

**TOWN OF SILVER CLIFF REGULAR BOARD MEETING  
MINUTES FOR DECEMBER 5, 2023**

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Mayor H.A. Buck Wenzel called the meeting to order. The Board of Trustees of the Town of Silver Cliff, Colorado held their regular meeting at the Town Hall at 5:00 PM. The Pledge of Allegiance and the invocation were said.

PRESENT: Mayor H.A. Buck Wenzel, Mayor Pro Tem Lisa Nolan, Trustee Fred Hernandez, Trustee Jordan Benson, Trustee Braden Wilson, Trustee Troy Bomgardner, Trustee Jake Shy

ABSENT:

STAFF PRESENT: Attorney Dan Slater, Building & Zoning Official Isaac Selden, Deputy Town Clerk Brittany VanDeusen, Public Works Director Scott Rowley

STAFF ABSENT: Ileen Squire-Town Clerk/Treasurer

ATTENDEE INTRODUCTIONS: Lucas Epp (Custer County Commissioner), Lisa Kaufman (Silver Cliff Resident), Joyce Perelli (Silver Cliff Resident)

AMENDMENTS TO AGENDA: Addition of “2024 Calendar” to new business. (This includes the Christmas party date and rescheduling of April BOT meeting.)

CONSENT AGENDA:

- a. APPROVAL OF NOVEMBER 7, 2023, REGULAR MINUTES
- b. TREASURER’S REPORT
- c. FINANCIAL REPORT

BALANCES AS OF NOVEMBER 2023

General Fund	\$ 229,954.33
Museum	\$ 20,854.68
Conservation Trust Fund	\$ 13,476.58
Total	\$264,285.59
CD’s	\$135918.50
APRA FUNDS	\$167,850.29
GRAND TOTAL	\$568,054.38

- d. PAYMENT OF THE BILLS

Motion by Trustee Braden Wilson to accept the Consent Agenda, seconded by Trustee Jake Shy. Motion carried.

NEW BUSINESS:

- a. Public Hearing on Ordinance 05-2023 AMENDING TITLE 6 OF THE SILVER CLIFF MUNICIPAL CODE TO ESTABLISH REQUIREMENTS FOR SHORT-TERM RENTAL LICENSING. Regular Meeting closed at 5:03 PM. Public hearing opened at 5:03 PM. There were no public comments. Public Hearing Closed at 5:04 PM. Regular Meeting resumed at 5:04 PM.
- b. Consideration of approval of Ordinance 05-2023 AMENDING TITLE 6 OF THE SILVER CLIFF MUNICIPAL CODE TO ESTABLISH REQUIREMENTS FOR SHORT-TERM RENTAL LICENSING- Attorney Dan Slater stated that this ordinance has been created from the work from the Short-Term Rental committee and the Planning Committee. He took their wording and presented the ordinance. Pro-Tem Lisa Nolan stated that the only correction she sees that needs to be made is in Section 6-7-70(A).

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Lisa Nolan made the motion to approve Ordinance 05-2023 with the rewording section 6-7-70(A) to state:

“On properties zoned as R3, a Full-Time Short-Term Rental shall not be located within 150 feet of any other currently licensed Short-Term Rental. No such minimum distance shall apply to properties zoned as B1. The distance shall be measured from the front door of one dwelling to the front door of the other dwelling.”

Trustee Jordan Benson seconded the motion and it passed unanimously. Trustee Braden Wilson abstained from voting due to his STR.

- c. Appointment of Legal Publication Company- Oly one publishing company submitted a bid to be our legal publication company and that was Wet Mountain Tribune.  
Trustee Jake Shy made the motion to accept Wet Mountain Tribune as our legal publication company. Trustee Braden Wilson seconded the motion and it passed unanimously. Trustee Fred Hernandez abstained from voting due to conflict of interest.
- d. First Reading of Ordinance 10-2023 Dark Skies Exemption- The town is working with Dark Skies and Black Hills Energy to get our baseball field lighting “Dark skies” compliant. Currently two schools are using the ball fields. In future events that could take place, we wanted something in our ordinance that allowed the lights to be on up to a week, in a case of a tournament. Next month, this will come back for a public hearing and approval.
- e. Consideration of approval of Resolution 06-2023 A RESOLUTION TO DESIGNATE THE TOWN’S OFFICIAL POSTING PLACE- This resolution states that our posting place for public notices is located within the Town Hall lobby, on our website, and a board outside the Town Hall.  
Trustee Braden Wilson made the motion to approve Resolution 06-2023 to designate our public notice posting locations. Pro-Tem Lisa Nolan seconded the motion. It passed unanimously.
- f. Consideration of approval of Resolution 07-2023 Conducting a Mail Ballot Election- There was no conversation regarding how we would conduct our 2024 Election.  
Trustee Jordan Benson made the motion to approve Resolution 07-2023 determining that our election be held as a mail in ballot election. Trustee Braden Wilson seconded the motion and it passed unanimously.
- g. 2024 Appointments- Mayor Buck Wenzel thanked Lisa for stepping up into the role of Pro-Tem when it was needed, and thanked Jake for covering since June. He also thanked Troy for covering the variety of meetings that needed someone there.

First, with a nomination of Trustee Jake Shy to be appointed as Mayor Pro-Tem, Trustee Jordan Benson made the motion to accept Jake Shy as Mayor Pro-Tem, Trustee Troy Bomgardner seconded the motion and it passed unanimously.

To accept the appointment of full-time staff (Clerk/Treasurer Ileen Squire, Deputy Clerk Brittany VanDeusen, Public Works Director Scott Rowley, Building and Zoning Official Isaac Selden), Attorney Dan Slater, Municipal Judge James Heavey, and Auditor Mayberry Co. Trustee Jordan Benson made the motion to approve the appointment of these positions, Pro-Tem Lisa Nolan seconded the motion and it passed unanimously.

Next was the appointment of Planning Commission- Chair Larry Weber, Co-Chair Dave Schneider, Steve Lasswell, Deb Deimer, Mayor Wenzel, Trustees Lisa Nolan & Jordan Benson, Building and

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Zoning Official Isaac Selden. Board of Adjustments (Appeals)- Board of Trustees, E911 Authority Board- Mayor Buck Wenzel, Safety/Coordinator/Risk Assessor/Legal Liaison- Mayor Buck Wenzel, Custer County Hazardous Mitigation Plan- Mayor Buck Wenzel and Isaac Seldon, UAACOG Rep- Mayor Buck Wenzel. Trustee Jordan Benson made the motion to accept these appointments. Pro-Tem Lisa Nolan seconded the motion and it passed unanimously. Committee Appointments will happen in January's Board of Trustees meeting.

- h. 2024 Calendar- A 2024 calendar with all the meeting dates was presented. The only change noted to be made was wording at the top of the page that needed removed that said "Except January and July" for regular Board of Trustee meetings. It was mentioned that if we have an April election that we will need to change the date of the April meeting to another date, so it does not conflict with the election. The board also needs to pick a date for the Christmas Party, which was decided to be January 19th. Trustee Jake Shy made the motion to accept the 2024 calendar with these changes, Pro-Tem Lisa Nolan seconded the motion and it passed unanimously.

### OLD BUSINESS

- a. STAFF REPORT- Building and Zoning Official Isaac Selden had reports in the meeting packet. He attached an updated short term Rental Application, a 2023 report breaking down permit sales and income, and shared that he has been approached multiple times about the idea of Solar Farms being built within town. He is doing research to see what that all entails. The Deputy Clerk had her staff report in the meeting packet.
- b. COMMITTEE REPORT- Work Force Housing-no report. Recycling-no report. E911- Mayor Wenzel has a meeting Thursday. Mayor Wenzel told the board about the Mobile Food Truck that he's trying to get to Silver Cliff. It's a 40-foot beverage truck that brings up enough food to feed 100-120 families at a time. They would visit twice a month. Mayor sent off the last of the letters of support and is waiting to see if our application has been approved.
- c. PUBLIC COMMENTS- Public had no comment.
- d. BOARD OF TRUSTEES OPEN COMMENT- The Board of Trustees had no comment.

### ADJOURN

Motion by Trustee Fred Hernandez to adjourn the meeting at 5:36 p.m., seconded by Trustee Jake Shy. Motion carried.

  
H. A. BUCK WENZEL, MAYOR

Attest:  
  
Brittany VanDeusen, DEPUTY TOWN CLERK