

BOARD OF TRUSTEES

Minutes

MONDAY, April 27th, 2026, at 7:00 PM

BOARD MEMBERS & MAYOR MEET IN PERSON AT TOWN HALL

- I. **Call To Order:** 702pm by L. Berenato
- II. **Roll Call:** Cory Chylik, Lee Berenato, Martin Gitlin, Mickey Frey. Candidate Lisa Rae. Clerk Chelsea Nihiser. Public Audience: Cindy Neely and Sherrie Wilson (via Zoom)
- III. **Approval of Agenda:** M. Gitlin motions to approve the agenda as presented, M. Frey seconds, motion passes with all in favor.
- IV. **Oath of Office:** Administered by Clerk C. Nihiser to incoming Board Members L. Berenato, C. Chylik, M. Frey, M. Gitlin
- V. **Review of Received Letters of Interest to Fill Vacancy on Board of Trustees, and Appointment of Candidate to Fill Vacancy on Board of Trustees (L. Berenato):** The Silver Plume Board of Trustees had one empty seat after the cancelation of the 2026 election, Lisa Rae has offered to serve on the Silver Plume Board of Trustees and fill this vacancy. L. Berenato calls for motion to appoint L. Rae as Trustee, Term lasting 2026-2028. C. Chylik motions to appoint L. Rae to fill the Trustee Vacancy. M. Frey seconds the motion, motion passes with all in favor. Lisa Rae is sworn in by taking the Oath of Office, Administered by clerk C. Nihiser.
- VI. **Approval of Bills and Invoices:** M. Frey motions to approve the bills. L. Berenato asks what the invoice for Phil Johnson is for, clerk reports that this is reimbursement for caboose roofing material ordered from eBay. L. Berenato asks what the Browns Hill invoice is for, and clerk reports that it is for upgrades and maintenance for the alarm system console for the Water Treatment Plant. L. Rae asks what the Colorado Department of Public Health invoice is for, clerk reports it is the state permit for the Water Treatment Plant. L. Rae then inquires if this is an annual charge, clerk reports it is an annual invoice the Town is responsible for. L. Rae seconds motion to approve the bills and invoices as presented, motion passes with all in favor.
- VII. **Approval of Minutes from April 13th, 2026:** M. Gitlin motions to approve the minutes from April 13th as presented. M Frey seconds the motion. L. Rae and C. Chylik abstain as they were not present, motion passes with all others in favor.
- VIII. **Public Comment:** C. Neely here to give the latest report on acquisition of 350 acres on top of Republican Mountain, joining via public comment as she is not on the agenda. C. Neely reports that all the money was paid and title transferred to the Town on April 6th. Currently the county is having wonderful time in the assessor's office recording all 122 mining claims. Next step is putting the Conservation Easement on the property, which was a requirement by SHF and GOCO in order to receive their funding, as neither agency would grant their funds without a CE. In process of finishing CE, finishing because it has been in draft form for quite a while. All players in the game must agree on this 45-page document. The CE will cover environmental questions including flora and fauna. It will also cover Cultural Resources; 25 resources have been identified by a historian that has visited and surveyed the sites. This will prove interesting because one funding agency is interested in the environmental aspect of Republican Mountain and the other is interested in the Historical and Cultural aspect of Republican Mountain. Town attorney Jo Seavy will be reviewing the draft CE and will be discussing with Cindy in May. MALT will own the CE for Taylor Kennedy land. The owner of the CE on Jack Pine is CHF, and their prime interest is historical sites and MALT's interest is in the environmental sites. MALT wants to finish in mid-May, we will not make this due to a few reasons, part of which is funding, as we are still waiting

to receive NOCO and CPW funds. NOCO has pledged \$37,000 which once received will roll the first payment of the CE until the remainder of the pledged funding comes through, the other reason is there are lots of paperwork hurdles, we don't need to rush the process and C. Neely really wants to take time and do right. This will not go on forever, but we will give NOCO a bit to get their funding to us. Last meeting the SP Board approved the \$32,000 loan from the General to the Restricted fund to also roll some of the pending costs, so we are all set with monies overall, just playing the game of catch and release at this point. C. Neely states it will be the end of May before we sign the CE, but the Town owns the Mountain and should celebrate. The Board thanks C. Neely for all her hard work and success on this project.

IX. Administrative Items:

a. Mayor Report:

Gheeda Gauyo with the CHF preformed the CE inspection on the former methodist church, which went fine. Town needs to install railings still, L. Berenato will be attending the PFSP meeting to see if they will help with the cost of the railings. M. Gitlin states he will also be at the PFSP meeting to discuss heating options for the church. L. Berenato confirms with clerk that PFSP meets on the first Wednesday of the month, so not this Wednesday but the next.

b. Town Clerk Update:

Clerk updates the Board that there will be maintenance done to the sewer line on East Mountain St. beginning next Monday. This will result in Mountain being closed and traffic detoured onto Paul St. The Town has been doing work on Paul St., so emergency vehicles and low-lying cars can get through without any issues now. Clerk also provides a follow up to the Dinger Park discussion held at the end of March. At that meeting it was discussed that PFSP would like to use funding they have received for Dinger Park to place soccer nets in the grassy field. The Board had requested the clerk send out a survey to residents asking what type of improvements they would like to see happen at the park for pre-teens/teenage kiddos; however, the clerk did not make the deadline for April utility bills. This survey will be distributed with May utility bills, clerk will join PFSP meeting to update them of this as well. On the same subject, clerk has been requesting quotes for park fill for the playground at Dinger Park, as the Towns insurance company is requiring the fill be removed and replaced with safer material. The clerk states that she is not asking for approval for any of these quotes yet, as the lowest quote she has received comes in at \$23,000. Clerk states that \$17,000 is for the engineered wood chips and over \$5000 for delivery. Clerk states that with removal and installation this project was quoted at over \$55,000. The Town plans to remove the old fill and install the new with a team of volunteers, so they were able to remove the bulk of that cost. Clerk is currently continuing to look for comparison quotes, hoping to find someone with a better rate. L. Berenato states that he thought only \$6000 was budgeted for the park this year, clerk confirms that \$10,000 was budgeted for park improvements, and there is another \$15,000 in the Conservation Trust Fund which is allocated exclusively for park improvements, but this would still mean that this is the only project the Town could fund at the park this year, and unfortunately it has to be done to satisfy the insurance auditor. L. Berenato asks if the Town can chip their own wood and fill the pit, and the Clerk and Mickey Frey both confirm that the insurance company forbids this practice. M. Frey did this once, and the Town was penalized. Self-chipping results in chips that are too large and sharp. R. McDonald asks if the Town can fill the pit with Pea Gravel, but the clerk confirms that due to the maximum fall height of the current playground equipment pea gravel is not acceptable either. M. Frey suggests filling the pit with sand and spraying the astroturf foam substance on top, and the clerk admits that she was advised that the engineered wood chips are the cheapest option, so she has not requested quotes for that type of material. M. Frey states he has some catalogues at his office, and he will bring them to the clerk to look over. Clerk also states that former Trustee T. Frey has offered to continue to

assist looking for comparison quotes for park fill as well.

X. New Business / Action Item

a. Appointment of Mayor Pro Tem, Term 2026-2028 (L. Berenato):

L. Berenato informs the Board that Marty has been Mayor Pro Tem for several terms, and L. Berenato would like to appoint M. Gitlin to Mayor Pro Tem once more for the 2026-2028 term, if he accepts. M. Gitlin states he would be honored to serve as Mayor Pro Tem again. M. Frey motions to appoint M. Gitlin as Mayor Pro Tem, M. Gitlin abstains, L. Rae seconds, motion passes with all in favor.

b. Appointment to Committee Vacancies (L. Berenato):

Tabled for next meeting. L. Berenato advises the other Trustees to review the provided list of committee appointments and vacancies and be ready next meeting to drop or join committees.

c. Town Clean-Up May 16th, 2026 @ Timberline Transfer Station Confirmation (C. Nihiser/M. Frey):

M. Frey coordinated with Timberline and set up a Town Clean up date of May 16th. Clerk contacted Bryan, on site contact with Timberline, and confirmed he will be there 8am-4pm that day accepting Trash from Silver Plume Residents. Clerk provides a sample flyer for this event to the Board and asks for approval to distribute with utility bills, and post in Town Hall. M. Gitlin states he will put it in post office as well. Clerk states she does not want to advertise on social media, as she does not want out-of-towners to try and participate in the event. Clerk will put it on website, however. Board agrees with the flyer and the plan. Clerk also states that the dump truck is working, and she plans on informing residents that if they need help with removal the Board will help. M. Frey and R. McDonald volunteer to assist with this, as does M. Gitlin.

d. Continued Discussion of Trash and Dumpster Issues (L. Berenato):

L. Berenato states there are two dumpsters, one at park, one at the bottom of Silver Street. Clerk interrupts and states that the dumpster in park is gone. L. Berenato continues and states everyone knows about the dumpster at bottom of Silver Street, everyone passes right by it on their way into or out of Town. It gets picked up on Friday and it is filled by Saturday. Folks dump outside, bears and animals get into it, trash gets all over the place. Lisa Rae asks if folks can dump at the transfer station, which unfortunately they cannot due to liability reasons. L. Berenato is going to chat with Janine and the Franklins about relocating the dumpster onto Willis Street, and Stormy has also offered to have it on his property, so L. Berenato will discuss it with all these residents to see where it will be best to be placed. There will be a combo lock only for the folks that live on Silver/Jefferson/Willis/Paul/Mountain. Silver Street is a mess constantly, and the homeowners and L. Berenato are cleaning it up constantly. The dumpster at park was removed and two bear resistant trash cans have replaced it. There are people that need the dumpster as the trash cans are inaccessible for some folks, so the Town does not want to get rid of all of them entirely. M. Gitlin states there are two dynamics to the issue, there have been long-term maintenance issues with the dumpsters, doors getting broken and never fixed. Made lots of attempts to mitigate. M. Gitlin states that aside from Stormy's offer, there isn't a good option. L. Berenato is still working, hoping to have an answer prior to the next meeting. Mountain Street dumpster has also been picked up for the summer. M. Gitlin suggests making a contract with Timberline regarding maintenance in a timely manner, need to hold them accountable to a quicker response, such as 30 days. M. Frey suggests a park enclosure at the park with cameras and a coded entry, L. Berenato states that has been discussed before but does not seem like a viable option. The other option is to get rid of garbage and let everyone fend for themselves to find alternate garbage service.

e. Professional Development Request, CMCA Institute (C. Nihiser):

In March the Clerk submitted an initial proposal to attend a professional development training institute this summer with CMCA. At the time registration for the hotel room had opened and was booking fast, but registration for the event had not opened yet. Clerk received approval to book the hotel room at that time, but as she did not know how much registration for the event was, she did not request this approval back in March. Registration has since started, and the cost of the event is \$1300. Clerk has applied for a scholarship which could cover up to \$1000, but she does not know at this time if she has received that scholarship award. R. McDonald motions to approve the cost of registration and approve the clerk's attendance of the event. M. Gitlin seconds the motion, motion carries with all in favor. L. Berenato asks when the event is, and the clerk reports it is July 13-July18 in Ft. Collins. Clerk thanks the Board for their support.

XI. Updates:

- a. **Road and Bridge Committee**
- b. **Budget Committee**
- c. **Personnel Management Committee**
- d. **Cemetery Committee**
- e. **Short Term Rental Committee**
- f. **Silver Plume Mountain Park Commission**
- g. **Miscellaneous Updates:**

L. Berenato thanks Lisa Rae and Cory Chylik for their service. L. Berenato also asks them to look over the vacant committee seats and see if they are interested in filling any of those seats.

XII. Adjournment:

At 751pm, M. Gitlin motioned for adjournment. M. Frey seconded the motion; motion carried with all in favor.