenda as presented, Martin seconds motion. Motion passes with all in favor
IV. **Payments for Approval:** Mark motions to approve the payments as presented. Martin seconds motion. Randal clarifies why there is an old invoice from October, Clerk informs that check was approved but not received by the vendor, WQCP. Stop payment issued on original payment and invoice resubmitted. Motion passes with all in favor
V. **Approval of Minutes: January 27th, 2025:** Tammy motions to approve the minutes from January 27th, 2025, as presented. Mark seconds motion. Martin recuses as he was not in attendance. Motion passes with all in favor
VI. **Public Comment:** N/A
VII. **Administrative Items:**
    a. **Mayor Report:** The Green solution shut down last Thursday abruptly, the Town will need to rework the budget to account for the lack of Retail Marijuana Sales Tax Distribution, which accounts for 18% of the Towns revenue.
    b. **Town Clerk Update-** Budget committee needs to meet next month for the first quarter review.
VIII. **New Business / Action Items**
    a. ~~**Silver Plume Provisions Liquor License Hearing and Determination by the Silver Plume Board of Trustees (L. Berenato)**~~
    b. **Introductions with Christine Strickland with Mountain Area Land Trust, Review and Signing of Letter of Intent to Pursue Purchase of the Taylor Kennedy Family Trust Land (L. Berenato/C. Neely/C. Strickland):**

The letter of intent revised three times, most recent revision due to recommendations from the seller's relator. Cindy Neely introduces Christine Strickland with Mountain Area Land Trust who has drafted the Letter of Intent. Cindy recaps the last meeting with review of the concept paper submitted to GOCO, but GOCO denied the concept paper. This means we go to plan B, which Plan A had one pot and Plan B will have 3. We need to show intent and show that there is money committed. Cindy will be at CCC Open Space to ask for $100,000. This commitment will allow us to pursue the next pot. The seller and realtor would like to see the appraisal, which requires Town approval. Lee states he is still on Board, but he does want to state that he feels like $875,000 appraised value is a bit heavy, and he feels that we are bidding against ourselves. Christine states that the listing price is 1.2 Million, and this is

due to the relator stating he has done the research and valued this land due to the mineral value, and he is pushing the sellers to get as much as they can from the land. Lee asks Christine if the appraised value is reasonable, and she says it is a stretch. Cindy states that signing the Letter of Intent does not commit the Town to purchase anything. Mark agrees that he feels like we are setting the price, and competing against ourselves, and therefore may not be getting the best price. Cindy Neely points out that there is no way to raise money for this approach, she must have an appraised value to base her fundraising on. Christine addressed the cost, and she states that when someone approaches a funding source for funding, it must be based on something, and in this case, it must be the land appraisal. This gives them something independent and verifiable to base their funding on. The most recent purchase in the area was Jack Pine, so the Town essentially set their own price. Randal states that with the signing of the Letter of Intent, the Town is not committed to purchase anything, it just allows Cindy and Christine to pursue sources of funding. Most donors have a cap of donation and funding they can offer, and those donors will still be good money if at the end of the day the Town cannot raise the $875,000 then we will offer what we have. The sellers and realtors have already been provided with the same letter of intent with the appraised price. The Town (Christine and Cindy) have stated to the realtor and sellers that although 1.2 million is the asking price, the Town has an appraisal of $875,000 and will offer the purchase of the land for the land appraised value, and the Taylor Kennedy's can donate the mineral rights, which gives them a tax break. The seller would love us to buy the mineral appraisal, but in Cindy's understanding the seller must pursue the appraisal independently by law. Jack Pine had an offer for $750,000, but she sold it to the Town for $500,000. That land had flat land and mining rights. Jack Pine had all the lower workings, so, the Town got a fair deal for Jack Pine. Lee states the Letter of Intent is only a Letter of Intent, it does not behold the Town to the purchase. It only lays out the plan and framework. We will have a sense of where we are funding wise by June. A signed Letter of Intent by the sellers also provides stability in the eyes of the funding. Martin motions for the Town to sign the Letter of Intent to acquire the Taylor Kennedy Trust Land. Mickey seconded; motion passed with all in favor. There are three major mines included in this acquisition: the Dives and Pelican, the Payload, and the 7:30 Mine, all very famous in their time. Cindy asks for permission to put in applications to the State Historical Fund and Department of Local Affairs. The other source of funding is Big Horn Sheep Tag money, and Cindy will be contacting that organization tomorrow. Big Horn Sheep tags are auctioned off each year, Colorado tag went for $600,000. That money must be spent on Big Horn Sheep related issues. Joe Walters and Terry Meyers with that organization have expressed interest in funding the project. Tammy motions to allow Cindy to contact the State Historical Fund and the Department of Local Affairs on the Town of Silver Plume's behalf. Discussion is had regarding mineral appraisal vendors. Mac came up with a contact at the School of Mines, which has licensed appraisers, and they said they will look into their ability. Martin seconds Tammy's motion. Motion passes with all in favor.

c. **Silver Plume Mountain Park Updates (C. Neely):** Provided in Action Item b.
d. **Appointment of Representative for the Denver Regional Council of Governments (L. Berenato):** Lee Berenato clarifies if the Town of Silver Plume

participates in DRCOG? The clerk confirms that they have paid dues for the last three years, at least. Lee Berenato commits himself to representing the Town in DRCOG.

IX. Updates:

a. **Road and Bridge Committee**: Request to go forward with asking for Volunteers to assist with School Bus Crosswalk Duties, Town Clerk to petition the School District to pull into the former Green Solution parking lot.
b. **Budget Committee:** N/A
c. **Personnel Management Committee:** N/A
d. **Cemetery Committee:** N/A
e. **Short Term Rental Committee:** N/A
f. **Silver Plume Mountain Park Commission:** N/A
g. **Miscellaneous Updates:** N/A

X. Adjournment: Lee motioned to adjourn at 758pm. Tammy seconded, motion passed unanimously.