BOARD OF TRUSTEES
SPECIAL MEETING Minutes
MONDAY, DECEMBER 1st, 2025, at 7:00 PM

I. **Call To Order:** Meeting called to order at 702 pm by L. Berenato

II. **Roll Call:** In person: Lee Berenato, Mickey Frey, Tammy Frey, Mark Basham, Randal McDonald (Guests Cindy Neely and Blake Lumpkins). Via Zoom: Town Clerk Chelsea Nihiser

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

IV. **Bills for Approval:** T. Frey motioned to approve bills as presented. M. Basham seconded motion. Motion passes with all in favor.

V. **Approval of Minutes: November 10th, 2025:** T. Frey motioned to approve the minutes from November 10th, 2025, as presented. M. Basham seconded motion. Motion passes with all in favor.

VI. **Public Comment:** Blake Lumpkins joins Board during Public Comment. In November he put in an offer to purchase the Town Shop, and now the original contract dates have expired. He wants to know what alternative dates should be to amend the contract. L. Berenato stated that the Town should have some information in 30-60 days and they will be in touch with Blake once they know more.

VII. **Administrative Items:**

- **a. Mayor Report:** n/a
- **b. Town Clerk Update:** n/a

VIII. **New Business / Action Items**

A. Land Acquisition Update including Fundraising Status (C. Neely):

Cindy joins the Board asking for the Board to re-sign the contract for the planning grant with THK, as the Board originally signed the contract prior to the state's approval. T. Frey motions to approve L. Berenato to sign the State Historic Grant, again, as the Board had previously approved this grant signing. M. Frey seconds. Motion passes with all in favor. Formal GOCO offer won't come through until December 12th, but the public relations department has been in touch with Cindy as of this afternoon, so the outlook is very positive. Fundraising totals just over $900,000. Goal is over 1 million dollars total, to cover conservation easement and title work, as well as additional fringe costs. L. Berenato had pledged another sum of money from the Town from the 2026 budget. L. Berenato states the Town pledged $25,000 from the 2025 and 2026 budgets and has agreed to cover the title insurance in full. L. Berenato looks back to the minutes from the prior meeting but does not find the motion there. He will need to review and find what the Town has agreed to. Cindy provides a list of donor names. Donation totals are not listed, but individual donation sums range from $50.00 to $250,000.00. Cindy would like to see more Board member names on the list. Cindy will apprise the Board on GOCO's final decision on December 12th. L. Berenato will review prior minutes to determine what the Town has pledged from the 2026 budget. Purchase and Sale contract expires January 30th, and the Town will know where we stand as far as final funding by the end of December. Realtor Bill Davis has stated that if the Town has dedicated funds,

they will extend the contract if needed.

B. **2024 Audit Update:** Tabled for next meeting

C. **2026 Budget Presentation (L. Berenato/Budget Committee):** Final Assessors' figures have not been released as of yet, so the budget and associated resolutions are based on the preliminary certification. Key 2026 Budget features include: additional work on the Town Sidewalks, new fill for Dinger Park, and the Cemetery committee submitted their budget request, which was approved and is included in this final budget, so they will be getting new equipment allocated for cemetery use. Ther is $10,000 budgeted for new Park Fill. Road Maintenance and repair is separated from the op. maintenance and repair for the first time this year. M. Basham points out that there is a figure missing from the computer software and IT line item, which L. Berenato acknowledges and will make corrections on. L. Berenato moves on to discuss Mill Levy Certifications. In 2024, the Town overtaxed in property taxes, so for the year 2025 the Town has been paying back the overpayment in the form of a cut in property taxes. In 2026, we will be back to 9.308 Mills in general operating and will be getting the voter approved 9 mills for dues to the Clear Creek Fire Authority. Revenue wise, this will only bring in $42,000 in property taxes but will cover $40,610.00 due to the CCFA in 2026 This brings the Town to a total of 23.09 Mills. This is the initial reading of the associated resolutions; no vote will be taken today. L. Berenato will work on correcting the missing IT expenditure line item and will distribute a revised budget to the Board ASAP. Adoption will take place on Monday December 8th during the Public Hearing for the Budget Adoption.

D. **Discussion and Approval for the Town to Allocate Sums of Money to Certificates of Deposit(s) at Evergreen National Bank, Establishing Additional Capital Reserve Funds (L. Berenato):** Certificates of Deposits are now at 3.58% at Evergreen National Bank. The Town has over $600,000 in the bank, so L. Berenato would like to move some sums to CDs at ENB. M. Basham motions to allow L. Berenato to appropriate up to $200,000 from the Town's General Fund into CDs to serve as an emergency fund. T. Frey seconded the motion. Motion passes with all in favor.

E. **Final Reading of Ordinance 358: An Ordinance Allowing Delinquent Charges to be Certified to the County Treasurer for Collection (L. Berenato):** Final reading, no comments have been received. L. Berenato calls for motion to approve Ord 358, to allow for delinquent charges to be certified to the county Treasurer. T. Frey motions to adopt Ord. 358, M. Basham seconds, motion passes with all in favor.

F. **Appointment of Representative to the Clear Creek Regional Housing Authority:** Tabled for next meeting as the Board does not have a current plan for this appointment.

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:** M. Frey motioned to adjourn the meeting at 738pm. M. Bashm seconded. Motion passes with all in favor.