

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
FEBRUARY 25, 2019 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, February 25, 2019 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 Andreia Poston
 Trustee Dina Prieto
 Trustee Jerry Seifert
 Trustee Sam Walls

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Community Development Director Janet Aluise, Town Treasurer Betty Vega, Public Works Director Trey Fonner, Utilities Director Jack Castle, Chief of Police Mike Kite, Town Attorney Mike Sawyer, Town Engineer Deric Walter and members of the public.

Pledge of Allegiance and Moment of Silence

Consent Agenda

- 1) Minutes of the February 8, 2019 Special Board of Trustees meeting
- 2) Minutes of the February 11, 2019 Board of Trustees meeting
- 3) **Resolution No. 8, Series 2019**, A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GARFIELD COUNTY FEDERAL MINERAL LEASING DISTRICT MINI GRANT IN THE AMOUNT OF \$31,000 IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH REPLACING THE WATER HEATER AND BOILER SYSTEM AT THE TOWN OF SILT SENIOR HOUSING FACILITY WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
- 4) **Resolution No. 9, Series 2019**, A RESOLUTION SUPPORTING THE GRANT APPLICATIONS FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT TRADITIONAL GRANT IN THE AMOUNT OF \$328,015.15 IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH REPAIRING AND REPLACING SECTIONS OF THE TOWN'S WASTEWATER COLLECTION SYSTEM WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
- 5) Approval of work assigned to the Town Engineer regarding the Pioneer Drive water improvements

Trustee Knott made a motion to approve the consent agenda as presented. Mayor Pro-tem Alexander seconded the motion, and the motion carried unanimously.

Conflicts of Interest – Trustee Seifert stated that he would be recusing himself from the Stoney Ridge discussion since he does work for the applicant.

Public Comments – There were no public comments.

Agenda Changes – Administrator Layman stated that he would like to change the order of the Parks Master Plan and the Water Master Plan on the agenda so that the Town Engineer can participate and then be able to leave after the water discussion.

Convene as the Local Liquor Licensing Authority

Trustee Seifert made a motion to convene as the Local Liquor Licensing Authority. Trustee Knott seconded the motion, and the motion carried unanimously.

Kum & Go, LLC – Modification of Premises

Clerk McIntyre explained that due to the new liquor laws that allow convenience stores to now sell full strength beer, the applicant is asking to increase their cooler storage space from three to five cooler doors.

Trustee Knott made a motion to approve the Kum & Go, LLC Modification of Premises. Trustee Walls seconded the motion, and the motion carried unanimously.

Mayor Pro-tem Alexander made a motion to reconvene as the Board of Trustees. Trustee Knott seconded the motion, and the motion carried unanimously.

Resolution No. 6, Series 2019, A RESOLUTION APPROVING A 2ND AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT FOR PAINTED PASTURES SUBDIVISION, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Director Aluisse stated that the Town has no issue with the applicants request to extend their vested rights for another three years.

The public hearing was opened at 7:12 p.m. There were no public comments and the hearing closed at 7:12 p.m.

Trustee Knott made a motion to approve Resolution No. 6, Series 2019, A RESOLUTION APPROVING A 2ND AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT FOR PAINTED PASTURES SUBDIVISION, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO. Mayor Pro-tem Alexander seconded the motion, and the motion carried unanimously.

Trustee Seifert recused himself from the room.

Resolution No. 10, Series 2019, A RESOLUTION OF THE TOWN OF SILT, COLORADO APPROVING THE PARTIAL ACCEPTANCE OF IMPROVEMENTS FOR STONEY RIDGE PLANNED UNIT DEVELOPMENT, PHASE III (ACTUAL CONSTRUCTED PHASE II), TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Present tonight were applicants Kelly Lyon and Melinda Lyon, Melody Massih, Attorney for the applicant and Dave Lavery with Marcin Engineering.

Director Aluise went over her staff report explaining the warranty period to the Board. Attorney Sawyer passed out a redline of the Resolution for review prior to approval. He then provided an overview of the subdivision and infrastructure review process for the Board's information and went through the checklist of items that will need to be completed per the Resolution.

Trustee Knott asked about the certification of the water and sewer lines that have been installed and paved over. Director Aluise stated that one of the concerns that staff had was that they did not see the Engineer with Marcin onsite but feel that the compaction is good and that the roadways are solid. She added that staff has a level of comfort about the lines and accept them. Director Fonner and Town Engineer Walter went over the methodology of how some of the work was done. Mr. Walter explained that he reviewed the alternative testing equation that Marcin used and that there is no way for staff to validate how the water passes.

Mr. Lavery explained that he believes he had an old copy of Silt standards and that is where he got the formula that he had used. Ms. Massih stated that the test results were submitted about a month ago, and Mr. Walter stated that he received them last Friday. Ms. Lyon stated her concern of things being turned into the Town and there being a lag time of when they were passed onto the engineer. Mr. Lavery stated that Marcin Engineering was there for the water and sewer testing but not the irrigation.

Trustee Knott asked if it was standard practice to have the developers engineer on site while those lines are being built before they are completed and paved. Mr. Lyon stated that Marcin shot everything in and that they had a surveyor out there almost every day. He then stated that the lines were laid and that HP Geotech was there almost every day. Mr. Lyon stated that the engineer was not there every day to verify that it was being done correctly. Mr. Lavery stated that he was there intermittently, probably one or two days during each phase equal to two days per month. Trustee Knott stated that the concerns are that the Town requires the developers engineer to fully certify those lines and the developers engineer was either unwilling or unable to do that.

Ms. Massih stated that this developer also put in Stoney Ridge Phase I and that there have been no problems with that system. She also stated that she does not believe that the testing was done differently, it was just that the calculations were presented in a way that was different. Engineer Walter added that even though an alternative methodology was used that was outside of the town's requirements, it has not been spelled out for the town how it was used.

Engineer Walter commented that the engineer should have been on site more often, knowing that they would need to certify the lines at the end of the project. He stated that the Town still needs to get a description of the methodology that they used that falls within some certification criteria that is reasonably used by local and/or professional engineers for those sewer manholes. In regards to the water main testing he could turn around the calculations to determine if they pass or not according to the town's requirements.

Attorney Sawyer suggested that the Board direct staff to add in their motion an additional sentence under item "i" that the developer provides manhole and water main testing consistent with the town's standards.

There was brief discussion about getting the landscaping done in the spring once the snow is gone. Ms. Lyon explained that they would be adding another park that was not initially planned for and that they do not want to put shrubs in, as they are hard to maintain and collect trash. Director Aluise went over the landscaping plan that was approved for Phase I that will be consistent with this phase. Ms. Lyon stated that they want something reasonable and did not want shrubs and trees blocking stop signs and they wanted to make it easy for the homeowners to maintain. Mr. Lyon stated that if the town wants a tree, he would plant a tree.

Trustee Knott asked why the engineer was not there more and Mr. Lyon stated that the surveyor was there who would report back. Trustee Knott then asked Mr. Lavery who was more qualified, the engineer or the surveyor and Mr. Lavery stated that he would be more qualified. Attorney Sawyer stated that staff has worked through a number of issues with the applicant and believes there are a small number of things left that he feels can be worked out. Mayor Pro-tem Alexander asked about the installation timing of the safety grate and Ms. Lyon stated that it is being built right now and would be in place before there is water in the ditch in April.

Mayor Pro-tem Alexander made a motion to approve Resolution No. 10, Series 2019, A RESOLUTION OF THE TOWN OF SILT, COLORADO APPROVING THE PARTIAL ACCEPTANCE OF IMPROVEMENTS FOR STONEY RIDGE PLANNED UNIT DEVELOPMENT, PHASE III (ACTUAL CONSTRUCTED PHASE II), TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO and to include language under subsection "j" regarding waterline and manhole testing in accordance with Town standards. Trustee Walls seconded the motion, and the motion carried with Mayor Richel and Trustee Knott voting nay.

Trustee Seifert rejoined the meeting.

Resolution No. 7, Series 2019, A RESOLUTION APPROVING A 3RD AMENDMENT TO THE PAINTED PASTURES SUBDIVISION, SUBDIVISION IMPROVEMENTS AND DEVELOPMENT AGREEMENT

Director Aluise went through her staff report stating that the developer is asking that they be allowed to issue up to thirty-six building permits and Certificates of Occupancy prior to completion of Highway 6 improvements. There was brief discussion regarding the applicants desire to eliminate the roundabout requirements and replacing it with turning lanes. Staff will be researching the town's options to determine what the initial approval was back in 2008 and bring back a recommendation at a later date.

Director Aluise also stated that Town Engineer Walter had designed the subdivision and the roundabout should anyone have any issues or feelings of conflict of interest. She added that staff would also like to find out what the threshold is to warrant a roundabout or turning lanes. Staff hopes to have more information on this in the next few months.

Neil Goluba, Attorney for the developer was present to answer questions. He stated that the developer initially thought that a roundabout would be good for the development but now feels that it is not needed but that they plan to improve the intersection by installing turning lanes. Mr. Goluba stated that it is his plan to work with staff to address the roundabout but in the meantime increase the number of building permits and Certificates of Occupancy that would trigger those highway improvements.

The public hearing was opened at 8:34 p.m. There were no public comments and the hearing closed at 8:34 p.m.

Trustee Knott made a motion to approve Resolution No. 7, Series 2019, A RESOLUTION APPROVING A 3RD AMENDMENT TO THE PAINTED PASTURES SUBDIVISION, SUBDIVISION IMPROVEMENTS AND DEVELOPMENT AGREEMENT. Trustee Prieto seconded the motion, and the motion carried with Mayor Richel voting nay.

Water/Wastewater/Irrigation Master Plan draft presentation

Director Aluisse stated that staff recommends that the Board review the Water/Wastewater/Irrigation Master Plan and that perhaps they could form a sub-committee to go over the document in more depth with staff and then report back to the remainder of the Board. **Trustees Poston and Knott both volunteered to sit on this sub-committee and there was a consensus of the Board to have them.** Mayor Richel stated that he would be interested in being on the committee if need be.

The committee will tentatively meet on March 11 prior to the regularly scheduled Board meeting.

Parks – Recreation – Culture Master Plan overview

Administrator Layman stated staff suggests that we broaden our park planning efforts to include recreation and culture and by doing so will be creating a Parks-Recreation-Culture Master Plan for the Board to review. Staff hopes to engage citizens, Trustees, staff and anyone who would like to participate in order to accomplish this project.

There was a consensus of the Board for staff to prepare a master plan for our facilities and bring back to them.

Area Sector Analysis Process (ASAP) Update

Administrator Layman provided a brief update on this process stating that the first meeting will take place on Thursday of this week to discuss the survey. He went over the invitation that has gone out to citizens and community members asking for their participation.

January 2019 financials and balance sheets

Administrator Layman went over the financials and balance sheets and added that there will be a more comprehensive report on 2018 in March.

Updates from Board / Board comments

The Trustees all stated how much they liked the water master plan and thanked staff for their work on it. The Board also welcomed new Town Treasurer Betty Vega and thanked staff for all of their hard work on everything they do and for looking out for the Town's best interest. Trustee Knott commented about how he would like to have a tour of the Town to have a better

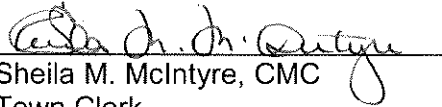
understanding of where the tanks are and how it all ties together with the water plant. Trustee Poston stated that she is excited about the ASAP project.

Trustee Seifert stated that he attended an energy meeting and that the COGCC has updated their website in an effort to provide a wider range of information to the public. Mayor Richel thanked everyone for being here tonight.

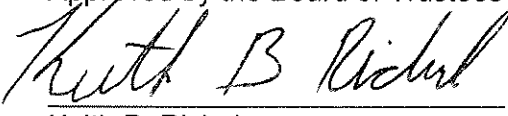
Adjournment

Trustee Knott made a motion to adjourn. Trustee Seifert seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 9:05 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk

Approved by the Board of Trustees


Keith B. Richel
Mayor

