BOARD OF TRUSTEES
MINUTES
MONDAY, October 26th, 2026, at 7:00 PM
BOARD MEMBERS & MAYOR MEET IN PERSON AT TOWN HALL

I. **Call To Order:** Meeting called to order at 7:02pm by Mayor Leonard Berenato

II. **Roll Call:** Leonard Berenato, Martin Gitlin, Mickey Frey, Cory Chylik, Mark Basham, Lisa Rae, Town Clerk Chelsea Nihiser. Guest via Zoom: Sherrie Wilson

- **A. Consent Agenda: Agenda Approval**
- **B. Minutes: October 12th, 2026**
- **C. Bills for Approval**

M. Basham motioned to approve the consent agenda as presented. M. Gitlin seconded, motion carries with all in favor.

III. **Financial Report**

- **A. Audit Update:** Clerk reports the 2025 Audit is in progress, all requested items have been submitted, that indicates to the clerk that we may be wrapping up the 2025 Audit in the next few weeks.

IV. **Public Comment:** Sherrie Wilson here to congratulate Cory on the SPMP Commissions consideration and intent to appoint him in M. Gitlin's vacancy.

V. **Administrative Items:**

- **a. Mayor Report:**

L. Berenato reports the 2027 Budget is looking pretty good with everything aside from water and sewer funds. Mill levy is not increasing this year. Sewer bond will stay at 3.4 Mills, CCFA at 9 Mills, and we will not be increasing property taxes but can consider possibly lowering bills. Lee and Clerk will be drafting a letter that will go out with the next set of Water Bills to communicate the utility rate increase. Water and Sewer are Enterprise Funds, these should be self-sustaining funds. However, rate increases have not been raised since 2013. These projected rate proposals break even, but there is nothing being set aside for Capital Expenditures. Letter will prepare folks for the rate increase. Mac feels that we can figure this out in house, while the Clerk feels very strongly that a rate study will need to be done prior to further increases. Clerk is communicating with the Colorado Rual Water Recourses Department, who can aid with Rate Studies, potentially free of charge. She has also contacted GMS Engineers, who would both preform the rate study and assist with grant applications with DOLA to pay for part of their rate study. Clerk will hopefully have more info prior to the next meeting. Lee asks the Board if his personal boat can be stored in the Town Shop. Lee will pay the Town $50.00/month for the remainder of the winter. Lisa Rae motions to approve this storage arraignment, M. Gitlin seconds, motion passes with all in favor.

- **b. Town Clerk Update:**

Clerk has spoken with Jo Seavy regarding Georgetown Loop Maintenance Arraignment, as well as Bike Path Safety issues and Sales Tax revenue issues. Several issues here, and Clerk has been given tasks to clarify specifics prior to proceeding with the maintenance and safety issue discussion with Mark Graybill.

VI. **Old Business-Task List:**

VII. **New Business-Action Items**

- a. **2027 Utility Rate Increase Proposal, Discussion, Determination (C. Nihiser/Budget Committee)**

L. Berenato reports that 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 since 2013. 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. As previously discussed in the Mayors report, a letter will be sent out to folks with Novembers utility bills, and then Decembers, encouraging folks to come and speak with the Board during public comment at the November and December Board Meetings.

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

Tabled for next meeting, clarification needed regarding if the framework will be included with the High Rockies Garage Door Quote. Clerk will confirm and will represent at the next meeting.

c. Review of Quotes to Install/Upgrade Town Building Emergency Lights:

L. Berenato reports that the Town has spent $21,000 for electricity upgrades in the Town Shop. Chad will install the heaters in the shop; this will be taken care of ASAP. We are required to have emergency lights per CIRSA insurance and fire code regulations in all our other public buildings. Clerk has received a $23,000 quote for upgrades for emergency safety lighting from MB Industries, the company that just completed the work at the Town Shop. M. Frey motions to approve the $23,000 quote and get the emergency lighting up to code, M. Basham seconds the motion, motion passes with all in favor.

d. Appointment of Commissioner to the Silver Plume Mountain Park Commission:

M. Gitlin has submitted his resignation from the Silver Plume Mountain Park Commission. The Board thanks Marty for his work on the SPMP Commission. SPMP Commission Chairman M. Frey states that the Commission would like to appoint Cory Chylik to the vacancy left by M. Gitlin's resignation. M. Gitlin motions to appoint C. Chylik, L. Rae seconds, motion passes with all in favor.

e. Road Grader Equipment Purchase Discussion:

Nile and Mickey have been shopping road graders, found one in Ft. Collins for $13,500. The fella decided he can't part with it, so the deal fell through. They have now found one in Casper WY, for $13,000. Clerk is assisting coordinating with Nile/Mickey/Owner for scheduling dates for Nile and Mickey to go look at it. Lee calls for a motion to approve the purchase of a grader. M. Gitlin motions, M. Basham seconds, motion passes with all in favor.

VIII. Committee and Commission Updates:

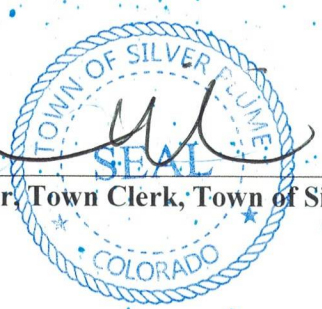
a. **Road and Bridge Committee:** 10.24.2026 Minutes provided as a report (ATTACHED)
b. **Budget Committee:** Meeting scheduled for Monday Nov 2nd at 5. Final numbers presented by BC approval, then BOT need to approve well before to the December 31 deadline. Still waiting from John for his numbers.
c. **Personnel Management Committee**
d. **Cemetery Committee:** Cemetery Clean Up November 7th. Purchased hand tools for this event, 20+ volunteers coming up for the clean up to do manual labor, no chain saws or power tools. M. Gitlin motions to provide a porta-potty, C. Chylik seconds, motion passes with all in favor
e. **Short Term Rental Committee:**

f. **Silver Plume Mountain Park Commission:** HDPLC Annual update provided as report (ATTACHED)

g. **Miscellaneous Updates:** Sauna Club issues: possible occupancy issues, liquor license issues, land development issues, traffic crossing issues, public nudity issues. Someone will try to determine if liquor is being sold, as this is the only enforceable issue. M. Gitlin wants to donate to Nepal, as they have experienced very significant damage recently. As a humanitarian gesture, M. Gitlin wants to send $50.00 to Nepal. L. Berenato inquires what non-profit and advises M. Gitlin to do this research and come back to the Board with that info so that they can proceed.

IX. **Adjournment:** At 7:53pm M. Gitlin motioned to adjourn, L. Rae seconded, motion passes with all in favor.

Respectfully Submitted



Chelsea Nihiser, Town Clerk, Town of Silver Plume, 11.9.2026