

BOARD OF TRUSTEES
MINUTES
MONDAY, APRIL 13th, 2026, at 7:00 PM

- I. **Call To Order:** Meeting called to order at 7:01 pm by Mayor Lee Berenato
- II. **Roll Call:** Lee Berenato, Martin Gitlin, Mac McDonald, Mickey Frey, Tammy Frey, Town Clerk Chelsea Nihiser. Additional attendees are Nile McGlauchlin (in person) and Sherrie Wilson (via Zoom).
- III. **Motion to Approve Agenda:** L. Berenato states he would like to amend the agenda, item f to be discussed first, then all other items in the original order. M. Gitlin motions to approve the agenda, with the changes discussed, M. Frey seconds the motion, motion passes with all in favor.
- IV. **Bills for Approval:** T. Frey motions to approve the bills as presented. L. Berenato asks what the Timberline Invoice is for, and the clerk reports it is the final invoice for the additional dumpster that the Town had at the bottom of Silver Street, that was never really used. R. Mc Donald seconded the motion; motion carried with all in favor.
- V. **Approval of Minutes: March 23rd, 2026:** T. Frey motions to approve the minutes from March 23rd, 2026, M. Gitlin seconds the motion, motion passes with all in favor.
- VI. **Public Comment:** Sherrie Wilson reports she is just joining to be a part of the community. Nile McGlauchlin is here to voice interest in the vacant R&B Committee position.
- VII. **Administrative Items:**
 - a. Mayor Report: N/A
 - b. Town Clerk Update: N/A
- VIII. **New Business / Action Items**
 - f. **Silver Plume Road and Bridge Committee Vacancy Appointment (L. Berenato):**

Nile McGlauchlin has been doing the R&B work and has expressed interest in being part of the R&B Committee. L. Berenato motions to appoint N. McGlauchlin on the R&B Committee. M. Gitlin seconds the motion, motion carried with all in favor. Current R&B Committee members are now Nile McGlauchlin, Lee Berenato, Martin Gitlin, Mac McDonald, and Mickey Frey. Mac states he did not know he was on the R&B Committee and states he may resign from this committee. Discussion of appointing Cory Chylik onto the R&B Committee is held but then tabled for the next meeting as Cory is not in attendance this evening.

- a. **2025 Audit Discussion, Review of Engagement Letter from PAH CPA's (L. Berenato):**

The 2024 Audit has been sent to state, not yet come back with approval. L. Berenato and the Clerk met with auditor, discussed the fact that the 2024 audit was 6 months past due, and that there were major concerns with communication throughout the 2024 Audit process. The Auditor had reasons, whether they are valid is up for discussion. However, he now has the Town's numbers all set up in his system and the 2025 Audit should move a bit quicker. 2025 Audit is due in July to the State, but Board needs to approve by June. Another interesting item is the auditor is based out of Texas, L. Berenato thought he was based in Denver, and although the Auditor does have his Colorado CPA license and has multiple

clients in Colorado, he is not based locally. The Town does not have time to shop around for a new Auditor before the July 31st, 2026 deadline. L. Berenato proposes that the Board go ahead and approve the engagement of the 2025 Audit with Patrick Hall and give some time to find another auditor for the 2026 audit, if needed. L. Berenato requests approving signing the 2025 Audit engagement letter and see how this process goes. There is a bit of an issue with beginning balances that were used when setting up Caselle, since the 2024 Audit had not been completed prior to going live we set up Caselle with bad numbers. Correcting these beginning balances is the biggest thing holding the Town back from beginning the 2025 Audit. Clerk has reached out to Caselle, however at this point it is unclear if correcting those balances will be a quick fix, or a more involved task. Also, L. Berenato states that the Auditor has suggested that we raise water and sewer rates. Unsure of how much of an increase at this time, Town will need to do a rate study this summer to see what that rate increase looks like. Another issue is that there has been one account that the town has been used as a general fund, but really, we need to break out water and sewer. This was a bookkeeping nightmare almost a decade ago, although now the bookkeeper has a better understanding of what the numbers are, so hopefully separating the cash will no longer be a nightmare. T. Frey motions to approve the Patrick Hall Engagement Letter for the 2025 Audit. R. McDonald seconds the motion, motion passes with all in favor.

b. Taylor Kennedy Fund Transfer Discussion (L. Berenato)

Cindy Neely provided a letter to the Board, showing all of the outstanding bills that will need to be paid as part of the Taylor Kennedy Land Acquisition, such as the Conservation Easement, and all the money promised, but not yet received. L. Berenato states we still have some funds holding up the park. MALT funds and time are still outstanding funds, mainly for putting together a CE, which is required. There is a bit of a shortfall as we have not received the GOCO and NOCO grants. This shortfall is \$32,000. C. Neely is requesting a bridge loan of this amount to float the CE until reimbursement is received. The NOCO funds are supposed to be coming through mid-May, which is \$37,000, and that will reimburse this bridge loan. Once all of the bills get paid, and all of the grant funding/pledged donations come through, there will be approx. \$20,000 in the Restricted Funds acct. for signage and things of that nature. Cindy Neely estimates the \$10,000 CE will probably be closer to \$7,500 but is unsure of the final cost at the moment, so budgeted higher. R. McDonald motions to approve the \$32,000 bridge load that C. Neely has requested, M. Gitlin seconds the motion, motion passes with all in favor. M. Gitlin asks who gets billed for EMS services, and L. Berenato states that the Town is covered by Governmental Immunity, so if someone gets hurt on the 7:30 or while in the SPMP in general they would receive the bill for EMS services, not the Town.

c. Trash Issues (L. Berenato)

L. Berenato reports that trash has become a significant concern at bottom of Silver Street. That dumpster is really for the use of the houses on Silver St./Willis St./Jefferson St., as those residents do not have winter service because timberline can't make the turn from Silver to Willis and the steep icy roads make travel difficult. The dumpsters should be for those household's trash, not construction trash like the fencing material that has been being

dumped in the Mountain St. dumpster. L. Berenato picks up trash around town, N. McGlauchlin picks it up, C. Nihiser picks it up almost weekly. Due to this, the Town will be removing the dumpster from Silver Street and will relocate it to Janine and Tim's lot up on Willis Street. Will place a combo lock on it that all of Silver St./Willis St./Jefferson St., residents will receive the code to, if the code is given out to other folks, then the citizen who provided it will be fined. M. Gitlin states that people will still dump on top even if it's locked. M. Frey agrees, but states there are more people to watch it up on Willis St. as well, so maybe they will help police it. L. Berenato plans to request a larger dumpster if given permission from Janine to proceed with this plan. If she does not, Town will possibly place the dumpster at the East end of Willis on Town property. Timberline will pick up May to September. Timberline has stated in winter they will service the dumpster more often; however, the Town will need to find a new place for the dumpster other than the top of Jefferson St., but there may be further issues with unlawful dumping. T. Frey suggests putting cameras on the dumpster, or signage on the dumpsters that clearly states the dumpsters are only for Silver/Willis/Jefferson residential trash. T. Frey states that it comes down to policing it, how will the Town do that. L. Berenato states we will take it one step at a time; the Town has a few summer months to figure out what they will do to enforce winter violations. L. Berenato states the other option is to get rid of Timberline and everyone has to pay for their own trash, because Doyle will charge \$30/month, and this will make everyone very unhappy. So, to a certain extent, this is something that the Town will have to live with. Having the dumpster at Silver Street as it is now, it is not working, so removing the dumpster from Silver Street is a necessity. N. McGlauchlin suggested a trash compactor, but they need power and they break down often. M. Frey states that the computers fry in them due to the trash juice. M. Gitlin asks if we could get an old school one that does not have a computer, which seems unlikely. L. Berenato hopes to accomplish this change this week. M. Gitlin wants a written agreement regarding maintenance of the dumpsters from Timberline, and L. Berenato states he will continue the discussion and include the repair and maintenance concerns. M. Frey has discussed with folks at timberline already regarding the maintenance of the dumpster doors, with no luck. L. Berenato pledges to try to foster a better relationship with them. We don't have a lot of leverage, so we must be a bit cooperative.

d. Caboose Update (R. McDonald)

Mac McDonald reports that the caboose has reared its head again, and is getting evicted from the Railroad Museum next month. It is not done; clerk has put together some figures showing so far what has been expended compared to overall approved budget. Budget was approved at \$50,000, with \$30,000 being approved for material alone. We are approaching the material budget but have not made a dent in the labor side of the cost, not more than 100 hours have been put in so far. They had to take apart and put together the cupola as it was not straight. The siding has been milled and is ready to go on. Railroad will prolong the eviction as long as possible. Chris Frey will help move the caboose back to the town shop, however it will be a couple of inches taller than will fit inside the shop doors. R. McDonald will take the broken transom windowpane out of the shop where it is already damaged to provide space for entry. The eviction is mostly good news, however Austin had hoped to continue to work on the

caboose through the summer. R. McDonald was informed that there was a big blow up with the Railroad and the Town of Silver Plume, reasons included that the Town did not pay heat at the Railroad Museum etc. However, Mac speculated that the true reason there was a blow up was because Austin is moving on from the Railroad as he is getting married. Austin has told Mac that he would like to continue to work on the caboose but needs a place to do it. Unless we want to rent a space, it needs to move back to the Town Shop. Things have settled down between Austin and the railroad, so hopefully the next few weeks will be smooth. The railroad may be under a significant amount of pressure, with tourism being down and fuel costs being way up. It has been a weird winter, we are between seasons, and the cost of fuel and everything else is significantly higher than normal. Mac sees an increased pressure on everyone due to less tourism. To this point, the County is opening Guanella Pass sooner than normal, hopefully the traffic will help, but R. McDonald has his doubt regarding sales tax revenue this year. Caboose is ultimately getting evicted due to another project coming in. It is still stripped to studs, but frame is correct now. Bracing to do, then siding, then the cupola. Austin would really like to finish the project and will be here until the end of the summer, as we are finally making progress now. He had to re-mill the lumber for the arches on top, and those are set to be put back on shortly. Steps were made to new dimensions, which needed to be redone. Paint cost is a little misleading, the cost will be more than is currently quoted, but parts will be painted piece by piece and will be painted with weather resistant paint to help prolong the cabooses life once put back on the tracks.

e. Silver Plume Board of Trustees Vacancy Discussion, Review and Adoption of Resolution 2026-04-Board Vacancy (L. Berenato)

Due to a lack of candidates in the 2026 election, a vacancy is now open on the SP Board of Trustees. Therefore, the Clerk has drafted Resolution 2026-04, declaring the vacancy and issuing the procedure to fill the vacancy. So far one interested party has submitted a letter of interest, this is Lisa Rae a long time Town resident. Other interested folks have until April 27th to submit a letter of interest to the Clerk. At the Regular Board meeting scheduled for April 27th, current Board members will discuss the received letters and appoint the vacancy based on interested parties and their qualifications. M. Gitlin motions to adopt Resolution 2026-04, declaring a vacancy on the Board and establishing protocol for appointment of said vacancy, M. Frey seconds the motion, motion passes with all in favor. M. Frey asks the Clerk to reach out to a specific town resident to solicit his letter of interest, and the Clerk informs M. Frey that chasing down folks and begging them to serve on the Board is not her job. Interested parties need to have the initiative to follow the process and submit letters of interest on their own volition. Town Board agrees that this is not the clerk's job.

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: M. Frey reports he and R. Redfield made it up to the Blacksmith shop, to do onsite material inventory for the Maine Mine Stewardship Site. He reports there is more than enough lumber onsite to make the fence discussed, no need to bring lumber up. Located a good place for a sign and some benches. R. McDonald states burrows can bring concrete etc., up. M. Frey has found a lightweight forming cement situation that can be used to place the signs. Greg Jarvis with the HDPLC would like to use the burrow team to assist with material hauling, and also as a PR event. This will be discussed further at another time. Work on the Maine Mine Stewardship Site is set to begin this spring/summer. The SPMP Commission will send out an all call for volunteers when they pick a date to begin.
 - g. Miscellaneous Updates: N/A
- X. **Adjournment:** At 7:53pm M. Frey motioned to adjourn the meeting, M. Gitlin seconded the motion, motion carried with all in favor.