

**TOWN OF SILT  
REGULAR BOARD OF TRUSTEES MEETING  
APRIL 27, 2020 – 7:00 P.M.**

**REMOTE MEETING**

The Silt Board of Trustees held their regularly scheduled meeting remotely on Monday, April 27, 2020. Mayor Richel called the meeting to order at 7:00 p.m.

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**Roll call**

Present

Mayor Keith Richel  
Mayor Pro-tem Kyle Knott  
Trustee Justin Brintnall  
Trustee Andreia Poston  
Trustee Jerry Seifert  
Trustee Sam Walls  
Vacancy

Also, present remotely were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Community Development Director Janet Aluise, Town Treasurer Amie Tucker, Chief of Police Mike Kite, Town Attorney Michael Sawyer and members of the public.

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**Pledge of Allegiance and Moment of Silence**

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**Consent Agenda**

- 1) Minutes of the April 13, 2020 Remote Board of Trustees meeting

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

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**Conflicts of Interest** – There were no conflicts of interest.

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**Public Comments** – There were no public comments.

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**Agenda Changes** – Administrator Layman stated staff has scheduled a special meeting of the Board of Trustees on May 4, 2020 at a time to be determined to discuss the Metropolitan District Model Service Plan and Ordinance.

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**Interviews for Board of Trustee Vacancy – Samuel Flores and Michael Hixson**

The Board interviewed each of the candidates for the vacant position.

**Trustee Poston made a motion to appoint Samuel Flores to the Board of Trustee vacancy. Mayor Pro-tem Knott seconded the motion, and the motion carried with Mayor Richel and Trustee Brintnall voting nay.**

Town Clerk McIntyre swore in Samuel Flores and he joined the Board immediately. Attorney Sawyer went over the agenda to confirm that Trustee Flores had no conflicts.

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Second reading of Ordinance No. 9, Series 2020, AN ORDINANCE OF THE TOWN OF SILT ("TOWN") APPROVING A LAND LEASE AGREEMENT BETWEEN THE TOWN AND HIGHWATER FARM, A COLORADO NONPROFIT CORPORATION ("HIGHWATER") FOR A LEASE OF A PORTION OF THE SILT RIVER PRESERVE KNOWN AS PARCEL # 2179-094-00-733 AND THE APPURTENANT WATER RIGHTS, FOR THE PURPOSE OF ACTIVE AGRICULTURAL PRODUCTION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Director Aluise went through her staff report reiterating that this lease agreement allows for an additional four years in the first term and an additional five 5-year terms.

The public hearing was opened at 7:46 p.m. There were no public comments and the hearing was closed at 7:47 p.m.

Mayor Pro-tem Knott asked how the towns water rights that are being used by Highwater Farms are protected should there be a need for them downstream. Attorney Sawyer that there is no liability to the town and that the water rights stay with the property just as they have for many years. Sara Tymczynsyn stated that she anticipates using only 100,000 gallons per acre each year of the water rights leased by Highwater Farms.

**Trustee Brintnall made a motion to approve second reading of Ordinance No. 9, Series 2020, AN ORDINANCE OF THE TOWN OF SILT ("TOWN") APPROVING A LAND LEASE AGREEMENT BETWEEN THE TOWN AND HIGHWATER FARM, A COLORADO NONPROFIT CORPORATION ("HIGHWATER") FOR A LEASE OF A PORTION OF THE SILT RIVER PRESERVE KNOWN AS PARCEL # 2179-094-00-733 AND THE APPURTENANT WATER RIGHTS, FOR THE PURPOSE OF ACTIVE AGRICULTURAL PRODUCTION, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO. Trustee Seifert seconded the motion, and the motion carried unanimously.**

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Continued first reading of **Ordinance No. 3, Series 2020, AN ORDINANCE ANNEXING THAT CERTAIN PROPERTY KNOWN AS THE VILLAGE AT PAINTED PASTURES ANNEXATION, A 9.223-ACRE PARCEL AND A 2.001-ACRE PARCEL, BOTH SOUTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE LYON COMMERCIAL PLANNED UNIT DEVELOPMENT, WITHIN GARFIELD COUNTY, STATE OF COLORADO**

Director Aluise provided a presentation on both the annexation and zoning applications together. She stated that the applicant proposes that these two parcels be annexed and zoned as a Planned Unit Development for mixed commercial and residential uses. This development lends to the completion of the roundabout on State Highway 6, and addresses the Town's concerns related to the shortage of light commercial and multi-family units.

There was discussion regarding open space, density and parking requirements for both the commercial and resident units. Doug Pratte, planner for the project, stated that they have been working with staff on the PUD guide and feel comfortable that they can meet the standards. He clarified for the Board that the apartments would be available for rent to anyone.

The public hearing was opened at 8:19 p.m.

Bret Conant, Silt resident asked about the ingress and egress of the development, how it will tie in with the current sidewalk from the Post Office, and the acceleration and deceleration lanes into the development. Director Aluisse stated that these items would be addressed at subdivision and that the final plat would be coming before the board very soon. Yancy Nichol, engineer for the applicant briefly explained their plan that addresses the ingress and egress to the subdivision and also includes a full roundabout that will also into the trail on Highway 6.

The hearing was then closed at 8:23 p.m.

Mayor Richel commented that this is a project that Silt has been yearning for, with smaller residential and higher density.

**Trustee Seifert made a motion to approve the continued first reading of Ordinance No. 3, Series 2020, AN ORDINANCE ANNEXING THAT CERTAIN PROPERTY KNOWN AS THE VILLAGE AT PAINTED PASTURES ANNEXATION, A 9.223-ACRE PARCEL AND A 2.001-ACRE PARCEL, BOTH SOUTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE LYON COMMERCIAL PLANNED UNIT DEVELOPMENT, WITHIN GARFIELD COUNTY, STATE OF COLORADO. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

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Continued first reading of **Ordinance No. 4, Series 2020, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS A PLANNED UNIT DEVELOPMENT CERTAIN ANNEXED LAND KNOWN AS THE VILLAGE AT PAINTED PASTURES ANNEXATION, A 9.223-ACRE PARCEL AND A 2.001-ACRE PARCEL, BOTH SOUTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE LYON COMMERCIAL PLANNED UNIT DEVELOPMENT, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

Director Aluisse stated that this item was already discussed during the first presentation.

The public hearing was opened at 8:28 p.m. There were no public comments and the hearing was closed at 8:28 p.m.

There was brief discussion about multi-family units throughout the PUD, that the zoning will more closely resemble B2 zoning and what commercial uses would be allowed within the PUD.

**Mayor Pro-tem Knott made a motion to approve the continued first reading of Ordinance No. 4, Series 2020, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS A PLANNED UNIT DEVELOPMENT CERTAIN ANNEXED LAND KNOWN AS THE VILLAGE AT PAINTED PASTURES ANNEXATION, A 9.223-ACRE PARCEL AND A 2.001-ACRE PARCEL, BOTH SOUTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE LYON COMMERCIAL PLANNED UNIT DEVELOPMENT, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO. Trustee Seifert seconded the motion, and the motion carried unanimously.**

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## **River Valley Metropolitan District Service Plan (continuance requested)**

Administrator Layman explained that this item had been noticed for tonight's meeting by the applicant but that staff is still working with them to complete the final draft of the Service Plan. He asked that the board continue this public hearing until the May 11, 2020 meeting adding that the Model Service Plan and Ordinance will be presented to the Board at their May 4, 2020 meeting.

Chad Lee, attorney for the applicant stated that he had nothing to add.

**Mayor Richel made a motion to continue the River Valley Metropolitan District Service Plan discussion to the May 11, 2020 agenda. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously.**

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## **March 2020 financials and balance sheets**

Treasurer Tucker went over the March 2020 financials and balance sheets. Mayor Richel stated that he doesn't believe that Silt will get hit as hard from the COVID-19 crisis as neighboring communities since Silt is not a tourism-based town but added that we will see a decrease in revenue. He thanked staff for being proactive and taking measures to reduce expenditures now.

Administrator Layman went over the updated general fund revenue numbers compiled by staff as well as the list of capital expenditure projects that were approved in the budget, showing where staff feels items could be reduced depending upon how revenues look. He added that he is also optimistic that our numbers won't be as bad as neighboring communities since we don't rely on tourism. Administrator Layman added that staff will continue to reduce spending until they have a better feel for what is going on with the economy. He stated that staff would be bringing back a more comprehensive idea of what expenditure reductions would look like at the May 11, 2020 meeting.

Mayor Pro-tem Knott asked if staff had heard from the County Commissioners, the state of Colorado or GCFMLD as to whether or not their grant programs would still be moving forward and Administrator Layman stated staff has already received some of the grants for projects due to take place this summer. He added that some of the other monies are still up in the air right now but that staff is watching to see what other money might be out there for the town to utilize to help our community.

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## **Resolution No. 23, Series 2020, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, OFFERING A FOOD VOUCHER PROGRAM TO SILT RESIDENTS IN NEEDS DURING THE COVID-19 PANDEMIC CRISIS**

Administrator Layman went over the program that could help our citizens during this time. The food voucher program is an attempt to direct aid to folks who are in need of food assistance to help both citizens and the local businesses who would provide the food to them.

There was discussion to open this program up to anyone who needs the help that lives within the 81652-zip code. Staff will provide the information to the Board so that they can assist with getting the word out.

**Mayor Pro-tem Knott made a motion to approve Resolution No. 23, Series 2020, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, OFFERING A FOOD VOUCHER PROGRAM TO SILT RESIDENTS IN NEEDS DURING THE COVID-19 PANDEMIC CRISIS with the change to include all Silt residents who live within the 81652-zip code area . Trustee Walls seconded the motion, and the motion carried unanimously.**

Administrator Layman added that the Rifle Regional Economic Development Corporation (RREDC) is working with other surrounding communities to administer loans with money provided by each of the communities to small businesses who need assistance during this difficult period. He asked the Board if they would consider this program and suggested that the town could use \$20,000 from the General Fund budget to put into this loan program for those businesses that apply. He added that the RREDC would administer these loans at no cost to the town since we are members of their organization.

**There was a consensus of the Board to move forward on this program quickly and to have the information brought back for approval at the May 4, 2020 meeting.** Attorney Sawyer stated that his office has already prepared the documents for the other communities that are doing it and that it would be very easy to include Silt.

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#### **Updates from Board / Board comments**

The Board welcomed newly appointed member Samuel Flores to the Board. Trustee Flores thanked the Board for appointing him and stated that he would do his best to do his part. The Board also thanked staff for all of their hard work and appreciates everything the town is doing to reach out to citizens and businesses to help wherever they can.

Mayor Pro-tem Knott asked if there was a plan for the opening of the youth sports season. Director Aluisse stated that there may be a chance that spring soccer could still happen but if not, it could be transferred to the fall season. He also asked the status of the moratorium discussion for marijuana and Administrator Layman stated that it would be coming before the Board very soon. Mr. Knott also asked if there was a timeline on when the town parks would be opened back up again and Administrator Layman stated that he is awaiting guidance from Garfield County.

Mayor Richel and Trustee Walls commented about people taking their dogs to the Silt River Preserve and the 16<sup>th</sup> Street and Roy Moore parks. He added that dogs are not allowed in town parks other than the designated Dog Park on the south side of the Interstate. He also commented about kids riding their dirt bikes on the skateboard ramps and that young people are doing donuts in the parking lot at the skateboard park. He asked that everyone respect the skateboard park, adding that it was very expensive to install and that the town does not want to see it damaged or closed.

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#### **Executive Session**

**Mayor Richel made a motion to go into an executive session for the purpose of receiving legal advice on a specific legal question under C.R.S. Section 24-6-402(4)(b) Silt Castle LLC v Town of Silt. Mayor Pro-Tem Knott seconded the motion, and the motion carried unanimously. The board adjourned to executive session at 9:20 p.m.**

At the end of executive session, Mayor Richel made the following statement: "The time is now 10:04 p.m., and the executive session has concluded. No formal action was taken in executive session. The participants in the executive session were: Keith Richel, Kyle Knott, Andrea Poston, Jerry Seifert, Sam Walls, Justin Brintnall, Samuel Flores, Janet Aluise, Jeff Layman, Michael Sawyer and Andy Nathan. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record". No objections were stated.

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**Adjournment**

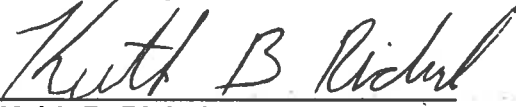
Trustee Seifert made a motion to adjourn. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 10:05 p.m.

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Respectfully submitted,

  
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Sheila M. McIntyre, CMC  
Town Clerk

Approved by the Board of Trustees

  
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Keith B. Richel  
Mayor

