



**MINUTES**  
**Meeting of the Board of Trustees**  
**Town of Red Cliff Chambers, 400 Pine Street, Red Cliff**  
**TUESDAY, June 03 2025**

**CALL TO ORDER at 7:02 pm**

**ROLL CALL**

Mayor Duke Gerber	Mayor Pro-Tem Art Fox	Trustee Ben Kleimer
Trustee Bob Oppenheimer	Trustee Ondrej Mertlik (Absent)	Trustee Dana Veljacic (Absent)
Deputy Clerk Chris Brown (Absent)	Trustee Garrett Alexander (Absent)	Administrator/Clerk Melissa Matthews
Planner Scot Hunn		

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA** - *Items to be added or pulled from the agenda*

Motion by Duke Gerber to approve the agenda, seconded by Bob Oppenheimer unanimously approved.

**APPROVAL OF MINUTES-** May 20, 2025: Tabled due to lack of quorum

**PUBLIC COMMENTS** - *For items not on the agenda, please keep comments to five minutes or less.*

Bob Will- inquiring about a burial at Greenwood Cemetery in a family plot. They do not have the deed/ proof of ownership of the plot. Bob has located the family plot and is researching the ownership and requested to be on the upcoming agenda.

**DISCUSSION AND ACTION ITEMS**

1. 216 Monument - Proposed ADU conversion

The homeowner is proposing plans to convert his single-family home to a single family with an accessory apartment. The project meets zoning code requirements and does not propose any exterior modifications. Public comment was supportive of the project, and expressed concerns about parking, especially so close to the neighbor's residence. The homeowner is willing to put a barrier to protect from damage to neighboring home. P&Z reviewed and recommended approval. Discussion included- concerns about parking because the doubling of units.

Motion by Duke Gerber to approve the proposed plans to add an accessory apartment to 216 Monument St, seconded by Ben Kleimer, unanimously approved.

2. Real Estate Transfer Tax and Home Rule Conversion considerations:

Staff presented a memo outlining the feasibility of adopting a Real Estate Transfer Tax, which would require converting to Home Rule. The memo included legal and procedural considerations, estimated costs, and a comparison of statutory and home rule frameworks. The Board reviewed the pros and cons and decided to table the idea for now.

3. Continued discussion on potential new revenue sources

Staff provided an updated memo summarizing progress on revenue strategies, including ongoing work on a Transfer Tax (via Home Rule), business collaboration, and establishing a dedicated grant match fund. The Board also discussed potential annexation of nearby private property, event-based revenue, community investment campaigns, and leveraging public land assets. Staff was directed to research annexation logistics and propose a 3 mile plan.

## **ORDINANCES & RESOLUTIONS**

### **RESOLUTION 7 SERIES 2025**

A RESOLUTION ACCEPTING THE RESIGNATION OF THE BOARD OF TRUSTEE MEMBER DANA VELJACIC AND PROVIDING NOTICE OF AN OPEN BOARD OF TRUSTEE POSITION FOR THE TOWN OF RED CLIFF, COLORADO

Motion by Duke Gerber to approve Resolution 7, Series 2025, seconded by Art Fox, unanimously approved.

### **STAFF/TRUSTEE UPDATES**

Mayor, Duke Gerber:

- 101 Water Street residents need to take measures to prevent bears from getting in their trash.

Administrator/Clerk, Melissa Matthews:

- Mango's liquor license update: The owner has submitted a revised renewal application stating Matt Kilbane as the Operating Manager. This is a better option than having Lindsey Nelson in this role. Staff will submit the application to the state.
- Per the Board's request, staff submitted a letter of support for the Community Grant application for the purchase of bear-proof trash cans for public schools throughout the valley.
- The maintenance team with the help of some volunteers repaired the Red Cliff sign at the southern entrance to Town.
- Eagle County public safety agencies officially launched the Genasys Protect evacuation mapping platform, now live on ECEmergency.org, to improve real-time communication and evacuation coordination during emergencies. The system allows first responders to view and update evacuation zones in the field, with public maps updating immediately for residents and visitors.
- Senator Bennet's office was unable to submit Red Cliff's FY26 Congressionally Directed Spending request for the Streetscape Project due to submission limits, but Senator Hickenlooper's office submitted the project for consideration. Funding is not guaranteed, and decisions are not expected before November, with potential disbursement no earlier than summer 2026.
- The Audit is complete and will be presented at the next meeting (6/17/25)
- The Kid's free lunch and activity starts June 13 and will be every Friday at 11:00am.
- Kristina Finamore met with Eagle Valley Library District regarding the Bookmobile. This is a mobile library that is open to everyone where people can check out books and even request for them to bring specific books and it will be here every other Friday from 12:30-2:30. They will also bring up the "Magic Bus" some days, which is a preschool aged bus for kids.
- There has been an inquiry about food truck operations in Town. We do not currently have any regulation. Staff will work on a process to present for Board consideration.
- You will see in the bill pay 2 checks from the Enterprise account to the General Fund. Total amount of both is \$46,136.91:
  - \$35,260.31 – this is the final reconciliation for 2024 amounts owed to General Fund from Enterprise Fund.
  - \$10,876.60 – this is the 2025 Q1 amounts owed to General Fund from Enterprise Fund.

Trustee Bob Oppenheimer:

- Attended the Eagle River Valley State of the River public meeting, which was very informative.

Trustee Art Fox -

- Inquired about Laske's project regarding the gully to the east of the shockplate retaining wall – wanting to ensure that the work done there does not undermined the shockplate. Staff will look into this.

### **BILL PAY**

#### **1. General Account**

ABC Parts	5093 · Repairs & Maintenance	\$ (207.17)
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Ace Hardware	5100 · Building/Grounds- lawn mower oil	\$ (34.36)
Acorn Petroleum, Inc	5092 · Fuel	\$ (1,882.13)
AED Authority	5100 · Building/Grounds	\$ (245.00)
Apex Waste	5086 · Trash Collection	\$ (162.62)
Century Link - x2191	5041 · Postage, Print, Telephone, Supplies	\$ (207.51)
Empower Retirement Plans	Payroll Liabilities:Retirement Plans - PPE 05/31/2025	\$ (1,374.42)
FirstBank	5181 · Bank Service Charges	\$ (12.00)
Linda Overcash-By the Numbers	5014 · Accounting/Bookkeeping/Finance	\$ (1,912.50)
Mitchell & Company, LLC	5046 · Computer & Internet	\$ (231.25)
Mitchell & Company, LLC	5046 · Computer & Internet	\$ (135.00)
PartsWarehouse	5093 · Repairs & Maintenance - Tools	\$ (71.71)
Pinnacol Assurance	5072 · Worker's Compensation	\$ (1,069.00)
Shell	5100 · Building/Grounds- fuel mower/weed eater	\$ (39.01)
SmartSigns	5041 · Postage, Print, Telephone, Supplies	\$ (104.65)
Trafficsign.com	5110 · Road/Bridge	\$ (701.23)
Vero Broadband	5046 · Computer & Internet	\$ (280.00)
Xcel Energy x7086-0	5083 · Gen Ops: Xcel Town Hall	\$ (1,342.59)
Duke Gerber	5062 · Board Member	\$ (250.00)
Art Fox	5062 · Board Member	\$ (150.00)
Ben Kleimer	5062 · Board Member	\$ (150.00)
Dana Veljacic	5062 · Board Member	\$ (150.00)
Garrett Alexander	5062 · Board Member	\$ (150.00)
Ondrej Mertlik	5062 · Board Member	\$ (150.00)
Robert Oppenheimer	5062 · Board Member	\$ (150.00)
Beyer, David	Payroll	\$ (1,158.19)
Brown, Chris	Payroll	\$ (1,125.68)
Brown, Chris	Reimbursement - Health Insurance	\$ (458.00)
Finamore, Kristina	Payroll	\$ (189.96)
Sandoval, Lorenzo	Payroll	\$ (1,433.61)
Matthews, Melissa	Payroll	\$ (2,305.13)
Matthews, Melissa	Reimbursement - Health Insurance	\$ (458.00)
Matthews, Melissa	Reimbursement - Mileage	\$ (96.60)
Matthews, Melissa	Expense Reimbursement - Cell phone/ Travel Expenses	\$ (37.50)
Gallegos, Nick	Payroll	\$ (1,368.28)
Martinez, William	Payroll	\$ (1,202.69)
Martinez, William	Reimbursement - Health Insurance	\$ (458.00)
Vayan, Katelyn	Payroll	\$ (177.87)

Motion by Bob Oppenheimer to approve the Enterprise Account bill pay, seconded by Duke Gerber, unanimously approved.

## 2. Enterprise Account

CenturyLink	5033 · Wastewater Ops - Utilities	\$ (73.74)
Town of Red Cliff - General Fund	7000.2 · Operating Transfer Out Final 2024 Reconciliation	\$ (35,260.31)
Town of Red Cliff - General Fund	7000.2 · Operating Transfer Out	\$ (10,876.60)
Water Quality Control Professionals	5031 · WWTP Operators, 5032 · Repairs	\$ (1,875.00)
Water Quality Control Professionals	5021 · WTP Operators, 5022 · Repairs	\$ (1,896.97)

Motion by Bob Oppenheimer to approve the Enterprise Account bill pay, seconded by Duke Gerber, unanimously approved.

## 3. Community Fund Account

FirstBank	5181 · Bank Service Charges	\$ (2.00)
Parks Perks	5051 · Marketing & Town Events -Travel Story	\$ (280.00)

Motion by Art Fox to approve the Community Fund Account bill pay, seconded by Duke Gerber, unanimously approved.

## **ADJOURNMENT**

Motion by Art Fox to adjourn, seconded by Duke Gerber, unanimously approved at 8:50 pm.