MINUTES
MONDAY, September 8th, 2025, at 7:00 PM

I. **Call to Order:** Meeting called to order at 706pm by Lee Berenato
II. **Roll Call:** Lee Berenato, Martin Gitlin, Randal "Mac" McDonald, Tammy Frey, Mark Basham (Via Zoom). Special Guest Cindy Neely.
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:** R. McDonald motioned to approve the bills. T. Frey seconded. Motion passes with all in favor.
V. **Approval of Minutes:** No minutes were taken on August 25th, and the meeting was not recorded.
VI. **Public Comment:** No public comment
VII. **Administrative Items:**
    a. **Mayor Report:** Discussion regarding sidewalks not being colored. Can be painted or dyed. Fence along creek needs to be painted as well. M. Gitlin suggests getting through a freeze and thaw cycle before doing any more work on the sidewalks, which L. Berenato agrees with. L. Berenato worked on the Budget over the weekend, in pretty good shape for 2025 thus far, and L. Berenato is waiting for some final projections for 2026. We are a bit short in property tax revenue for 2025 compared to what was budgeted, and R. McDonald states that property taxes are typically due in July, so that revenue may be coming through later in the year. There has been a change in leadership at the Loop Railroad, so the caboose plan needs to be readdressed. Mac will chat with John Volk RE Water Treatment Plant Tank Replacement. M. Gitlin inquires if the Town Clerk has discussed the CDOT Restroom Area with Lee any further. Lee states that there has not been an update since the prior week. R. McDonald inquires what this is about, as he has been asked by town folk, and L. Berenato updates the Board that CDOT has reached out to Town Clerk to request an audience with the Town Board. CDOT is proposing a restroom/rest area be placed in Silver Plume, and they have informed Chelsea that this proposal came at the request of the Town, although Chelsea does not know exactly where that request came from. CDOT will be joining the Town Board on the 22nd of September to discuss further with the Town. This is all the information the Board has currently.
    b. **Town Clerk Update:** N/A
VIII. **New Business / Action Items**
    a. **Land Acquisition Update (Cindy Neely):** Cindy Neely joins the board to discuss and update two items. First, she asks L. Berenato if he has signed the amendment, and he reports that his secretary was going to e-sign it that morning and send it to Cindy, but Cindy reports not receiving it. Cindy states that there is a deadline of the 10th, and the Town will default on the purchase contract if the deadline is missed. L. Berenato will sign and submit it to Cindy

ASAP. As there were no minutes taken from the last meeting Cindy requests that the Board once again approve the Environmental Consulting Professional Agreement with SH Environmental. T. Frey motions to agree to the Environmental Consulting Professional Agreement with SH Environmental. R. McDonald seconds. Motion passes unanimously. L. Berenato signs agreement. This service will be done on the 17th or 18th of this month, so a gentleman, Steve Hoffman, will be walking around the mountain side inspecting mining claims. SH has the permission of Taylor Kennedy's as well. Also, Cindy has presented an invoice from Mountain Land Title. This is a very expensive title, as it is 122 separate abstracts. Each abstract is $250.00, but there is a large additional parcels charge. There is also a non-refundable upfront search fee. We have a title deadline for a title commitment at the end of October. With this many claims to investigate title-wise, the title company will put in a lot of hours. If the Town for whatever reason does not purchase the land and does not need the title the company does not want to lose out on the time spent doing the research. This is the reason for the non-refundable search fee. Total, the Invoice for the Tile comes in at $36,000. Approximately $15,000 is due upfront. If approved, this invoice will be paid by the Towns restricted fund. So far, the Town has received $42,000 in donations for the Taylor Kennedy purchase; as well as $519,000 in pledge donations. The Town is therefore taking a risk by spending some of the donated money, but some of those donations were made by people who understand that. $30,000 was sent for the purpose of doing this, because the person who sent it has been in the byland business in Colorado for close to 40 years and she understands perfectly well that you are going to have some upfront costs. Cindy had suggested a pledge, but the donor said no, you're going to need the cash. She said, "I'm going to bet on you with you." So, the Town is going to spend $16,400 on environmental study, and $15,125 on the front item of the title. Currently, there is $42,100 in the Taylor Kennedy Fund, and $339 in the Mountain Park Fund. This is leftover from donations received from the Jack Pine purchase, and that leftover has been used to purchase cameras, signage, etc. Ideally, there may be some leftover donations after this round of fundraising also that can be put toward future purchases. T. Frey motions to pay the Mountain Land Title LLC Invoice in the amount of $15,125. M. Gitlin seconds the motion. Motion passes unanimously. Once payment is received, title work will begin, and it will take about 6 weeks to complete. Cindy reminds Lee about the signatures on the amendments. GOCO application will be filed on Thursday of this week in the name of the Town of Silver Plume and Mountain Area Land Trust. We will not hear about that Grant until December. Cindy encourages Board members to make small donations and get their name on the list of donors. The donor list will be published, and it would be nice to have all the Board members on it.

b. **Trash Pick Up Issues (Marty Gitlin):** Marty has issue with Timberline, as they

notified their customers that trash pick up would be postponed a day, but they came on the original day. Also, there are issues with his bear proof trashcan, as timberline took the trashcan and did not replace it. M. Gitlin just wanted to bring this to the Boards attention. Also, cemetery committee will be plotting and mapping in the cemetery on October 5th. Two cameras have been hung in the cemetery, and signage has been placed as well. There has been another vandalism incident, so the protection of the cemetery grounds needs to continue to be a priority. M. Gitlin also reports that Chuck Jedle has passed, and his service will be on September 26th at 11:00am at the Methodist Church. M. Gitlin also expresses sorrow to the Library district, moving the John Tomay Library from its current location in Georgetown to the old schoolhouse building. He does not feel that a government entity in that building is appropriate. L. Berenato states he didn't think the current location was historical, he thought it was built in the 1950's. M. Basham states it was built in 1925 and underwent significant renovation in 1992.

IX. Updates:

a. **Road and Bridge Committee** N/A
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: T. Frey motions for adjournment at 7:52pm. R. McDonald seconded motion. Motion passes unanimously.