

BOARD OF TRUSTEES
MINUTES
PUBLIC HEARING and REGULAR MEETING
MONDAY, DECEMBER 8th, 2025, at 7:00 PM

I. Call To Order: PUBLIC HEARING:

Meeting called to order at 703pm by Lee Berenato

II. Roll Call:

Board Members in person: Lee Berenato, Martin Gitlin, Randal McDonald, Mickey Frey, Tammy Frey. Via Zoom, Mark Basham. Public Audience: Brett Butson, Mike Magerowski

III. Motion to Approve Agenda:

T. Frey motioned to approve the agenda. M. Frey seconded. Motion passes with all in favor.

IV. Approval of Minutes:

December 1st, 2025: M. Frey motioned to approve the minutes as presented from December 1st, 2025. T. Frey seconded. M. Gitlin recuses as he was not in attendance, motion carried with all others in favor.

V. Public Comment:

No Public Comment.

VI. Action Items: PUBLIC HEARING:

A. Final 2026 Budget Presentation (L. Berenato/Budget Committee):

a. Final Budget Review:

L. Berenato shares that during the last meeting an issue was pointed out, where there was no expenditure line amount for IT and Computer Services for 2026. This value came in at approximately \$28,000. L. Berenato states he took money out of the park fund and the water treatment fund as those are definite expenses. We also cut the sidewalk budget down from \$30,000 to \$12,000. Looking at the bottom line, we budgeted \$518,000 to come in as revenue and year to date in 2025 we are at \$531,000, so there is a little bit of a cushion there. Furthermore, this figure does not include December revenue, so L. Berenato states 2025 total revenue to be close to \$540,000, which will also contribute to pulling the budget further into the green, as it stands, the 2026 budget is \$700 in the green.

b. Final Reading and Adoption of Resolution 2025-03: A Resolution to Adopt Budget:

L. Berenato calls for a motion to approve Resolution 2025-03, approving the 2026 budget. M.

Gitlin motions to adopt Resolution 2025-03, approving the 2026 budget as presented. T. Frey seconds the motion. Motion passes with all in favor. M. Gitlin thanks the Budget Committee, and Lee Berenato specifically, for their hard work and diligence on the 2026 budget preparations.

c. Final Reading and Adoption of Resolution 2025-04: A Resolution to Appropriate Sums of Money:

Operating expenses of the General Fund are \$158,000 covering administrative costs. The Water Fund appropriations are \$135,000 and Sewer Fund appropriations are \$224,000. The General Fund, Water Fund, and Sewer Fund revenues are split 50/30/20%. These revenues total out to the \$519,000 in total revenue budgeted for the year. L. Berenato calls for a motion to approve Resolution 2025-04, appropriating sums of money between the various Town funds. M. Gitlin moves to approve Resolution 2025-04, appropriating sums of money in 2026. T. Frey seconds the motion, motion passes with all in favor.

d. Final Reading and Adoption of Resolution 2025-05: A Resolution to Set Mill Levies:

Final item L. Berenato brings to the Board as part of the Public Hearing is setting Mill Levies for 2026. L. Berenato shares with the Board that the Town has a Mill Levy for General Operating Expenses, a separate Mill Levy for our Bond, and an additional Mill Levy for our contributions to the CCFA. The Mill Levy for CCFA is capped at 9 Mills, this was voter approved in 2024. \$21,508 is the Towns General Revenue Bond, passed approximately 2005 when the Town rebuilt the Water Treatment Plant. The Town is allowed to tax whatever it takes to cover that amount, which this year is only 4 Mills. Finally, the Mill Levy to cover general operating expenses. This is what makes up the gap in revenue for the year and is the shortfall that accounts for the appropriations in the general operating expenses. Total Mill Levies for 2026 will be 23.09. This is a slight increase overall. In years past the overall Mill Levy typically has been around 21, or 22. Once approved, the Clerk will certify the Mill Levies to the Clear Creek County Financial Director, who will then certify to the state. L. Berenato calls for a motion to approve Resolution 2025-05, setting Mill Levies for the Fiscal Year 2026 at 23.09 Mills. M. Gitlin motions to adopt Resolution 2025-05, setting Mill Levies for 2026. M. Frey seconds the motion, motion passes with all in favor.

VII. Adjournment: PUBLIC HEARING:

At 723 pm, L. Berenato calls for adjournment of the 2026 Budget Public Hearing. M. Gitlin motions to adjourn, T. Frey seconds. Motin passes with all in favor.

VIII. Call to Order: REGULAR MEETING:

At 724pm, L. Berenato calls the Regular Meeting of the Board of Trustees to order.

IX. Public Comment: N/A

X. Administrative Items:

a. Mayor Report: N/A

b. Town Clerk Update: N/A

XI. New Business / Action Items: REGULAR MEETING

a. Land Acquisition Update (C. Neely):

C. Neely is not in attendance, will table this for the next meeting.

b. 2024 Audit Update (C. Nihiser):

No update from Town Clerk, although L. Berenato states he knows the auditor and Chelsea have been in contact, so he is not worried. This will also be tabled until the next meeting.

c. Bakerville Gas Station/Convenience Store Development Discussion (L. Berenato):

L. Berenato shares with the Board and Public Audience that he has recently learned of a proposed development in the Bakerville Parking Lot, where the chimney currently stands. The proposed development is a gas station/convenience store, that will take up all of the existing parking lot. There will be approximately 50 parking spaces, including spaces dedicated to the various trailheads in the area. L. Berenato states that he has a map and additional information on his work computer that he will share with the rest of the Board ASAP. He also needs to double check his calendar, but L. Berenato states he believes that the Clear Creek County Planning Commission is scheduled to review the application packet in terms of rezoning on December 16th, and then the County Commissioners are scheduled to review the application on December 18th. The first step to this process is the potential rezoning of that parcel of land. L. Berenato states he may have his dates wrong, he will double check and confirm with the Board ASAP. L. Berenato at this moment is asking if the Silver Plume Board of Trustees is in support of this rezoning or if the Town is against the rezoning. L. Berenato states he is personally against the rezoning, stating that the applicant is proposing installing a sewer treatment facility, using surface water (which is where the Town of Silver Plumes drinking water comes from), and dump the effluent back into the stream up there in Bakerville. This is a major concern, as we already know that there are a number of homes in the area that are not cleaning and pumping their own sewage out as often as they should. As the Town pulls water for their Water Treatment Plant out of Clear Creek right below this area, L. Berenato is concerned about adding more waste byproducts into the Creek. L. Berenato states his second reason for contesting the proposed rezoning is the issue of Traffic along Silver Valley Road. There is already a significant amount of traffic and visitation to this parking lot during winter and summer months, and L. Berenato cannot imagine how a gas station/convenience store would fit. Third, L. Berenato states that he is a huge supporter of the Black Sky Initiatives, and although he has been told that the lights at the proposed gas station/convenience store would be pointing down and possibly not as big of a Black Sky issue, he is still against any additional major light source that would be lit 24/7. Finally, L. Berenato cites the issue of Traffic along Silver Valley Road. There is already a significant amount of traffic that travels along Silver Valley Road between Bakerville and Silver Plume, also during winter and summer months, and L. Berenato cannot imagine how many additional vehicles would be pulling off at Bakerville, and trying to travel along Silver Valley Road as opposed to getting back on the interstate. It is already a hazardous situation, backing up 2-3 miles. So actively routing people onto this road is another reason. T. Frey and

M. Gitlin brings up the damaging affect on the trails. There is already an epidemic of folks who wipe their rears and leave their used toilet paper on the trails, fill bags with dog poop and leave the bags on trails, the state of the trails is abominable already. This proposed facility will negatively impact the fish and wildlife in the area. M. Gitlin states he feels that as a Town we should gather any public support and attend all of the meetings. R. McDonald states he is also opposed to this development for all of the reasons previously discussed, and asks if L. Berenato will follow up this discussion with a strongly worded letter, which L. Berenato states he will draft and send a letter with the Town Clerk. R. McDonald also suggests that the Town should get ahold of the Water Treatment Plant Operators, and see exactly how this development would affect the Towns water quality. R. McDonald states that the Town needs to discuss the distance between the separation, from the effluent to our intake, he feels that we will find that is incorrect. This will help with the Towns concern. R. McDonald will get with John Volk and will start citing some technical issues. There cant be that much distance between the proposed site and our WTP. R. McDonald also states that he is concerned the county will only see the money, and not the issues at hand. Additionally, R. McDonald states we need to find the technical items to pose opposition to this, because an emotional approach will not cut it with the County. M. Basham states he is against the development, for all of the reasons already stated such as traffic, and wastewater being dumped into the creek. Additionally, he states that this development goes against all of the historical protection work this side of the County has been doing. With all of this being said, there is no real reason for this gas station, as there are three gas stations five miles east in Georgetown and a number of gas stations to the west in Summit County. M. Gitlin states this may also negatively impact property owners in Bakerville, along Silver Valley Road, and in Silver Plume. Other than sales tax, T. Frey and M. Gitlin state that there are no positives that the community can gain from this development. Dates are reviewed again, December 16th is the planning commission meeting and December 18th is the County Commissioners meeting. Lee will double check and let everyone know the final dates. M. Gitlin suggests going to the media to share the negative effects of this development. L. Berenato reminds the Board that this is a process, there is nothing finalized, the rezoning is only the first step. R. McDonald states that he thinks that they would have to notify the property owners within a mile of the development, and to the Town's understanding no one was publicly notified. Darcee Mond joins the Board and states they were not notified of the upcoming development, but that the Mond family is opposed to the development for all of the previously stated reasons, with specific weight placed on the fact this proposed development is at the base of two 14ers, and she feels that the County's interest in placing such a facility in such a location is shortsighted, and that the environmental impact alone is enough to oppose. Brett Butson joins the Board and states that in his opinion, this area is arguably one of the most pristine areas that someone who may be later in age that possibly couldn't walk to the base of a 14er can actually access, it is bonkers to think that the County is willing to take away the experience of seeing the base of a 14er. M. Gitlin then brings up the issue of increased visitation to the 14er may be a problem in and of itself, as the demand for search and rescue could have limited resources stretched thin. R. McDonald states that the HDPLC has not discussed this in their meetings, but they have authority over the trailhead and should be

part of the discussion. L. Berenato states that he feels that this area of Bakerville is designated as part of the Silver Plume Watershed Protection Boundary Area. M. Basham states that he has looked up the County Commissioners Agenda for December 18th, and this discussion is not on that agenda. L. Berenato will follow up and will get back in touch with the Board with final dates. He will also draft a letter to the BOCC. SP Board Members will get in touch with everyone they can to gain solid information to oppose this development.

d. Dog Waste Pick Up Enforcement (M. Gitlin): Does not need to be discussed now, as

XII. 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 states that the Town has not officially approved covering the title insurance for the Mountain Park. M. Basham is opposed to funding the Mountain Park with Town money. He states that there are 30 donors thus far, and many more people in Town, so he is representing the rest of the Town who does not want to buy the mountain. L. Berenato states that some of this money is already in the Restricted Fund, currently at \$48,000. M. Basham states that we are obliged to put signage up in the existing section of the Mountain Park but acknowledges that we wont spend \$48,000 on it. The Title insurance comes in at a little over \$30,000, so M. Basham states he would be agreeable to cover the title insurance if it can be paid from the restricted fund, and not the Town's general fund. T. Frey motions to approve the Town covering the cost of the title insurance, to be paid from the restricted fund. R. McDonald seconds the motion. Motion passes with all in favor.

XIII. Adjournment: REGULAR MEETING:

At 748pm, T. Frey motions to adjourn the meeting of the Silver Plume Board of Trustees. M. Gitlin seconds the motion. Motion passes with all in favor.