

## BOT 12/11/2023 Minutes

Meeting called to order by A. Regester at 702pm on December 11<sup>th</sup>, 2023.

Trustees present in person are Alessandria Regester, Lee Berenato, Chris Frey. Acting Town Clerk Will Stephens is also present. There are no Trustees joining by zoom. Multiple members present in public audience.

C. Frey motions to approve agenda. L. Berenato seconds. All in favor.

C. Frey moves to approve bills as presented. L. Berenato seconds. All in favor.

No minutes are presented.

No public comment.

Mayor reports former IT, Craig LaGrow, has resigned and submitted final invoice. The acting clerk Will met with Craig and gathered all pertinent passwords and licenses. Mayor recommends Will continue with IT services hourly as needed, as he has a background in IT.

No Clerk update.

Cindy Neely reports on behalf of SPMP (Silver Plume Mountain Park). The Planning Grant has been completed and submitted to the State Historical Fund for repayment. The Conservation Easement is not complete, but the attorneys are in negotiation to wrap up the easement. May not be before fiscal year end. Payment of easement will be reimbursed also. Ideally will end up with a chunk of money in restricted funds to accomplish other goals of the SPMP, such as interpretive park, etc. Anonymous, private donor has approached Town with interest in funding an interpretive site. There are multiple options on how to approach this logistically, but in January the donor hopes to begin to put together a plan and details of site. By January, the SPMP committee needs formation, because decisions will need to be made.

Amy Saxon is present with the County Housing Department with a presentation regarding the formation of a Multi-Jurisdictional Housing Authority, along with Willa Willaford who is representing the CLEAR path project. This project has three main tasks, which are to 1. Conduct community engagement and education campaign on how to preserve and provide affordable housing in CCC, 2. To develop zoning, regulatory, and policy recommendations to facilitate the creation and preservation of affordable housing, and 3. To study the feasibility of establishing MJHA in CCC. This MJHA would potentially aim to advance affordable housing, provide resident resources and services, and could provide property management for apartments/mobile home parks/STR. The agency would need to be funded initially by the participants, and Silver Plumes contribution would be between \$1,000-\$5,000 in year one. Silver Plume would potentially receive 10+ hours of planning assistance/month, and the MJHA could serve as technical resource for code enforcement and could also hold annual trainings etc. The next steps for this project are for the County to review IGA with attorneys and governments interested in signing on, then election of members for the Board of Directors, then hiring of an executive director for the authority, which the county hopes to have happen by the second quarter of 2024. Next meeting between Silver Plume and the County would ideally be in January, to discuss IGA. There is concern from the Board that this would not benefit the Town, as there are a limited number of developable lots, which Amy responds by stating that the quality and safety of the current homes are just as big of an issue, and that Silver

Plume may benefit by just having a voice at the table. The program is at ground level, so details are still being finalized and the conversation will be on going.

Limited interest in Town Clerk position, but Chelsea Nihiser has expressed interest in resuming position as Town Clerk. PMC has discussed an employment contract with Ms. Nihiser, and PMC recommends hiring Ms. Nihiser as the official Town Clerk. In addition to Ms. Nihiser coming back, the Acting Town Clerk Will is available to help with the transition and fill in as needed. Mayor Regester asks for a motion to approve the hiring of Chelsea Nihiser for the position of permanent Town Clerk. L. Berenato makes motion to approve hire, contingent of holding an executive session during the next Board Meeting in December so the full Board can discuss the employment contract mentioned by A. Regester. C. Frey seconds. All in favor.

Two people have applied to fill vacancies on the Town Board. L. Berenato makes a motion to swear them in this evening, filling in the two vacant positions. C. Frey seconds. All in favor. Bryon Monseu and Randall "Mac" McDonald join the board at the table. Bryon and Mac are asked to raise their right hands, which they do, and they both state their Oath of Office.

"I Randal McDonald, hereby undertake the Office of the Board of Trustees for the Town of Silver Plume and will follow all statutes and ordinances of the Town of Silver Plume and the United States Constitution, so help me god."

"I, Bryon Monseu, hereby undertake the Office of the Board of Trustees for the Town of Silver Plume and will follow all statutes and ordinances of the Town of Silver Plume and the United States Constitution, so help me god."

Mayor Regester states that both B. Monseu, and R. McDonald, have been officially sworn in and are current and acting Members of the Board of Trustees, until the regularly scheduled election in April. The new members are asked to provide contact information to the Acting Town Clerk.

Kent Martin is appointed to the Board of Adjustments vacancy. No oath is required for this position, and his contact information was provided to the Acting Town Clerk.

Resolution 2023-8, a resolution to approve Mayor Regester to sign the IGA between the Town of Silver Plume and CDOT. L. Berenato makes motion to approve Resolution 2023-8. C. Frey seconds motion. All in favor. A. Regester signs Resolution, and IGA. A meeting to approve the Budget is scheduled for Tuesday, December 26<sup>th</sup>. The new bill passed, and has adjusted deadlines for assessor's office, and will affect property taxes and Mill Levy Certification. Budget needs to be approved, and Mill Levys need certified prior to January 10<sup>th</sup>. When looking at the 2024 budget, the General Fund is in decent shape. Water and Sewer is not in decent shape. Town will need to have a serious conversation about increasing water and sewer rates will need to go up around \$30.00 a month per tap to be self-sustaining. Special Meeting confirmed for December 26<sup>th</sup>.

Ballot language/timeline for election. Ballot language is available. Town has been operating under 4.63 mills. That generates \$11,000/year. CCFA wants \$25,000/yr. in 2024. We cannot make up for the difference in general fund values. Town intends to add a tax proposal to ballot to increase Mill Levy to 9 mills and get us in the ballpark of the \$25,000 CCFA need. This will not go into effect until 2025, so Town has budgeted to cover 2024, but will need options for 2025. Town tax revenue is down, and revenue streams are dwindling.

R&B update. Calvin has been hired to plow. Plow truck has been worked on. Question raised regarding moving vehicles on the right side of Main Street when it snows. Agreed to send out notice with Water Bills requesting citizens to move their vehicles along main when there is snow.

Budget Update: Budget is done, approval on the 26<sup>th</sup>

PMC: no update

Cemetery: no update

SPMP: Cindy provided update.

C. Frey motioned for adjournment. L. Berenato seconds. All in favor.