

BOARD OF TRUSTEES
MINUTES
MONDAY, January 12th, 2026, at 7:00 PM

- I. **Call To Order:** Regular Meeting: L. Berenato called the meeting to order at 705pm
- II. **Roll Call:** Leonard Berenato, Martin Gitlin, Mickey Frey, Tammy Frey, Mark Basham. Town Clerk Chelsea Nihiser, Public Comment Blake Lumpkins
- III. **Motion to Approve Agenda:** T. Frey motioned to approve the agenda as presented, M. Frey seconded motion, and the motion passed with all in favor.
- IV. **Bills for Approval:** T. Frey motioned to approve the bills for payment, M. Frey seconded the motion. L. Berenato inquires into the second dumpster at Silver St., wants to know what the status of this dumpster is, Clerk reports she will have this one picked up. Motion to approve the bills passes with all in favor.
- V. **Approval of Minutes: December 8th, 2025:** M. Frey motions to approve the minutes from December 8th as presented, T. Frey seconds, motion passes with all in favor.
- VI. **Public Comment:** B. Lumpkins joins the Board and shares a mockup of the façade they intend on using at the Old Town Shop, if purchased. Board informs Blake that there is an existing façade in the back of the shop. Blake offers his services to get quote on a new building and L. Berenato shares that he has this under control at the moment. L. Berenato will be in touch with Blake Lumpkins when/if the Town is ready for next steps.
- VII. **Administrative Items:**
 - a. **Mayor Report:** L. Berenato gives an election update; nomination petition packets are available to circulate until January 26th. L. Berenato encourages the sitting Board to run again for election. T. Frey shares she will not be running for election for the 2026-2028 term but may look into running again after she retires. L. Berenato thanks the Board for their service during the 2024-2026 term.
 - b. **Town Clerk Update:** N/A
- VIII. **New Business / Action Items**
 - a. **Election 2026 (C. Nihiser):** N/A, given by L. Berenato during Mayor Report.
 - b. **Clear Creek Trail Collaborative Discussion and First Reading of CCTC IGA (C. Nihiser):**

C. Nihiser shares that she has been meeting with Emily Guffin with Jefferson County Open Space. Emily has been working on putting together the Clear Creek Trail Collaborative with the idea of encouraging communication and consistent branding along the Clear Creek Trail. C. Nihiser shares that the Clear Creek Trail is one of 16 trails in Colorado that former senator John Hickenlooper designated as high importance in his “Colorado the Beautiful” initiative. Once completed, the Clear Creek Trail will run from Loveland Ski Area, through Clear Creek Canyon, and eventually reaching the South Platte River in Downtown Denver, and will be approximately 65 miles long. Many portions of the trail are not completed, such as the portion that is currently under construction running through Clear Creek Canyon. A large portion of the trail runs directly through Silver Plume, along Silver Valley Road and meeting up with the Georgetown-Silver Plume Bike Path. As there are a large number of municipalities and responsible maintenance vendors along the trail, Emily Guffin and JeffCo Open Space have initiated the CCT Collaborative with the effort of opening a quarterly dialogue with all of the jurisdictions along the trail, and also to commit to consistent branding and signage along the trail. Emily has written a draft IGA, presented to the Board this evening, with language committing to these points. C. Nihiser informs the Board that the presented IGA is still a working draft, they are not signing or committing to anything this evening. The IGA also does not request any sort of funding or

monetary contributions. The only commitment thus far is commitment to attending Quarterly meetings, which the Clerk volunteers to attend, as well as committing to sticking with whatever branding is decided upon. L. Berenato states he will look over the presented IGA and will get back with the Board and Clerk once he looks everything over.

c. American Discovery Trail Relay Discussion; Event Hosting etc. (C. Nihiser):

C. Nihiser shares an email received from sponsors of the American Discovery Trail Relay. The email requests support for this event, in the form of advertising, enrollment of participants, and possible event hosting. Clerk Nihiser shares that the ADT is a relay type marathon that is open to participants of every skill and age level. The relay begins on July 4th on the California Coast, and will travel the entire country, finishing on Thanksgiving Day in Washington DC. The Rocky Mountain portion of the trail passes directly through Silver Plume. Participants will come from Montezuma over the Waldorf Basin to Pavilion Point and will then come down the Argentine Central Grade Trail, entering Plume, and then continuing down to Georgetown on the bike path and taking Saxon Mountain Pass over into Idaho Springs. Participants will then hike into Evergreen to Conifer and down into Denver, where they will then continue across the country. Participants will most likely pass through Silver Plume in September or October of this year. Clerk Nihiser has agreed to advertise this event and also requests permission from the Trustees to volunteer to host an event for the participants, which the Board is agreeable to. Clerk Nihiser will provide more information as it comes, including information on how Trustees can sign up to participate themselves.

d. Taylor Kennedy Land Acquisition Update: (C. Neely):

C. Neely joins the board, and shares that all the money we need to purchase the Taylor Kennedy land has been committed, but not in accounts yet. The transition from commitment to contract is a process. Tonight, Cindy is here to preform her due diligence and finalize some of the paperwork for a couple of the contracts. Cindy also shares that the State Historical Foundation is backed up in contracting and cannot meet the January 31 deadline and have requested an extension. The SHF agreed to commit \$250,000 in June 2025 but could not begin the process of contract until the Town had complete match money, which didn't come in until mid-December. Since Mid-December, they have lost staff members and are struggling with the burden of paperwork. Cindy sent the request for the extension to the realtor, and Bill Davis has agreed and already has altered the contract to grant the extension. Cindy will send contract extension to the Clerk, who will then obtain L. Berenato's signature. When added all up, total donations received is approximately \$975,000, which does not include \$37,000 from NOCO, because that will not show up until April 2026. This is okay, because we won't pay for the Conservation Easement at the same time as we pay for the land. \$67,000 is owed on CE. We have a year after purchase to get CE in place, so the NOCO money can go toward the CE. CCC Open Space has provided an IGA for the Town to sign and has included both Jack Pine and Taylor Kennedy purchases in the agreement. The IGA states if the Town decides to sell this land to anyone for non-conservation purposes, the Town will then have to give CCC Open Space their money back. The CCC Open Space donation will be \$125,000. If the Board is agreeable in signing this IGA tonight then Cindy will submit the IGA to the County tomorrow, and they will promptly send a check. Cindy Neely asks for motion granting the extension to the purchase contract. T. Frey motions to extend the contract to February 27th, 2026. M. Frey seconds the motion to extend the purchase contract, motion carries with all in favor. Clerk shares that locally we raised \$300,000 this does not count GOCO, Open Space, or SHF; but instead shows the commitment and support of the local community. Cindy shares that Mountain Area Land Trust has challenged Mike Gilbert, who has done the title work, on his Title Exception of Motezuma Load. The Motezuma Load is the area where Griffin Monument is, which the Town apparently purchased with the Jack Pine land, but did not know until this Title Exception came through. As the Town purchased the Motezuma, MALT does not agree with this being listed as a title

exception. Cindy will update further once more information comes in. Cindy then calls for a motion approving the GOCO Grant Agreement. T. Frey motions to approve the GOCO Grant Agreement as presented. M. Basham seconds the motion. Motion passes with all in favor. Cindy then calls for a motion approving and adopting Resolution 2026-01, A Resolution accepting a Great Outdoors Colorado Grant. M. Basham motions to approve and adopt Resolution 2026-01, accepting the GOCO Grant Agreement and associated funds. M. Gitlin seconds the motion. Motion passes with all in favor. Finally, Cindy calls for a motion to approve and adopt the Clear Creek County Open Space IGA to accept CCCOS Funds. M. Basham motions to sign the CCC Open Space IGA, accepting CCCOS Funds and award agreement terms. M. Gitlin seconds motion, motion passes with all in favor. The Board of Trustees extend their heartfelt thanks to Cindy Neely for all of the work she has done on this project.

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 Regular Meeting:** At 748 pm L. Berenato calls the regular meeting of the Silver Plume Board of Trustees to a close.
- XI. Call to Order: PUBLIC HEARING OF THE SILVER PLUME LIQUOR LICENSING AUTHORITY:** At 748pm mayor Lee Berenato calls to order the Public Hearing of the Silver Plume Liquor License Authority.
- XII. Discussion and Determination:** L. Berenato shares that the Liquor License Authority is here to discuss and decide on the Silver Plume Provisions Annual Liquor License Renewal. There has been no change to the establishment since their last renewal. Silver Plume Provisions has already been approved for a retail liquor license with the addition of a take-out permit. They are requesting a two-year renewal cycle due to the lack of changes, both historic and anticipated. T. Frey motions to approve the renewal application for Silver Plume Provisions, M. Frey seconds the motion, motion passes with all in favor.
- XIII. Adjournment: PUBLIC HEARING OF THE SILVER PLUME LIQUOR LICENSING AUTHORITY:** At 749pm, L. Berenato calls to adjourn the Public Hearing of the SPLLA.
- XIV. Adjournment Regular Meeting:** At 750pm the Board of Trustees reconvenes their regular meeting. T. Frey motions to adjourn at 750pm. M. Gitlin seconds motion, motion passes with all in favor.