

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
SEPTEMBER 24, 2018 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, September 24, 2018 in the municipal council chambers. Mayor Richel called the meeting to order at 7:00 p.m.

Roll call

Present

Mayor Keith Richel
Mayor Pro-tem Samantha Alexander
Trustee Kyle Knott
Trustee Dina Prieto
Trustee Jerry Seifert
Trustee TJ Tucker
Trustee Sam Walls

Also present were Interim Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Community Development Director Janet Aluise, Public Works Director Trey Fonner, Chief of Police Mike Kite and members of the public.

Pledge of Allegiance and Moment of Silence

Consent Agenda

- 1) Minutes of the September 10, 2018 Board of Trustees meeting
- 2) **Resolution No. 22, Series 2018**, A RESOLUTION OF THE BOARD OF TRUSTEES APPOINTING JOHN LEWIS AS THE TOWN TREASURER OF THE TOWN OF SILT, COLORADO

Trustee Seifert made a motion to approve the consent agenda as presented. Trustee Walls seconded the motion, and the motion carried unanimously.

Conflicts of Interest – Trustee Prieto stated that she has a conflict with the High Q Retail Marijuana renewal application and will not be entering into discussions due to her personal feelings.

Public Comments – Mike Yorty stated that he is hearing more horror stories regarding permits and building code violations. He stated that there is a person in town who was possibly chased down because he had a shed on his trailer. He also stated that there is a 40-year old trailer in town and that rumor is that the building code stipulations have basically priced him out of doing anything with it and he will probably move out of town. Mr. Yorty stated that Silt is not a rich town and that some people can barely afford to feed their kids but yet the building codes and stipulations are pricing people out and feels that there must be a better way. He said that when talking with his neighbors, no one wants to deal with the town when it comes to building permits. He also added that in regards to the High Q renewal tonight that he would still like to see that store go away.

Kari Meskin stated that she is here on behalf of the citizens for Re-2 and that she is asking for the Boards support of ballot measures 4A and 4B. She added that 4A addresses employee recruitment and retention and would make possible salary increases across the board for over 700 employees. Issue 4B is a \$5.7 million bond measure for overcrowding. The bond measure would build four

classrooms here in Silt and four in Rifle. She stated that more information could be found at: yes4A4B.com.

Agenda Changes – There were no agenda changes.

Convene as the Local Marijuana Authority

Mayor Pro-tem Alexander made a motion to convene as the Local Marijuana Authority. Trustee Knott seconded the motion, and the motion carried unanimously.

High Q – Renewal of Retail Marijuana License

Clerk McIntyre stated that this is a standard renewal and that there have not been any issues with this establishment. She added that all fees have been paid, sales tax is current and that staff recommends approval. Present tonight was Renee Grossman, owner of High Q. She stated that business has been very good and continues to grow despite the number of stores opening to the west of Silt. She added that she only sells organically grown product.

Trustee Tucker made a motion to approve the renewal of the High Q Retail Marijuana License. Trustee Seifert seconded the motion, and the motion carried with Trustee Prieto abstaining.

Trustee Tucker made a motion to reconvene at the Board of Trustees. Trustee Walls seconded the motion, and the motion carried unanimously.

2017 Audit presentation by Blair and Associates, P.C.

Present tonight was Pete Blair with Blair and Associates. Mr. Blair went through the audit stating that the books are in great shape and commending Deputy Treasurer Amie Tucker for her help in preparing the audit. He added that the town has a great staff and that everybody is doing a good job. Mr. Blair stated that he would be submitting the audit to the State.

Trustee Knott made a motion to approve the 2017 Audit as presented by Blair and Associates, P.C.. Trustee Seifert seconded the motion, and the motion carried unanimously.

First reading of **Ordinance No. 4, Series 2018**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING SILT MUNICIPAL CODE SECTION 17.73.020 REGARDING THE DEFINITION OF "ENCLOSED, LOCKED SPACE" FOR CAREGIVER AND PERSONAL MARIJUANA CULTIVATIONS WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Director Aluise went over the ordinance stating that a citizen feels that staff has not interpreted the code correctly. She stated that the Planning & Zoning Commission unanimously recommended to the Board that no change occur to this section of code and that staff also recommended that the existing code be followed as it should not be tailored for just one person.

The public hearing was opened at 7:44 p.m. There were no public comments and the hearing closed at 7:44 p.m.

The ordinance died for lack of a motion.

Request for Community Development Director to be Advisory Committee Member of the Middle Colorado Watershed

Director Aluise informed the Board that the Middle Colorado Watershed Council received funding from the Colorado Water Conservation Board and that the District will use the money to perform a water study aimed at improving security for all water uses in the watershed planning and by understanding and protecting existing uses, meeting shortages and maintaining healthy riverine ecosystems in the face of increased future demand and climate uncertainty. She added that it is a two-year commitment based on how long it takes to do the study. It was determined that Ms. Aluise would have the best knowledge to attend these meetings.

Trustee Knott made a motion to appoint Community Development Director Janet Aluise to be an Advisory Committee Member of the Middle Colorado Watershed. Mayor Pro-tem Alexander seconded the motion, and the motion carried unanimously.

Direction related to further regulation on industrial hemp within the Town of Silt

Director Aluise discussed what is currently in the code regarding industrial hemp. There was discussion on whether the existing code should be changed to include more regulations in addition to the testing of industrial hemp and who would pay for it. There was additional discussion about being able to tell the difference between hemp and marijuana, the odor of the plants, and the height of hemp compared to the height of weeds in regards to code enforcement.

Staff suggested addressing hemp on a future ordinance that will be addressing ag-rural zoning which is scheduled to go before the Planning & Zoning Commission soon. **There was a consensus to bring this back as suggested by staff.**

Amendment 74 discussion (Just Compensation for Reduction in Fair Market Value by Government Law or Regulation)

Attorney Sawyer explained that basically what this amendment states is that anytime the government does something that could arguably reduce the value of someone's property, the property owner could then say that the government is responsible for a reduction in the value of their property and be liable for the reduction in fair market value. He added that the government has a reasonable right to protect the environment by imposing regulation so long as reasonable economic use of the property is retained.

There was a consensus to direct staff to draft a resolution opposing Amendment 74 and to bring back on the next agenda for approval.

Proposition 112 discussion (Minimum Distance Requirements for New Oil, Gas and Fracking Projects Initiative)

Attorney Sawyer explained that Proposition 112 deals with setback requirement for certain oil and gas facilities. The setbacks now being proposed will go from 500 feet to 2500 feet. These setbacks could have both private property and economic implications with an impact to the Town as well.

There was discussion regarding the number of improvements that the Town has been able to do in recent years with the help of the grant money from Garfield County Federal Mineral Lease District and the fact that this money comes from oil and gas.

There was a consensus to direct staff to draft a resolution opposing Proposition 112 and to bring back on the next agenda for approval.

Second reading of **Ordinance No. 1, Series 2018, AN ORDINANCE OF THE TOWN OF SILT, COLORADO , ADDING SECTIONS WITHIN TITLE 13 OF THE SILT MUNICIPAL CODE REGARDING DOMESTIC BULK WATER SERVICE FEES, PUBLIC POLICIES REGARDING FILLING OF DOMESTIC WATER TANKS AND PROVIDING PENALTIES FOR THE VIOLATIONS OF SUCH SECTIONS, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

Director Aluise went over the ordinance addressing the policies to be put in place when using the bulk water stations adding that the fees that will help to maintain the bulk water station.

The public hearing was opened at 8:20 p.m. There were no public comments and the hearing closed at 8:20 p.m.

Trustee Tucker made a motion to approve second reading of Ordinance No. 1, Series 2018, AN ORDINANCE OF THE TOWN OF SILT, COLORADO , ADDING SECTIONS WITHIN TITLE 13 OF THE SILT MUNICIPAL CODE REGARDING DOMESTIC BULK WATER SERVICE FEES, PUBLIC POLICIES REGARDING FILLING OF DOMESTIC WATER TANKS AND PROVIDING PENALTIES FOR THE VIOLATIONS OF SUCH SECTIONS, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO. Trustee Walls seconded the motion, and the motion carried unanimously.

August 2018 financials and balance sheets

Administrator Layman went over the August 2018 financials and balance sheets. He added that upon further research that it was discovered that there really wasn't a need to approve them on a monthly basis and that the Charter states that quarterly reports must be provided to the Board for their information.

Designating Jeff Layman as a finalist for the Town of Silt, Town Administrator position

Attorney Sawyer stated that Jeff Layman has been serving in the Interim Administrator capacity since April and that the Board after previous discussions had determined that they did not want to use an outside search and would rather hire from within. Mr. Sawyer added that the CRS does require that the finalist be announced 14-days in advance to allow for any public comments prior to appointing him to the Administrator position. Attorney Sawyer stated that his appointment will be placed on the next agenda along with a contract for the Boards approval.

Trustee Knott made a motion to direct staff to post a notice of finalist and designating Jeff Layman as a finalist for the Town of Silt, Town Administrator position. Trustee Prieto seconded the motion, and the motion carried unanimously.

Updates from Board / Board Comments

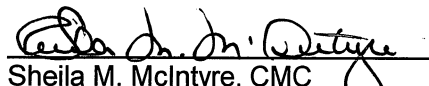
Trustee Tucker asked for a list of the grants that has been received over the last five years from GCFMLD. He also thanked Chris Classen and the Silt Historical Park for putting on the Mac & Cheese event adding that they had a great turnout. The Board thanked Deputy Treasurer Tucker for her hard work on the audit and the Department Heads for keeping on eye on their budgets. Trustee Knott encouraged the citizens of Silt to come to the meetings and provide feedback.

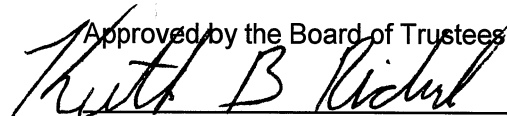
Mayor Richel commented about the DOLA training that would be held in Rifle on October 23 regarding grant writing and upcoming DOLA grants.

Adjournment

Trustee Tucker made a motion to adjourn. Trustee Knott seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 8:42 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk

Approved by the Board of Trustees

Keith B. Richel
Mayor

