

BOARD OF TRUSTEES
MINUTES
MONDAY, MARCH 23rd, 2026, at 7:00 PM

- I. Call To Order:** Meeting called to order at 702pm by Mayor Pro Tem Martin Gitlin
- II. Roll Call:** Board members in person: Martin Gitlin, Mac McDonald, Michael Frey, Tammy Frey, Mark Basham. Also in attendance in person are the Town Clerk. Public Audience via Zoom includes Don Heyse. Absent are Lee Berenato and Bryon Monseu
- III. Motion to Approve Agenda:**
M. Frey Motioned to approve the agenda as presented
T. Frey Seconded the motion, motion passes with all in favor.
- IV. Bills for Approval:**
R. McDonald motioned to approve the bills for approval as presented
T. Frey seconded the motion, motion passes with all in favor.
- V. Approval of Minutes: March 9th, 2026:**
R. McDonald motioned to approve the minutes from March 9th as presented
M. Frey seconded the motion; motion passes with all in favor.
- VI. Public Comment:** N/A, Don Heyse states he is here to listen to the discussion with Cindy Neely regarding the Mountain Park but does not have any comments at this time.
- VII. Administrative Items:**
- a. **Mayor Report:** N/A
 - b. **Town Clerk Update**

- **“Trails to Towns” Tourism Update:**

Town clerk updates the Board on the Clear Creek County Tourism Boards “Trails to Towns” Pocketbook initiative. The CCTB has received grant funding to create a pocketbook that will be used to try and pull folks in the 25-35 age group off of the trails and into local businesses. Each municipality will have a page in the pocketbook. Clerk has been appointed to the design committee to represent Silver Plume. Our story focuses on Sustainable/Responsible tourism, as well as Historical Preservation and Conservation. More details to come when available.

- **TOSP/CCFA Fire Mitigation Update:**

Clerk to meet with CCFA at the beginning of April to discuss fire mitigation on Town owned lots that border Residential Properties, as well as create a plan for mitigation on those properties as well as the SPMP and the Silver Plume Cemetery. Town to provide assistance to residents with clean up of their residential properties. M. Frey states he would like the cemetery to be included in that conversation. M. Gitlin states that the Railroad owns the largest portion of dangerous land next to the cemetery and would like to have the Loop participate with the fire mitigation effort. Also, hopefully the Fire Authority may be able to point out residential properties in need of fire mitigation. T. Roche, owner of home and lot next to the saloon, has agreed to perform fire mitigation, and M. Gitlin will ask if he would be willing to hire someone if he is unable to get here. Would like to request Lee to discuss with the CCFA fire mitigation on private property enforcement pathways.

- **Dump Truck/Road Maintenance/Town Clean Up/Residential Fire Mitigation:**

Clear Creek County's Epic Day of Service is May 15th. Clerk has discussed with Mayor Berenato, and we feel that Silver Plume should not participate, due to the logistical nightmare last year was. Instead, the Clerk has asked Mickey to contact Timberline and set up two "Town Clean Up" days similar to last fall, when residents were allowed to bring items directly to the Timberline Transfer Station for disposal. Ideally, this will happen both in May and August. Clerk has contacted Chris with Milo's to coordinate getting the Town Dump Truck running. This Dump truck will be used for road maintenance, as well as to assist folks with residential cleaning up of their property. Nile and Mickey, with volunteer assistance, will load and remove with the Backhoe/Dump Truck and bring to Timberline to dispose of. This week Nile McGlaughlin will begin road maintenance and repairs. He will initially focus on the hills, Silver St, Jefferson St where the water damage is, and Mountain Street, all of which have receive damage due to run off. He will also focus on the drainage ditches around Town. Residents on Cherokee Street have requested the drainage ditch/speed ditch on Cherokee be redug, and signage placed designating that a speed bump, and 10MPH signs place on Cherokee as well. Signage has been received, Clerk and Mickey are to place new signage around Town in the coming weeks. Additionally, the roads are due to be graded, so this spring the Town will need to rent a grader, and Nile will grade the roads. There is some discussion on whether a grader should be purchased or rented.

- **Election**

Clerk finished update by reviewing key election dates. As this board knows, the 2026 election was cancelled. This means that the next Board meeting scheduled for April 13th will be the last Board meeting with Tammy Frey on the Board. The following meeting, scheduled for April 27th, will be the first board meeting with Cory on the Board. Incoming Board members are welcome to come and take the oath of office anytime between the 13th and 27th of April. There will be a vacancy on the board that will need to be appointed, that vacancy will be acknowledged on April 13th officially.

VIII. New Business / Action Items

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

C. Neely is not in attendance this evening, clerk provides brief update on funding. As discussed at the last meeting, the Town has secured all needed funding for the Taylor Kennedy land acquisition. GOCO has thrown a bit of a wrench into the progress by requiring the appraisal to be redone. The appraiser has until March 31st to complete the appraisal. The Town is set to close on the property on April 6th, so there is some concern that it will be a tight window at the end. Clerk and C. Neely met with the SHF and GOCO on the 11th of March and wrapped up all of the loose ends regarding that funding. SHF to wire their advanced payment this week.

2. 2024 Audit Presentation and Discussion (C. Nihiser/L. Berenato):

Clerk reports that the Town has finally received the Final Draft of the 2024 Audit Financial Statements. This document has been provided to Board members via email, and there is a print copy on the table for review. Clerk reports that she and Mayor Berenato have reviewed and approved this version of the document. Tonight the clerk states she hopes to get final approval from the Board at large, then tomorrow the auditor will submit it to the state. The Town will discuss the pending 2025 Audit at the first meeting in April. T. Frey motions to approve the 2024 Audit and Financial Statements as presented. M. Frey seconds that motion, motion passes with all in favor. The Board asks the Clerk what her thoughts are regarding

proceeding, or not, with this auditor for the 2025 Audit, given how the 2024 Audit progressed. Clerk is hesitant, stating that there are pros and cons either way. The current auditor certainly was noncommunicative for a large part of the 2024 Audit, however clerk acknowledges that the first Audit with a new auditor allegedly is a very time-consuming process. Clerk suggests proceeding with engaging in PAH services for 2025, while potentially looking for another Auditor in the interim for 2026. If PAH provides a better experience for 2025, great, and if not, then hopefully 2025 gets turned in on time. To begin looking for another Auditor this late in 2025 would certainly mean submitting a delinquent audit to the state again, which the clerk states she would like to avoid at all costs. M. Basham voices his agreement to proceed with this auditor for the 2025 audit and to take the time to potentially find someone else for the following years. Final discussion tabled for the first meeting in April.

3. Silver Plume Mountain Park Commission Stewardship Site Presentation (C. Nihiser):

Clerk and SPMP Commission secretary presented a PowerPoint presentation for the SPMP Commissions proposal to design a stewardship site at the Maine Mine (see attached Exhibit A). This presentation was also made to the HDPLC by Mac McDonald and was warmly received with that group. Clerk provides a letter of support for this project from the HDPLC to the board. TOSP is experiencing technical difficulties and is unable to present the PowerPoint on the big screen nor share it to the Public Audience. Clerk tells D. Heyse that she will post the presentation online and will also send it to him directly via email so he can also see the presentation. M. Basham motions to approve the design presentation as presented, T. Frey seconds, motion passes with all in favor.

4. “Community Project Funding” Letter of Support- Upgrade Generator Infrastructure at the Courthouse/Jail Complex in Georgetown (C. Nihiser):

Clerk reports that the Sheriff’s Department has reached out and asked the Town to sign a letter of support for the Georgetown Courthouse and Jail Complex to receive funding for an upgraded generator system. The SD is not asking for funding from the Town, but from the state, and is simply asking for support from the Town of Silver Plume by signing the letter. T. Frey suggests signing the letter, with a request that the old generator that is being replaced be donated to the Mitchel White center. This center had elderly folks in residence when the public safety power shut offs happened. No one informed them the power was to be turned off, and they could not evacuate their residents that were not ambulatory after the power was off. M. Basham states that the letter of support states that the SD is trying to upgrade the current generator, not replace it, but the Clerk states she will suggest the donation to Mitchel White just in case the SD gets enough funding to replace instead of repair. R. McDonald motions to approve the signing of the provided Letter of Support for the CCC Sheriffs Department infrastructure upgrade at the Georgetown Jail Complex. T. Frey seconds the motion, motion passes with all in favor.

5. Dinger Park Upgrades, Summer 2026 (C. Nihiser):

Clerk reminds the Board that they approved the removal and replacement of the current park fill in Dinger Park. In order to get an accurate quote for this year, the clerk still needs to do some measurements and will provide the Board with a quote for the material at the next meeting. T. Frey states if the clerk shares the measurements with her, she will also work on obtaining some quotes to compare prices with. Nile has agreed to assist with the removal of

the current material and the spreading of the new material once delivered. In addition to this improvement, PFSP would like to “install” soccer goals in the Park. A number of years ago, PFSP was given funding from a private donor to make a park feature that would be useful for older kids. The donor wanted a basketball court poured, however that is more intrusive and costly that PFSP would like to propose. Instead, they would like to purchase soccer goals, a ball cage, and a number of soccer balls for the park. With this, a section of the park will need to be graded and semi fenced in. Nile will grade this section of the park at the same time as grading the roads, and ideally the dead trees can be cut down and the stumps removed while grading. L. Berenato has asked for this decision to be tabled for discussion until he is back, as he opposed the grading of the park and likes the natural contours of the land. R. McDonald suggests reaching out to the County’s planning manager to see what type of structure is recommended for the teenage age group. T. Frey suggests sending out a community survey requesting feedback from folks regarding what the community would like to see installed. Clerk states she will provide this feedback to PFSP and will work on getting some public outreach communication going to see what type of new park feature the Town folk would like.

6. Town Hall “Summer Hours” Restructure Discussion (C. Nihiser):

Historically, the Silver Plume Town Hall has had separate summer and winter hours. In the winter months, the Town Hall has been open Monday-Thursday 9am-3pm, and in the summer months it shortens to 10am-2pm, Mond-Thurs. The clerk finds this practice inefficient, as Audits are due in the summer and the shortened hours make this a difficult task. Also, the fluctuations cause confusion with residents. The Clerk would like to propose instead having year-round hours that do not change. The Clerk proposes a work week of Monday-Wednesday 8am-4pm, with Thursdays being a remote workday. This provides the same number of office hours a week, with the flexibility of working from home or by appointment only on Thursdays. T. Frey motions to approve the restructuring of Town Hall hours to provide for Monday-Wednesday, 8am to 4pm; Thursday by appointment only; closed Fri-Sun work week. M. Frey seconded the motion. Motion carried with all in favor.

7. Professional Development Request-Clerks Attendance of the Colorado Municipal Clerks Institution, July 2026 (C. Nihiser):

This is a preliminary request, as registration has not opened for the actual Institution as of yet. Registration will not open until May, and the Clerk will not know how much the registration will cost until then. However, the hotel room reservations are already open, and the room block is halfway full. The cost for the hotel room will be \$676 plus taxes. Clerk has already applied for a scholarship for the event with the Towns insurance company, CIRSA, and the Town could be awarded up to \$1000 for the event. Again, clerk will not know until May if the scholarship is received. 2026 Per Diem rates are reimbursement of \$140/day for hotels, and \$80/day for meals. Clerk is asking for preliminary permission to attend this event, with per diem reimbursement for hotel, travel, and meal cost. M. Basham motions to approve the cost of the hotel room for the CMCA 2026 Clerks Institution lodging portion. Further approval for event registration and per diem meal reimbursement will be determined later, once registration is opened. T. Frey seconds the motion, motion carries with all in favor.

8. Harvest Host Public Safety Concern Discussion (C. Nihiser/M. Gitlin):

Harvest Host does not fall into STR parameters, due to the lack of funds exchanging. Also, not necessarily safety concern, however it is a nuisance. No issues with the people camping, but with the property owner. Wants to know whether there is anything that addresses this in regard to enforcement, what happens when there are five campers at once? Need to get an update as to if the town can get further involved with this situation. Tammy states that this is a whole new field, the town has never looked into regulating private property. M. Gitlin states this is an ongoing issue with STR. Discussion regarding the timberline dumpsters; N. McGlaughlin states he will weld the doors shut.

IX. Updates:

- a. Road and Bridge Committee**
- b. Budget Committee**
- c. Personnel Management Committee**
- d. Cemetery Committee**
- e. Short Term Rental Committee: Schedule meeting with STR committee and STR licensing**
- f. Silver Plume Mountain Park Commission:**
 - **Report on 1.27.2026 SPMP Commission Meeting:** Minutes from the 1.27.2026 meeting are provided to the Board for review.
 - **Retaining Wall Damage on 7:30 update:** Damage from the fire mitigation efforts from the February House/Brush fire badly damaged the lower retaining wall of the 730mine road. Will need to have a structural engineer or the likes come out and take a look at it, hopefully pro-bono. Also, could contact the mason that worked on the jail building, potentially restack the rock wall. More info to come.
- g. Miscellaneous Updates**

- X. Adjournment:** T Frey motioned to adjourn at 832pm, M. Frey seconded the motion, motion carried with all in favor.