

BOARD OF TRUSTEES
Minutes
MONDAY, MARCH 9th, 2026, at 7:00 PM

- I. **Call To Order:** Meeting called to order at 702pm by Mayor Lee Berenato
- II. **Roll Call:** Board members in attendance: Lee Berenato, Martin Gitlin, Mac McDonald, Mickey Frey, Tammy Frey, Mark Basham. Special Guests include Cindy Neely, CCFA members Jeremy Jones, Kelly Babeon, and Daniel Babeon. In Person Public Audience includes Susan Ballard, Ryan Redfield, Ted Parker, Sarah Walen. Via Zoom: Austin Grisham, Sarah Franklin, Brooke Franklin, Ryan Siemborski.
- III. **Motion to Approve Agenda:** M. Gitlin motions to approve the agenda as presented, M. Basham seconds the motion, motion carries with all in favor.
- IV. **Bills for Approval, February 27th, 2026, and March 9th, 2026:** Tonight, there are two sets of bills, one from the last meeting, which was cancelled, and one for this meeting. There will be an additional \$67,000 worth of payable invoices that were not included in the payment approval reports provided by the Clerk. This \$67,000 is payable to the Town of Georgetown, \$33,500 for October/November/December 2025 wastewater treatment and \$33,500 for January/February/March of 2026. T. Frey motions to approve the Invoices for payment from February 27th, 2026, as well as March 9th, 2026. M. Gitlin seconds the motion; motion passes with all in favor. Mac inquiries into A.W.'s wages, wondering why they do not appear on the Payment Approval reports. The Clerk informs that payroll, among other employee related matters, is not discussed in public meetings due to confidentiality. T. Frey motions to approve the \$67,000 specific to Georgetown invoices, M. Basham seconds the motion, motion carries with all in favor.
- V. **Approval of Minutes: February 9th, 2026:** M. Gitlin motions to approve the Minutes from February 9th, 2026. T. Frey seconds the motion, motion passes with all in favor.
- VI. **Public Comment:** All in attendance to discuss Fire Authority items.
- VII. **Administrative Items:**
 - a. **Mayor Report:** Not Given
 - b. **Town Clerk Update:** Not Given
- VIII. **New Business / Action Items**
 - a. **Discussion and Public Comment regarding February 15th, 2026, House Fire at 1015 Willis Street, Silver Plume (Discussion Requested by Towns People):**

Chief Jones begins by expressing remorse for the loss of T. P's home. Then Chief Jones states that T.P was the first caller on February 15th, he called at 233pm. CCFA got the radio tone at 235pm. Dispatch got multiple calls at once and had a lot of information to decipher through. One caller cited the fire at Bakerville. There were also 3 other fires in the metro area that dispatch had to respond to. When they got the call, all the Engines and firefighters were in Dumont. The CCFA states they have teams in Dumont, a team in Idaho Springs, and one in Georgetown. The CCFA does training on Sundays, so all the crew was in Dumont doing training and building maintenance. The two crews out of Georgetown and Idaho springs are the only paid crews, so they do training on Sundays. Those crews are enroute at the same time as the sheriff's sergeant reports that the structure is fully involved. Kelly, prior chief, now administrator arrived on scene at the same time as SD, 239pm. Things progressed fast. Engine came out of Dumont with an 11-minute travel time. They had to deal with Sunday traffic. 241, the engine that came out of Georgetown came within 12 minutes. This is a larger truck, with slightly slower travel time. Engine 732 came from Idaho Springs; this engine was staffed by three firefighters that came back on shift to fight this fire. Prevention 71 took 1 minute to arrive. Chief 71 is Jeremy

Jones, he arrives on scene after 15-minute respond time. Chief 72 is also around a 15-minute arrival, since the chief has other items to take care of they arrive later, but this does not affect response time. There is an error/omission with the timeline provided by the SD. Engine 734 had a line in service much sooner than is stated, but this was omitted due to an oversight and was not included in the provided timeline. Truck water was used while hydrants were put into service. All the windows were gone at this point, which means the firefighters cannot control the environment any longer and it becomes dangerous for the emergency service professionals to continue. The captain at the time has several years of service. He unfortunately made the impossible call that the structure was too dangerous to continue to try and save. Chief Jones asks if Ted Parker heard a pop, which he says no. The neighbors heard a pop and so the fire authority, this made them think the fire was caused by an arc event, which is very rare. Insurance company and fire investigator did not look further into it than this. It was an electrical event. The main service line came into contact with itself, and all three phases in the house melted together. All the aluminum between the two boxes melted. They could not find doors, or any other parts to the breaker panel. All of this should have been within 10 feet of the panel but could not be found. This fire triggered a ring camera which provided imagery. The fire authority believes the inside and outside of the house were on fire at the same time, with the fire burning inside of the walls of the home. The Cedar siding promoted fire growth and contributed to rapid flame growth. Another consideration, in addition to the structure fire, was the surrounding area and the wildland fire spreading. While none of the Fire Authority wants to lose a structure, they also do not want to run the water out. Below a certain psi a hydrant can be damaged, and damage can be caused to water main and water heaters around town. They ran below this threshold and balanced fighting the fire and throwing the town into a water loss issue. 35 minutes from when dispatch got the initial call, to when the authority had high flow out of the hydrant, which is not ideal. There is an operational improvement that can be made here. The Fire Authority has already begun the discussion with their teams so that they can be better tomorrow that they were yesterday. They do not want to lose structures. The Board opens for questions. Beginning with Austin Grisham, he opens by thanking the Fire Authority for their response. Things could be worse, not to minimize the effect on Ted. Austin has inquiries to the Town, such as reestablishment of the volunteer fire department within the Town itself, and licensing of the truck in Town. There is an understanding that there may be a truck in Town that could have been used but was not. Jeremy Jones states that the SP volunteer fire department that began in 1999 became part of the authority. The truck is fully certified and licensed and potentially could have been manned. Chief Jones stated there is absolutely an opportunity to staff the Town's firehouse with a man force. The truck is certified and capable of fighting fires, but to stop and get the truck may not have made sense, as opposed to continuing to fight the fire. The truck is absolutely certified and ready to go. Austin thinks that there would be interest in creating a volunteer force. Ryan Seimborski inquires if the arc event happened at the power line, which the authority states the arc event happened in the home, the power line was secondary. Brooke says hello and thank you to the fire authority. Brooke shares the concerns that Austin shared. Mac McDonald states it is a major commitment to becoming a volunteer firefighter, over 300 hours of training prior to sitting in a truck. Aside from getting through the initial training, there is ongoing training that is time intensive. There are insurance requirements to consider also. Very mentally intense training of 300-500 hours. Depending on the fire response, you have to have a minimum of two people on a crew. Equipment cannot run without a full crew. To top off, most of the firefighters are also EMT and/or paramedics as well. We would have to come up with at least 5 volunteers willing to put in over 500 hours of training before we could even man the facility. This would be to just meet the minimum standards, just to meet insurance requirements. The Board restates that with all this being said, the CCFA would always accept volunteers. Ted states there was

no way to put the fire out. He states he built it himself, beginning in 1991, and he used the wrong materials. CCFA states that no one knew back then what cedar can do. Ted states the fire was small when he came around the west side, he was checking something under his car parked in the driveway, he came back up to the front door on ground level, smelled smoke but an odd smell, went around the house, it was fairly small, he took a rake and pulled springs from a hide-a-bed that had been leaned up against the house, this is where the fire Ted saw was. If he would have come through downstairs he may have smelled it sooner. The fire hit the lower part of the deck, which went all the way around the house, and it had to go sideways and followed the deck all the way around the home. Ted is thankful for the help of the fire department and feels that it would not have been possible to put out. Sarah Walen thanks the CCFA and was curious about the ongoing flame in one section of the house. The CCFA stated this was a gas fire, the gas was turned off when crews responded, but the valve melted and the gas leaked. The CCFA evacuated the area and let it burn off instead of buildup. The gas just burned off until Xcel could turn the main off so that the surrounding homes were not in danger. The piano next to the gas made the flame turn green. Sarah thanks the CCFA again. Susan states that there was a rumor that we were about to run out of water. The Town was in contact with our water department, who was monitoring the Town's water tank, and we did not even use half of our volume. George with WQCP was onsite within half an hour monitoring water as well. Susan thanks the CCFA and asks why the Georgetown engine was in Dumont. The CCFA states they were doing training in Dumont. In a car, travel time is much shorter than an engine that big, it takes 10 minutes to get up the hill. Daniel states that there is a common misunderstanding that the municipality have different fire departments, and he clarified that they all are part of the CCFA now. Same staffing model, same equipment, same certification. Ryan Redfield states he reached out to Jenny Fulton as he and his wife are part of the Community Advisory Committee which is an alliance between the sheriff department and the community promoting transparency between the SD and the public. He requested the timeline provided from the sheriff department. Ryan S. and Austin state that they understand that becoming a volunteer fire fighter may be unapproachable to folks with a job, and ask how those folks can become involved and protect themselves. Chief Jones states home hardening, which is where people remove anything combustible within 5 feet of your home. This prevents spread. He suggests to harden the town and ensure that the historic community stands in another 100 years. Protect your own property, and the CCFA will provide assistance with fire mitigation. Mac elaborates on the volunteer fire fighting program more, points out that any volunteers in Silver Plume may be asked to respond in the opposite direction and not respond in Plume. It also looks like helping with rehab for those fire fighters who are working. Kelly states the engine that lives in the Plume fire house has fought more fires outside of Plume than inside it. There is a link on the CCFA website "support your community-volunteer" for those folks interested in participating in anyway. M. Basham also thanks the Fire Authority and asks how concerned the authority was about the spread up the hill and into the mountain. Chief Jones was not overly concerned, they knew that there was moisture on the ground and so they boxed the area in and took advantage of the fire and allowed the fire to burn down a lot of juniper that would have posed a worse danger in the summer. They came back with wildland firefighters a number of times over the following days. Ted now wants to learn how to pass on the generosity and love he has experienced along to others in need. Both of his cats have come back to him. Mac brings up the notion that there has been some dissatisfaction with Jeffcom. He states that they handled this situation pretty well, as they were able to sort through all of the contradicting information and dispatch to the correct location in a reasonable amount of time, which can serve as a positive note toward dispatch switching to Jeffcom. M. Gitlin asks the town clerk if we can send out something to residents saying cut your grass. Chief Jones states we are a year into Jeffcom, and although there were a few bumps

in the beginning it is smoothing out and in his opinion the dispatch department in a lot of ways is improved with the service at Jeffcom. The CCFA would rather spend money on Fire trucks and Firefighters than on dispatchers. The biggest drawback is not having a non-emergency line people can contact. The Board thanks the CCFA for attending this meeting and sharing their report with the Town. L. Berenato states that the second part of the public audiences concerns, relating solely to Town policies, will be continued at the end of the Agenda.

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

Cindy states she will never apply for another GOCO grant ever. With that, we have been able to meet all of their requirements, although burdensome, and the title company is working with us wonderfully. The claims are now split three ways, between National Historic Landmark Designated sites, non NHL sites, and partial ownership sites. We knew that there would need to be a two-part sale due to the fact that the SHF would not pay for anything not NHL. Now GOCO says they will not pay for anything with partial ownership, which several of the claims are. So now there will be three simultaneous closings, one for NHL, one for non-NHL and one for partial ownership. Closing date set for April 6th, 2026, and C. Neely is unsure if the contract will be via Docusign or in person. GOCO made us do another appraisal, that the appraiser has until March 31 to complete. This date is too close to closing for the GOCO funds, which has raised some concerns. Clerk and Cindy meet on Wednesday with the SHF to kick off receiving those funds. GOCO has only asked the appraiser to appraise Platt 1. Additionally, GOCO has found it necessary to check all the title companies' work. They have found a handful of patents whose original patent is unreadable. In 1966, when the Taylor Kennedy's were consolidating the property, they noticed that the same deeds were unreadable. So, they resubmitted the patents, which is a reasonable thing to do. GOCO wondered why the deeds are dated 1969. We still have not resolved this problem with them. They have discussed trying to appeal to NHL in Washington DC to see if they have the original copies of the deeds, but this would take about a year. The original deeds were patented prior to the establishment of the state of Colorado. Clear Creek County may have been established so those patents may have been recorded with a tribal government at that time.

c. 2024 Audit Update (C. Nihiser/L. Berenato):

Auditor was online earlier in the meeting but was given the opportunity to leave the meeting due to the length of time the Fire Mitigation conversation went on for. Mayor Berenato knows that the Audit is not yet complete but is finally in the process of wrapping up. Further discussion was tabled for the last meeting in March.

d. Appointment of Representative to the Clear Creek Regional Housing Authority (L. Berenato):

Lyndsay Hayzen, Silver Plume resident, has volunteered to be our representative on the housing authority. M. Frey, motioned to approve the appointment of Lyndsay Hayzen as the Silver Plume member on the CCRHA. T. Frey seconded the motion, motion passes with all in favor.

e. Discussion and Adoption of Resolution 2026-03; Establishment of Expedited Review Policies for Affordable Housing Projects (C. Nihiser):

Resolution 2026-03, regarding expedited timeline for permits for housing projects, is being presented on the request of the CCRHA. Having an adopted expedited policy for affordable housing projects is mandatory as part of Prop-123 requirements, as well as a mandatory requirement for the authorities' fast track grant. The Clerk states that this expedited policy is a 90-day review, which the Towns Land Use Code already provides a 30-day review period. Thus, the Town was already compliant, but the State needed this commitment via formal resolution. M. Basham moves to adopt Reso. 2026-03. M Frey seconds the motion. Motion passes with all in favor.

f. REVIST of Fire Mitigation/Town enforcement:

L. Berenato opens table for discussion. Ryan Siemborski states he does not have anything to request. Berenato understands that there is concern about residential property being hazards. In 2016, the town began to pass a nuisance ordinance, but was met with opposition. The Town tore down and condemned a building and was not sure if they had legal standing. In 2016 the Town drafted an ordinance regarding nuisance property and was met with resounding opposition. In terms of due process, there are some issues with the enforcement action, which is a full-blown trial held in court in Georgetown. The Town can certainly revisit this idea if there is public interest. Ryan thanks for that background and acknowledges that there are two approaches 1. This is my property, I can do what I want, and 2. Fire Mitigation for the greater good. Ryan uses Tim Hamid and his two broken-down cars as an example; at some point someone should get involved. M. Gitlin states that the nuisance order and fire mitigation go hand in hand often, but instead of approaching folks with threats a simple request of some of these properties may be the first step. Abandoned vehicles are an issue, and if the citizens of the town want the Trustees to do something about this, the Trustees will as they are elected representatives of this community. Lee states that the ordinance in 2016 clearly states a vehicle with no license plates, which would be almost half of the vehicles in Town. The draft ordinance defines 8 different types of nuisances and covers several items. Ryan S. is encouraged to get a copy of the draft nuisance to see what he thinks. L. Berenato states that the enforcement is the issue, as it is with a lot of issues. Ryan states in the Town code there is an ordinance that states that you cannot have vehicles without tags and wonders why the Town does not enforce this ordinance. M. Frey states that there is an ordinance that prohibits unregistered cars, and for a while the Town was towing them away, however the ordinance does not clearly specify who is responsible for the cost of the tow and impound, the Town or the owner of the vehicle. The Town cannot bear the financial burden of towing away everyone's unregistered vehicles, so they stopped enforcing that part of the ordinance. Ryan brings up horrible snowpack and is worried about a hot summer and increased fire danger. Tabled for further discussion.

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:** **Tabled for 3.23.2026 due to large agenda**
- g. **Miscellaneous Updates:** N/A

- X. **Adjournment:** Meeting adjourned at 9:12pm. M. Frey motioned for adjournment, M. Gitlin seconded, motion passes with all in favor.