

# TOWN OF SILVER CLIFF REGULAR BOARD MEETING MINUTES FOR JANUARY 7, 2025

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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.

## PLEDGE OF ALLEGIANCE AND INVOCATION

PRESENT: Mayor H.A. Buck Wenzel, Mayor Pro Tem Jake Shy Trustee Lisa Nolan, Trustee Jordan Benson, Trustee Troy Bomgardner, Trustee Kris Schmidt

ABSENT: Trustee JoAnn Schlabach

STAFF PRESENT: Town Clerk Ileen Squire, Building and Zoning Official Isaac Selden, Deputy Clerk Wendy Stroup, Attorney Dan Slater - online.

ATTENDEE INTRODUCTIONS: Chris McKellip, Jerry Petterson, Cathy Petterson, Lucas Epp, Barry Keene, Ally O'Neal Cloudbreak, Bryson Cloudbreak, Larry Weber, Elliott Jackson Wet Mountain Tribune, Joyce Perelli, Scott Nolan, Janet Rhodes, Tracy Ballard

AMENDMENTS TO AGENDA: h. Nolan's and IRA Real Estate Vacation Applications

## CONSENT AGENDA:

- a. APPROVAL OF DECEMBER 3<sup>RD</sup> , 2024, MINUTES
- b. TREASURERS REPORT
- c. FINANCIAL REPORT
- d. BALANCES AS OF DECEMBER 2024

General Fund	\$181,513.30
Museum	\$ 34,043.48
Conservation Trust Fund	\$ 31,440.99
Total:	\$246,997.77
12-month CD	\$ 47,004.72
18-month CD	\$ 46,783.36
Total:	\$ 93,788.08
ARPA Funds	\$167,850.29
Total Funds:	\$508,636.14

- e. PAYMENT OF THE BILLS

Motion by Mayor Pro Tem Jake Shy to approve the consent agenda and second by Trustee Lisa Nolan. Motion carried.

## NEW BUSINESS:

- a. Consideration to approve the recommendation to appoint Chris McKellip as the Building and Zoning Official

Jake – This was very hard we had many qualified applicants. We are recommending Chris McKellip for this position.

Trustee Jordan Benson moved to appoint Chris McKellip as the Building and Zoning Official, seconded by Mayor Pro Tem Jake Shy. Motion carried.

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- b. Consideration of approval the recommendation to appoint Jerry Peterson to the Planning Commission open seat

Larry Planning Commission Chairman – gave a history of Jerry helping the town with the rezoning committee.

Jerry – I want help the town move forward there are a lot of good things happening. I won't be able to be here in person for all the meetings but will be online when I am not. Moved by Mayor Pro Tem Jake Shy, seconded by Trustee Jordan Benson. Motion carried.

c. Custer County Workforce Committee update – Barry Keene and Commissioner Epp Gave handout and history. Asked what they can do for Silver Cliff since this property is in Silver Cliff. These lots were given to the Upper Area of Council of Government for self-help housing program.

- d. Public Hearing for Street and Alley Vacation Application for the Scott and Lisa Nolan

Regular meeting - closed at 5:15 pm.

Joyce Perrelli – Is this in or on paper somewhere? Yes, both. Is this the only access to the tiny home project? Yes.

Public Hearing - closed 5:16

- e. Consideration of approval of the Street and Alley Vacation Application for the Scott and Lisa Nolan

Moved by Mayor Pro Tem Jake Shy seconded by Trustee Jordan Benso. Trustee Lisa Nolan abstained from the vote. Motion carried

- f. Public Hearing for Street and Alley Vacation Application for IRA Real Estate LLC

Regular meeting – closed at 5:17 pm.

Public Hearing – closed at 5:18 pm.

- g. Consideration of approval of the Street and Alley Vacation Application for IRA Real Estate LLC

Moved by Trustee Jordan Benson, seconded by Trustee Lisa Nolan. Motion carried.

- h. Public Hearing for Special Use Permit Application for Cloudbreak – Silver Cliff Solar Project

Regular meeting – closed at 5:19 pm.

Joyce Perrelli – Ask for clarification on the fence line. Jake and Buck addressed this question.

Public Hearing – closed at 5:22 pm.

- i. Consideration to approve the Special Use Permit Application for Cloudbreak – Silver Cliff Solar Project

Ally O'Neill gave a presentation with all the updates from requests from the Planning Commission and the public hearing held at the meeting.

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We want to open the window for signup to start now and have a good base number by the time the project is ready. We will do all we can to get the outreach plan about signing up out to customers.

Larry – Can you put a notice in or on the monthly bills so that people really know about this. A lot of them won't come to an outreach plan or signup day unless they know about it and some/most people either don't get the paper or don't have internet. This may be a way to make sure all customers get notice.

Completion date? Hopefully in 2025 if things keep moving smoothly.

Lisa – Do you feel you are safe from the runoff from Mill Street during the 100-year flood? Yes, we addressed drainage in the application. Monitoring how do plan on doing this? One cellular onsite? I would recommend redundancy to make sure you have better communication still not guaranteed. We will look into this; it is a good idea. Maintenance of Mill Street: are there any kind of improvements for this street from the impact of this project? We are currently working on a road maintenance plan with the Mayor and Public Works Director, and we will sign once presented.

Jake – Grounds maintenance depends on the vegetation that is planted, will you maintain the 6" growth height throughout the project even under the panels? Yes.

Mayor Pro Tem Jake Shy abstained.

Motion by Trustee Kris Schmidt to approve the Special Use Permit Application for Cloudbreak – Silver Cliff Solar Project, seconded by Trustee Troy Bomgardner.

Discussion: Troy I would like to see in writing the disposal plan. None of this can go to our landfill, we don't have space or the correct facility to handle this. Attorney Salter will add this section. Trustee Kris Schmidt, I will amend my motion to add the disposal plan will be added to the agreement, seconded by Trustee Jordan Benson. Motion carried.

## a. First reading of Ordinance 01-2025 Tiny Homes

Our code is very outdated including the definitions, we corrected codes, mistakes and modernized appendix Q. Removed mobile home all together they are not allowed in our code.

## b. Discussion and approval of funds for Environmental Analysis for the Town Plaza

Discussion and approval of funds for Environmental Analysis for the Town Plaza RFP for the ER in the range of \$20-50,000. Once we get them back and review them then the board will approve.

Motion by Mayor Pro Tem Jake Shy to send out the RFP for the Environmental Analysis for the Town Plaza property, seconded by Trustee Jordan Benson. Discussion: It is one for all property, correct? Buck, yes. Motion carried.

## OLD BUSINESS:

### STAFF REPORT

Buck – Isaac thank you thank you for being here. You've been an incredible asset, and we wish you nothing but success in your next venture. You could have made it a couple more years.

Issac – It has been a pleasure. We are north of \$100,000 in all permits. Marquez property vacation for the alley is being worked on.

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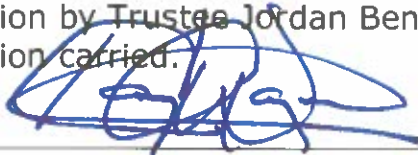
COMMITTEE REPORT – GOCO - Ileen call Chris he is not replied to the emails.  
Jake – Met with Scott on a long-term goal for the roads. This year we will do the 100 block (from the Highway to Ohio St. on the south and to Cliff St. on the north side) with chipseal. We will continue to research and gather information on how to use the tailings that were donated to the town from the CDOT project. I would like to see a 5% increase every year for the road budget we need to get this work done.

PUBLIC COMMENTS:

BOARD OF TRUSTEES OPEN COMMENT

ADJOURN:

Motion by Trustee Jordan Benson to adjourn, seconded by Mayor Pro Tem Jake Shy.  
Motion carried.



H. A. BUCK WENZEL, MAYOR

Attest:



Ileen Squire, TOWN CLERK

