BOARD OF TRUSTEES
AGENDA MEMO
www.silverplumetown.com
clerk@silverplumetown.com
MONDAY, NOVEMBER 9th, 2026, at 7:00 PM
BOARD MEMBERS & MAYOR MEET IN PERSON AT TOWN HALL

I. **Call To Order**
II. **Roll Call**
III. **Consent Agenda**
   A. **Agenda Approval**
   B. **Minutes: October 12th, 2026**
   C. **Bills for Approval**
IV. **Discussion Regarding Items Removed from the Consent Agenda**
V. **Financial Report**
   A. **Audit Update:**

Staff Notes: 2025 Audit in progress. Currently, all requests made by the auditor have been submitted by the Town. Hopefully next meeting brings a projected completion date.

VI. **Public Comment -** The public is invited to present comments to the Town Board on any matter not otherwise listed on this agenda (non-action comments only, comments pertaining to action items already listed on the agenda can be shared during discussion of the action item). *Time is limited to 3 minutes per person*
VII. **Administrative Items:**
   a. **Mayor Report**
   b. **Town Clerk Update:**
VIII. **Old Business-Task List**
IX. **New Business-Action Items**
   a. **Taylor Kennedy Land Purchase Wrap Up, Special Guest Cindy Neely**

Staff Note: Cindy Neely joins the Board this evening to provide a final report for the Taylor Kennedy Land Purchase.

   b. **Meet and Greet/Q&A Session for proposed new dispensary, "The Herbal Store"**

Staff Note: Tim, with the Herbalist Store, is interested in operating a dispensary where the old Green Solution was located. He would like to introduce himself, and has questions regarding signage, among other things. Clerk requests that the Board all review the Marijuana Ordinances to be prepared for this meeting

   c. **CCFA IGA Amendment**

Staff Note: In 2024, Clear Creek County and the individual municipalities entered into the Clear Creek Fire Authority 2024 Amended and Restated Intergovernmental Agreement (the "IGA"). Paragraph 6-1 of that IGA provided that the Clear Creek County Emergency Services General Improvement District ("ESD") would nominate three directors to the Clear Creek Fire Authority ("CCFA") Board, one from each of the unincorporated districts identified in Exhibit B to the IGA. After the IGA took effect, the parties recognized that the districts shown on the original Exhibit B did not accurately reflect the unincorporated population because the underlying population figures included municipal residents. A corrected map was prepared, and in October 2025 the parties agreed by email to follow the corrected districts until the IGA could be formally amended.

Recently, some CCFA Board members expressed concern that the IGA had not been updated with the corrected map, along with a desire to update the IGA to include the map the parties are currently using, which accurately reflects the districts. The County shares that goal.
The attached, proposed, First Amendment would replace the original Exhibit B with the corrected map, which the County hopes will address those concerns and allow the CCFA Board to consider ESD nominations under the corrected districts with confidence. The County Attorney, Peter Lichtman, states that this First Amendment will make no other change to the IGA, and every other provision would remain in full force and effect.

d. 2027 Utility Rate Increase Proposal, Discussion, Determination (C. Nihiser/Budget Committee):

Staff Note: Water and Sewer funds are both projected in the red for Fiscal Year 2027, Water projected to be deficient $35,043.00 and Sewer $40,670.00, indicating a severe and immediate need to raise utility rates in 2027, and in 2028 as well. We have done a rate increase of water and sewer in at least the last 5 years, most likely more. In order to simply break even, sewer rates must increase approx. $62/month for a total of $129. The Towns current base rate is $67.25. Water rates are presently at $48/month, and to break even they need to increase by $28/month to a total of $76/month. The total of water and sewer, not including usage charges, will be $205/month. Raising the rate per household to $205/month is only a break-even proposition, with no money going to capital expenditures. A rate study will need to be completed to determine how much needs to be collected in addition to this to be compliant with our reserve fund requirement. Georgetown's rates are presently $84/month for water and $62.76/month for sewer, for a total of $144/month. Our costs are higher, as we have fewer individuals participating in the overall financial picture. If we do nothing, we will continue to have our ongoing negative consequences being that the General Fund is responsible for the shortfall. The Water and Sewer Funds are Enterprise Funds, which means that they need to be self-sustaining, and the General Fund should not float those funds. Tonight, Town Clerk Nihiser is requesting the initial Rate Increase for 2027 be officially determined and voted upon, allowing her to send a rate increase notification to all water/sewer utility account holders in both November and December, providing as much notice as possible to utility users prior to the rate increase.

e. Town Shop Door Replacement Quote Review, Discussion, Determination:

Staff Notes: Clerk Received two Quotes for the Door Replacement at the Town Shop. One was for a wood style roll up door that came in over $26,000 and one for a white roll up door that came in a little over $17,000. At the last meeting, the Clerk was uncertain if the $17,000 quote from High Rockies Garage Doors included the framework or not. Clerk has since met with Bob Hamilton and has learned that all work other than removing and disposing of the existing doors is included in the presented quote. Board requested that this item be tabled until that question could be answered.

X. Committee and Commission Updates:

- **a. Road and Bridge Committee:**
- **b. Budget Committee:**
- **c. Personnel Management Committee**
- **d. Cemetery Committee**

Staff Notes: Update from Cemetery Clean Up 11.7.2026

- **e. Short Term Rental Committee:**

Schedule Q4 meeting to discuss 2027 Goals and Priorities.

- **f. Silver Plume Mountain Park Commission:**
- **g. Miscellaneous Updates**

XI. Adjournment