BOARD OF TRUSTEES

Minutes

MONDAY, March 24th, 2025, at 7:00 PM

I. **Call To Order:** Meeting called to order at 706pm by Lee Berenato**.**

II. **Roll Call:** In person: Lee Berenato, Martin Gitlin, Randal McDonald, Mickey Frey, Tammy Frey, Mark Basham, Bryon Monseu. Town Clerk Chelsea Nihiser

III. **Motion to Approve Agenda:**
M. Gitlin motioned to approve the agenda as presented.
T. Frey Seconded. Motion passes with all in favor

IV. **Bills for Approval:**
M. Gitlin Motioned to approve the bills as presented.
M. Frey Seconded. Motion passes with all in favor

V. **Approval of Minutes: March 10th, 2025:**
M. Gitlin Motioned to approve the minutes from March 10th as presented.
T. Frey Seconded. Motion passes with all in favor.

VI. **Public Comment:** Mickey Frey: Town Clerk found title for a water tank trailer, currently in possession of Sam McCloskey, Mickey can bring it back up to Town if the Board would like. Mac will look at the trailer and weld if needed. Jeremy, owner of 440 Water Street is AirBNBing it without license. Lee will look into this and will follow up with the Town Clerk.

VII. **Administrative Items:**
   a. **Mayor Report:** N/A
   b. **Town Clerk Update:** N/A

VIII. **New Business / Action Items**
   a. **Taylor Kennedy Trust Land Acquisition Update (C. Strickland):**

Christine joins the Board via zoom. Cindy Neely is out of town on vacation but has submitted two grant proposals, one to DOLA, and one to SHF. SHF donated a substantial amount to the Jack Pine purchase so we are hopeful that one will be granted as well. TKT realtor Bill Davis has been updated on the grant proposals. Bill Davis updated Christine that TKT has received some communication with a handful of interested parties but has not received any written proposals of interest from anyone other than the Town. There is a two-hour site visit scheduled with GOCO on April 25th. Lee and Marty plan on attending this site visit. Local fundraising efforts are going well, Cindy has been receiving pledges on a consistent basis. Sarah and Claudia are working on mailings that will be sent early April. Lastly, Christine contacted a mineral appraisal, Briana Lamphier. Mixed bag conversation, however, she will be submitting a proposal to her council. They need the Greystone appraisal; Christine will link Town Clerk to provide that. Hopefully they will get a proposal going early this week for the Town to review. Briana is not comfortable doing a full appraisal on mineral rights but would do a consultation for the sellers. It would not be an appraisal that the sellers could use but could link up with McCarthy evaluation services. Kevin McCarthy does full IRS appraisals for folks that want to have an IRS approved appraisal. So, Brianna would do the mineral rights part of that, and then Kevin would then do the bulk of the rest of the IRS appraisal.

Brianna is not sure that there is very much value to begin with but is willing to investigate the historical value here that the sellers could take as a valuable donation. She is working on making a proposal that would provide information and research. Lee asks how the realtor came up with the listing value, and Christine stated it is based on old data that cited closing values of the mines, which is quite old. There is also a document that stated how much ore remains in the mountain and based a value on that. Some documents used to set the sellers' value are based on production value cited before the silver crash. Marty stated a core sample was done in the 70's that was done on a nice vein and could have skewed the assessed value. An appraiser, however, will consider how much ore and material are still in the mountain, as well as more tangible items, such as access and logistics, how much that would cost, and how much value there is after everything is said and done. Mac states that the mineral rights value is determined in agreement with the interested seller and buyer, and that we want this to go through, so we don't want to put too much pressure on the buyer or seller. Brianna's research will help us determine how to move forward mutually, by providing the sellers and buyers with more information regarding the appraisal. Thus far, Cindy Neely and the Town have raised almost $200,000 in fundraising efforts.

b. Clear Creek County Regional Housing Authority Update and Letter of Support Review (T. Frey):

Tammy, rep on MJHA, would like the Town to sign a letter of support for a DOLA Grant. This will help with getting the organization up and running. Lee signed the letter; Tammy will provide to the MJHA and will update Silver Plume as needed.

c. Appointment of Commission Members to the Georgetown/Silver Plume Wastewater Treatment Joint Commission (L. Berenato):

Georgetown and Silver Plume have had a Joint Commission to address Wastewater management since the 1970's. Georgetown has expressed interest in reforming said Commission, and therefore representatives need to be appointed. Commission meets quarterly or as needed and is based on two reps from each community. Lee and Mac will serve as Silver Plume's representatives on this Commission.

d. Appointment of Commission Members to the Silver Plume Mountain Park Commission (L. Berenato)

By Ordinance, the Silver Plume Mountain Park Committee is needed for management of the SPMP. This Commission is made of five people, two elected members of the Town Board, and three citizen at large who must be registered voters of Silver Plume. Currently, there are two vacancies, one elected and one citizen**.** Mickey Frey volunteers to fill the elected member's position. Chelsea Nihiser volunteers to be the citizen at large member. Mickey and Chelsea are added to the Commission.

e. **Vehicle Gate for 7:30 Mine Road (L. Berenato)**

Town Clerk submits proposal to purchase a vehicle gate to place at the trail head to the 7:30 Mine Road, like the one placed at the Trail Head of the Argentine. The estimated cost is $120.00 for an eight-foot vehicle gate and an additional $150.00 for posts and hardware, to be purchased from Big R in evergreen. Total cost shall not exceed $300.00. Town Board unanimously authorized Town Clerk to order vehicle gate and place it at the top of the 730.

Lee will investigate the police report RE: Eli Josephs. Mickey and Chelsea will measure the gate and will also take pictures of signage. Marty would like to place a camera up there as well. Concern with maintaining the integrity of the trail and the gate.

IX. Updates:

a. **Road and Bridge Committee:** Scheduled for March 29th @ 930am
b. **Budget Committee**
    - Meeting scheduled April 12th to review 1st Quarter financials, make 2nd Quarter adjustments, and review Water and Sewer rates (last updated 2022)
c. **Personnel Management Committee:** NA
d. **Cemetery Committee:** Scheduled for March 29th @ 11am
e. **Short Term Rental Committee:** NA
f. **Silver Plume Mountain Park Commission:** N/A
g. **Miscellaneous Updates:** Marty would like to send letters out to citizens requesting representation on the CCFA board for the Town. The clerk will post a notice soliciting interest. Meet monthly, etc. Mickey brings up encroachment issues RE property lines.

X. Adjournment:

M. Gitlin Motioned for adjournment at 804pm
M. Frey seconded. Motion passes with all in favor