

**BOARD OF TRUSTEES**  
**MINUTES**  
**MONDAY, FEBRUARY 9<sup>th</sup>, 2026, at 7:00 PM**  
**BOARD MEMBERS & MAYOR MEET IN PERSON AT TOWN HALL**

- I. **Call To Order:** At 7:04pm Mayor Leonard Berenato calls the meeting of the Silver Plume Board of Trustees to order.
- II. **Roll Call:** All are present other than Bryon Monseu. In person Mayor Leonard Berenato, Martin Gitlin, Randal “Mac” McDonald, Michael Frey, Tammy Frey, Town Clerk Chelsea Nihiser. Via Zoom Trustee Mark Basham and Don Heyse (Public Audience).
- III. **Motion to Approve Agenda:** T. Frey motions to approve the agenda as presented, M. Gitlin states action item C can be removed from the agenda. M. Frey seconds motion to approve the agenda with the amendment M. Gitlin suggests. Motion passes with all in favor.
- IV. **Bills for Approval:** Tonight, there are both General Fund Bills and Restricted Fund Bills to discuss and potentially approve. General Fund bills for approval are the Town’s regular bills. T. Frey motions to approve the bills as presented, M. Gitlin seconds. The Board has a discussion regarding Wastewater treatment bills from Georgetown. Silver Plume has not been invoiced since October 2025. November, December, January, and February invoices are not yet received. Once received, invoices will total approximately \$55,000.00. L. Berenato will discuss this with Georgetown Assistant Administrator Kazia tomorrow at the Mayors and Commissioners meeting. Motion to approve the bills passes with all in favor. Restricted Fund Bill for approval is an action item, and will be discussed and potentially approved during discussion of New Business/Action Item A.
- V. **Approval of Minutes, January 12<sup>th</sup> and 26<sup>th</sup>, 2026:** T. Frey motions to approve the minutes from January 12<sup>th</sup>, 2026, as presented. M. Gitlin seconds, R. McDonald abstains as he was not in attendance. Motion passes with all in favor. R. McDonald then motions to approve the Minutes from January 26<sup>th</sup>, 2026, M. Frey seconds, and the motion passes with all in favor.
- VI. **Public Comment:** The Board addresses Don Heyse, via zoom, and inquires if he has any public comment he would like to share with the Board. Don states he is wanting an update on the Mountain Park from Cindy Neely. L. Berenato states that he can provide an update to Don, and proceeds to discuss New Business/Action Item A.
- VII. **Administrative Items:**
  - a. **Mayor Report:** N/A
  - b. **Town Clerk Update:**
    1. **Discussion of Employer Council and DRCOG Membership Invoices**
    2. **CCC TB Trails to Town Update**

Clerk update given during discussion of New Business/Action Item D

**VIII. New Business / Action Items**

**a. Taylor Kennedy Land Acquisition Update (C. Neely):**

L. Berenato updates the Board and the public by stating that the Town has raised approximately \$900,000.00 to go toward the purchase of the Taylor Kennedy Land, \$300,000

of which comes from a Great Outdoor Colorado grant. GOCO has thrown a wrench in the purchase and will not accept the original appraisal. GOCO is insisting that the appraisal be redone in a different format. The original appraiser would not reformat their appraisal, so Cindy Neely hired another yet another appraiser. The fee for this appraisal will be \$10,000.00, 50% of which is due up front and is payable out of the Restricted Fund. Cindy is very apologetic for the error. Mountain Area Land Trust, the folks providing the Conservation Easement, missed GOCO's appraisal requirement during their initial review of the Grant Agreement, so unfortunately this is an error that needs to be rectified. M. Basham states that he is apprehensive to pay this cost, as the costs for this Mountain Park keep increasing, but the Town has not done any of the interpretive signage or other stewardship responsibilities that they are obligated to do. M. Basham specifically brings up the need for signage on the 7:30, and the Clerk interrupts the conversation to inform M. Basham and the rest of the Board that the Mountain Park Commission is currently working on designing their first interpretive site, with signage, along the 7:30. Clerk is not certain how much this site will cost yet, but wanted to inform the Board and M. Basham specifically that there is discussion and intention going into this portion of the project. Clerk hopes to have a proposal to present to the Board, the Commission, and the HDPLC, by the beginning of March. It is determined that if the Board needs to pay for this signage out of the General Fund, it will do so. The Board agrees of the necessity of getting a new appraisal done, as the GOCO grant funds a large chunk of the purchase price. T. Frey, motions to approve contracting a new appraiser to meet GOCO's requirements, and to pay the retainer fee of \$5,000.00 out of the Restricted Fund immediately. R. McDonald seconds the motion. Motion passes with all in favor. \$5,000.00 check to Nash-Johnson Appraisers is signed.

**b. Discussion and Adoption of Resolution 2026-02; A Resolution Cancelling the 2026 Election (C. Nihiser):**

The Town is reviewing a Resolution to cancel the upcoming election. The Town received 6 interested candidates for the 7 open offices. The Town will swear in the new Board on April 13<sup>th</sup>, 2026. L. Berenato will be Mayor for another term. M. Gitlin, M. Basham and L. Berenato submitted Nomination Petitions; M. Frey, R. McDonald, and new Board member Cory Chylik submitted affidavits of intent to be Write-in Candidates. A vacancy for the remaining office will need to be appointed in April by the new Board. L. Berenato calls for motion to approve Resolution 2026-02, cancelling the election to be held on April 7, 2026, and considering the candidates elected. M. Frey motioned to approve and adopt Resolution 2026-02; R. McDonald seconded the motion; motion passes with all in favor. L. Berenato then turns the floor to Town Clerk Chelsea Nihiser, to discuss her clerk update, and Action items D and E.

**c. Sanctuary City Discussion (M. Gitlin):** Removed from Agenda

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

Town Clerk reports to the Board that she was in contact with the Town's auditor last Monday, he had made two report requests which were submitted. Clerk requested an update as to when the Board can expect the Audit to finish which has gone unanswered. Clerk also reports that the Town received a letter from the State Auditor, which states that an extension will not be granted to the Town's 2025 Audit due to the delinquency of the 2024 Audit. The State Auditor requests that the 2024 Audit be submitted ASAP and gives the

Town until July 31<sup>st</sup> to submit the 2025 Audit. L. Berenato shares that he has asked Eliot Gidan, the Town's accountant, to provide some alternative auditors that the Town can interview to perform the 2025 Audit, which is due July 31<sup>st</sup>, 2026. The Town is obligated to finish the 2024 Audit with the current auditor, but the Board agrees that a different auditor may be necessary for the 2025 audit. Another update will be provided during the next meeting. The Clerk then switches to her clerk update, and asks for guidance regarding two invoices that the Town has received and has paid for the preceding years. One is an invoice for annual membership to the Employers Council which costs the Town annually \$3995.00, and the other is for annual membership to DRCOG (Denver Regional Council of Governments) which annually costs the Town \$600.00. The Clerk reports that in her 3 years of bookkeeping, she has seen these memberships paid for but never used. The Clerk attests that she has never reached out to the Employers Council or DRCOG for any assistance or resources, nor has the Town of Silver Plume as a municipality. M. Basham asks the Clerk who or what organization she would reach out to if she needed assistance, and the Clerk reports that she has always used CML (Colorado Municipal League) or CMCA (Colorado Municipal Clerks Association) as resources. The Clerk also reports that between CML and CIRSA, the town's insurance provider, the Board of Trustees would have similar resources available to them that the Employers Council or DRCOG could provide. R. McDonald inquires if there would be anything preventing the Town from singing back up as members if the need arises in the future, which the clerk states she does not feel there would be anything preventing the Town from doing so. The Board feels that these funds would be better utilized elsewhere, like to offset the cost of the appraisal for the Mountain Park the Board approved earlier in this meeting. T. Frey motions to approve the Clerk to discontinue membership with Employers Council and DRCOG, thus not paying the invoices in question. R. McDonald seconds the motion, motion passed unanimously. The third item the Clerk would like to update the Board on is the County's Tourism Promotion, "Trails to Towns". The Clear Creek County Tourism Bureau has recently gotten a new director, and they are revamping their department and the relationship it has with the Counties municipalities. The SP Town Clerk has recently had a meeting with Jess Jones, CCCTB director, regarding Silver Plume's Tourism vision. The Clerk has shared with CCCTB that Silver Plume understands that it's businesses need tourism to survive, however we need to have a unique approach to tourism, focusing on sustainable and responsible tourism. This aligns with the CCCTB's 2026 marketing strategy. The CCCTB, along with design input from the municipalities, will be creating a pocketbook which will guide tourists throughout the county. Each municipality will have their own section, and the Clerk has requested that Silver Plume's section includes a map showing where people should and shouldn't park, where trashcans are located, and which businesses offer restrooms. The Clerk and Mayor will be meeting with the CCCTB and other municipalities to discuss further this Wednesday. The Clerk will open this topic up for further discussion during the next Board meeting to get the Board at large's opinion on Tourism in Silver Plume.

**e. Request for Towns Participation in Georgetown Community School  
"My Log" Project (C. Nihiser/R. Redfield/SPMP Commission):**

Town Clerk informs the Board that local schoolteacher and SPMP Commission member Ryan

Redfield inquired into the possibility of placing a camera inside the Mountain Park as part of a Georgetown Community School project. The “My Log” project teaches decomposition, by placing a camera aimed at a decomposing log and monitoring the changes the log goes through. The Town Clerk does not know the specifics such as when the project will begin, how many kiddos or what ages will be involved, or where exactly this camera will be placed, but she wanted to gauge the Boards interest in supporting this project, as the Board has made it clear that they would like to restrict the amount of cameras and surveillance on Town land as much as reasonably possible. The Board is accepting of participating in this project and does not feel concerned that this would violate anyone’s privacy. The Town Clerk will update Ryan Redfield and will also update the Board with more information once available.

**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:** At 7:39pm M. Gitlin motioned to adjourn the meeting of the Board of Trustees, T. Frey seconded the motion, motion passes with all in favor.