BOARD OF TRUSTEES
Minutes
MONDAY, June 23rd, 2025, at 7:00 PM

I. **Call To Order:** Meeting called to order at 7:05pm by Lee Berenato
II. **Roll Call:** Lee Berenato, Marty Gitlin, Mickey Frey, Tammy Frey, Mark Basham, Guest: Cindy Neely
III. **Motion to Approve Agenda** ***Posted Agenda amended to remove Updates Item f: Silver Plume Mountain Park Commission Minutes from June 7th. ***:** Tammy Frey motioned to approve the Agenda, Marty Gitlin seconded motion, motion passes with all in favor.
IV. **Bills for Approval:** T. Frey motioned to approve the bills. M. Frey seconded. Lee clarifies that the two bills for Ken Trujillo and Steve Brewster are for the TOSP Sidewalk project, purchase of angle iron and labor. Motion passes with all in favor.
V. **Approval of Minutes: June 9th, 2025:** M. Gitlin motioned to approve the minutes. T. Frey seconded. Motion passed unanimously.
VI. **Public Comment:** **Board works on technical issues with Zoom to allow two guests to enter the meeting, decided will call each individual when their action item comes up for discussion.* * Joe S. joins Board during public comment to offer services to mow lawns in Town and to place signage/speed bumps along Water Street for traffic mitigation. He requests a couple more signs that identify the speed bump. Mickey and Lee will work with Chelsea to order signage and materials. Lee states he will mow the grass prior to the weekend, hopefully by Wednesday.
VII. **Administrative Items:**
    a. **Mayor Report**
    b. **Town Clerk Update**
VIII. **New Business / Action Items**
    a. **TK Land Acquisition Update; Freeport Application, SHF Funding, Planning Grant for Master Plan (C. Neely):**

Cindy joins the Board and informs them that the Town received the State Historical Foundation Grant for $250,000 for the purchase of the TK land acquisition. We don't get that money unless we raise the rest of the money, but it is officially granted and obligated. The goal is $875,000 to purchase the TK land, and total fundraising has us at $449,000, so we are almost at the halfway point, which puts us on schedule and the intention is real as we have a real committed match which puts us in a different position with other folks. Cindy requests permission from the Board to apply for specific grants. She would like to submit a $50,000 grant to the Freeport Foundation, and $50,000 to the Gates Foundation. She would also like to submit a concept paper for $275,000 to the Community Impact Fund at the Great Outdoors, Colorado (GOCO). Gates is letting us submit outside of their normal cycle. Marty Gitlin motions to give Cindy Neely permission to submit grant applications to the Freeport Foundation, the Gates Foundation, and the Community Impact Fund through Great Outdoors, Colorado. Tammy Frey seconds motion. Motion passes with all in favor. To submit to the Freeport Foundation, she needs a list of board members but needs more information. Cindy asks where Mark Basham teaches college, Regis University. She asks what Lee's Law Firm was called, and he responds he was an independent attorney. Mac is the Owner of McDonalds Farms. Brian is retired director of Clear Creek County EMS. This pleases Cindy as the Board

has good community connections which is important to this Foundation. The provided SHF contract is not going to work and needs some significant work, which Cindy will sort out. SHF has invited Cindy to submit for a planning grant to revise the Master Plan for the SPMP to extend to cover the TK land. It will cost $15,500.00, which is more than the initial Master Plan was, however this area of land is larger. The SHF will pay 90% of the cost, and the Town will need to match $1550. Cindy asks for permission to submit that grant funding. Cindy would like that to be committed out of the General Fund, not the Restricted Fund. Lee states that the Town has lost 18% of its funding due to sales tax lowering, but Lee will have a budget meeting in the next month. Lee will commit that the Town will match is $1550 to the SHF for the planning grant but does not know where the funding will come from. Cindy then shares that the TK land acquisition now has a live website: spmptk.com. This is where funding and donations can come through. These donations will come through the Georgetown Trusts PayPal account and the Trust will pass along to the Town. Fundraising is going well, we have received $30,000 from the Bighorn Sheep Society, and another $3,000 from the Colorado Post Town Club. Cindy would like to start talking with the owners to get some sort of contract written up. Lee is concerned and would like to be able to remain flexible with the money. Cindy agrees, and is not sure how to do that, but would like to nail the owners down a little bit more. They have had a few offers for smaller parcels, and they do not want to separate the parcels up, so Cindy would like to have a letter of intent written up with the seller and the Town. She says a letter of intent would help with additional funding, giving potential donors a solid commitment of the land sale. Lee then asks again regarding motorized access, what would it take for someone to gain motorized access to the upper claims, and Cindy responds that someone would need to get county permission. If someone were to purchase a claim right now, it would not be purchased with the ability to access with a motor vehicle. Anyone purchasing claims does so knowing that the 7:30 is closed to motorized access, so you would need county permission to change that designation. Otherwise, one would have to walk up to the claim. Lee also clarifies that every claim comes with a MR1, which is the right to build a homesite on it. However, you would need county approval to build on those claims. It is up for debate whether the county would enforce those permitting issues though. Cindy has pressed a couple of times what the Taylor Kennedys intend to do about Eli trespassing and storing material on their land. Cindy states that are someone doesn't shut this down, Eli will get a prescriptive easement to his property. Cindy states that the Town is raising a lot of money, and she wants some commitment from Taylor Kennedy's so that they do not flake out. The realtor is noncommittal, and it would be nice to have something more substantial. Lee got an email prior to going on vacation from a fella wanting to collaborate with the Town in the purchase of the TK land. Cindy states that she will investigate him and will vet his intentions and qualifications. Cindy also states that the Taylor Kennedy website states that if someone purchases this with the intention to mine it, they would have to come in underneath the mountain from Georgetown, and when Cindy spoke to the gal at the Department of Reclamation and Mining Safety, she was informed that the likelihood of those types of permits being issued would be extremely difficult, as access would be extremely difficult. Cindy then shares that the Silver Plume Mountain Park Commission had a very good first meeting, which the report will soon be available for the Board to review. Cindy will be providing that report to DRMS as well as Nikki (DRMS) has been keeping an eye on Eli regarding his mining claims. Eli has repeatedly told her that he is not actively mining, and Cindy would like to provide her with pictures of the water being pumped out so that DRMS

has that information. Also, the County Surveyor will be marking the property lines up there in the next few weeks. He will identify whose property lies where, between Town of Silver Plume, Taylor Kennedy, and Eli Josephs land. It is discussed whether Eli is visiting his mine sites or if there are other people frequenting Eli's claim as well.

b. Main Street Sidewalk Update (L. Berenato):

Next phase gets poured this week. Mac is assisting with pulling down the current iron fence, will be replaced with temporary fencing until late July and then will be finally replaced with slats that will be welded to the current posts. Phase Three will be the tricky part, going from Roman's house to the East side of the Post Office. The Post Office portion is flag stone, which poses a challenge. Mickey states that Georgetown has a supply of flagstone if material is needed. Once we get through Phase two, we will evaluate the budget.

c. Lead Service Line Update (C. Nihiser):

Lee states that there is a lead service line that runs under the highway to the houses at the end of Mountain Street. Mickey phones John Volk to join the meeting via speaker phone. John confirms that the service line runs from the frontage road under the highway to the mountain street houses. John states that if the service line is owned by the customer, they are responsible for replacing it. From the curb stop to the house is the property of the homeowner. From the main to the curb stop is the property of the Town. John confirms that the Town has replaced all of their lead lines. John states that the Town must let folks know what's going on. The Town is obligated to send notices to all the people identified in 2005 that had lead lines. The clerk will send out a notice that informs the affected homeowners that the Town suspects that they have lead service lines, and then really it is up to the customer to financially and logistically replace the lines. Some municipalities have financial resources available to their residents to assist with the replacement, but ultimately it is the responsibility of the homeowner. The notice advises people to inform the Town if their service line has already been replaced, so hopefully we will hear back from folks with an update, and hopefully there are less affected people than the 2005 report reflects. John also recommends sending a Brita filter to all the affected homes, and to possibly send a testing kit to help homeowners identify if the lead is leaching into their water supply. Lee will confer with Chelsea to get the notices out and will have a budget meeting to see if financial assistance is available. Lee asks if the line running under the highway could be sleaved, and John was unsure the logistics but stated it could be a possibility.

d. Water Treatment Plant Tank Replacement Quote (L. Berenato/C. Nihiser):

John states the quote for replacing a water tank at the Water Treatment Plan came in at $60,000. This only covers replacing the tank but does not account for access to the tank. To reach the tank itself, the door will need to be widened, or the back wall will need to have a garage door installed to access it. Lee asks what the function of the water tank is, if it is just an overflow storage tank or if it has another purpose. John states that both the raw water tanks and the reverse flush tanks are leaking and need to be replaced. The quote provided does not include the cost of installation nor does it include the cost of modifying a way to get the tank in and out. Lee asks if, including those costs, if John would estimate this project to come in over $100,000, which cannot be confirmed without having someone come up and look at the logistics of getting the old tank out and a new tank in. There are a few ways the Town can address those logistics, widening the door, adding another entrance, etc. John states that this

work cannot happen in the winter, so it needs to happen before fall, or it will need to wait until spring 2026. Lee needs to check the budget to see if this is a possibility for 2026. This will be tabled for further discussion for the next meeting. The Board agrees that this is a priority and acknowledges that the Town has not really had to make any improvements to the Water Treatment Plant in almost 20 years. John also mentioned that there is an air pressure compressor and a chemical compressor that are failing and need to be addressed. John states that they need to get a technician out to the Water Treatment Plant as soon as possible to repair these compressors, as this is really the priority. Lee does not want to defer maintenance and wants to invest the money in the Water Treatment Plant so its there for the next generation.

e. Letter of Support for Clear Creek County Leadership on the Safe Streets and Roads for All Grant Application:

Lee states that there is no cost associated with this letter of support, there is nothing objectionable. Marty has looked this letter of support over and feels that it is good for public safety. M. Gitlin motions to approve the signing of the letter of support, M. Basham seconds, motion passes with all in favor.

f. Tree Removal Quote for Methodist Church:

The quote for the Tree Removal at the park came in vastly higher than anticipated. M. Gitlin would like to contact some associates of his and get some more information. PFSP will not be covering the cost of this, the Town is. M. Gitlin brings up the swallow issues, and states that they may need to consider mitigation of their habitat prior to removing the trees. He also mentioned that he would like a cost estimate from other companies. Lee reminds the Board that they agreed to cover the cost up to $1000 during the June 23rd meeting, and this quote came in at $2500, so they will need to find another company that is willing to do this service for a bit less. The board also states that they do not care about removing the stumps, which does knock the quoted price down considerably. M. Gitlin will contact some other companies, and this will be tabled until the next meeting.

g. Cemetery Weed Mitigation (Mickey Frey):

M. Frey phones a company that is willing to come up to the Silver Plume Cemetery and spray chemicals to mitigate weeds up there. This company is willing to come up and donate the labor, materials, and equipment but needs to be able to write it off as a tax donation. Lee states that an organization cannot donate to a municipality and get a tax write off, they would need to donate through a 501.c.3 organization, such as PFSP. There is a talk about changing the Cemetery Funding to a nonprofit status, but currently it is not set up that way. The cost estimate for the weed mitigation will be approximately $2500. The board suggests running this donation through PFSP, the donation goes to PFSP and PFSP will provide the documentation to the mitigation company. Lee states he would have to look at PFSP Charter and make sure this would be applicable to their mission, and M. Basham states that the PFSP Charter reads that PFSP's mission is to preserve the historical character and culture of Silver Plume, so an argument could be made to allow this pass through. Lee states he will speak with PFSP regarding this donation set up. Lee asks if the company would like to spray this summer, and Chris, the mitigation gal, states that they would like to begin the summer of 2025, yes. She states that she has seen the cemetery and does not think that it is reasonable to plan for getting everything sprayed and taken care of in one summer. She states that the Town will see a big difference and would be willing to propose 50% could be sprayed and cleaned

up this summer. She would not spray directly on the graves or plots, but instead along the roads, walkways, and paths, with a radius of 100 feet from where she can drive her vehicle. Once the weeds are sprayed then the Town can make the decision on what trees will remain. Mickey states that Cemeteries should not have any trees or bushes due to how destructive they are to the graves themselves. So, the plan is to start with spraying the weeds, then to address the trees, and leave wildflowers and grasses only. This will be tabled for the next meeting while Lee discusses with PFSP.

h. Town Clean Up:

Timberline Transfer Station would like to open up the doors to the transfer station and allow folks to dump their items directly at the west end of town, instead of bringing dumpsters to the park for use. Lee would like to discuss with the Town Clerk and coordinate communication with the mailing of water and sewer bills. Will pick between the 12th, the 19th, or the 26th, depending on what makes sense timing wise.

IX. Updates:

a. **Road and Bridge Committee:** n/a
b. **Budget Committee:** Need to meet prior to August, dates are discussed. Lee will see where Clerk is with the books, need to see where we are with the 2025 budget prior to committing to the next phase of sidewalks and the water treatment plant discussion.
c. **Personnel Management Committee:** n/a
d. **Cemetery Committee**
e. **Short Term Rental Committee**
f. **Silver Plume Mountain Park Commission:** ~~**Minutes from June 7th Meeting**~~ *Tabled until July 14th, 2025*
g. **Miscellaneous Updates:** Post Office Parking signs are discussed; a resident joins the Board and requests that the signs that are posted be changed to look a little nicer. He states that he understands why they are there but would like the Town to attempt to make them look a little nicer. The Board would like to coordinate fixing the signs at the same time as fixing the sidewalk. The board still needs to decide if they will be fixing the existing flagstone along that stretch of main street, or if they will pour concrete, but either way the signs can be fixed simultaneously.

X. Adjournment: Mickey Frey motioned to adjourn at 8:34pm. Tammy Frey seconded the motion; motion carried with all in favor.