

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
JUNE 22, 2020 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, June 22, 2020. Mayor Richel called the meeting to order at 7:01 p.m.

Roll call	Present	Mayor Keith Richel
		Mayor Pro-tem Kyle Knott
		Trustee Justin Brintrnall
		Trustee Sam Flores
		Trustee Andreia Poston
	Trustee Jerry Seifert	
Absent	Trustee Sam Walls	

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

Pledge of Allegiance and Moment of Silence

Public Comments – There were no public comments.

Consent Agenda

- 1) Minutes of the June 8, 2020 Board of Trustees meeting

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

Conflicts of Interest – Mayor Pro-tem Knott stated for the record that he works in the same office as Joe Carpenter but that he is not a co-lister with him and feels that he has no conflict of interest tonight.

Agenda Changes – Administrator Layman stated that he would like to add a management update regarding the water/wastewater plant and that staff would like to present Resolution No. 28 for a Main Street grant for discussion and requested approval. Trustee Flores stated that he would like to have a discussion about a potential fire hazard by a trail and a pedestrian bridge.

Town of Silt Land Listing Agreements – Joe Carpenter

Present tonight was Joe Carpenter who went over the two listings that the town has with him for the parcel in front of the Holiday Inn Express and the parcel next to Kum & Go. He stated that

there has been modest activity on them over the last two years. He suggested that the Board extend both contracts but to consider lowering the price on the Main Street parcel.

There was discussion to possibly change listing agents after one more extension. Attorney Sawyer suggested that the Board consider offering financial incentives to the Main Street parcel so that the town can draw the type of business they are looking for instead of lowering the price just to sell the property. The Board asked that the Administrator keep them up to date on the activity of the two parcels.

Mayor Pro-tem Knott made a motion to extend both contracts until June 20, 2021, leaving the prices where they are currently set but adding to the Main Street parcel that financial incentives may be available through the town. Trustee Seifert seconded the motion, and the motion carried unanimously.

River Valley Metropolitan District Fee Sharing Agreement Proposal

Administrator Layman stated that the proponents of RVMD have revised their position and provided a new proposal to share the costs of designing, constructing and financing the roundabout. Staff also provided their counter offer for the Boards review and discussion. Russ Hatle proceeded with his presentation clarifying that construction on the roundabout has to begin by August 2021 or the district has to dissolve. He stated that there would be no fee sharing and the town would share no revenue with the district until the district is formed, the roundabout is completed and there is construction within the boundaries of the district. Mr. Hatle asked that Board consider their proposal as submitted.

Administrator Layman went over his staff memo outlining the counter offer by staff adding that the up-front reimbursement of 50% of Vista use tax and fees should be more in the range of \$121,000 with a new total of approximately \$449,000. Attorney Sawyer went over Tabor explaining that a municipality cannot enter into a multi-year fiscal obligation without going to a vote of the people. Mr. Hatle suggested that they go back to the revenue sharing so that the money is paid back into the district and the district would use it to pay back the debt, using the same payment structure that they proposed. He also stated that the roundabout must be committed to and under construction before construction can even begin on the 96 multi-family units.

Mayor Richel commented about the prior agreement with Painted Pastures to put in the roundabout at no cost to the town, and that there is the feeling that the town is being held hostage by their demands or the developer would walk. The Board also discussed the opportunity that this development provides at a minimal cost to the town and that the fee sharing is based on the roundabout that would benefit the entire town.

Mayor Pro-tem Knott stated that he is favor of the Town Administrators recommendations except that the 25% of fees over six years should be lowered to \$100,000. There was additional discussion regarding revenue sharing and if there was support for it, extraordinary benefit of the roundabout, the added strain on the current overpass and the money that the town would need to spend on that project in the future, that the \$447,000 contribution by the town is still too high and that the town could be setting a precedence with future developers.

Mayor Pro-tem Knott made a motion on the River Valley Metropolitan District fee sharing agreement proposal to reimburse the following: 1) up front reimbursement of roundabout use tax \$26,209, 2) reimbursement of 50% of Vista use tax and fees of

approximately \$121,000 and 3) 25% of fees up to \$100,000 over six years payable as a reimbursement not a credit to go back toward the River Valley Metro District to pay down the debt. Trustee Brintnall seconded the motion, and the motion carried with Trustees Seifert and Flores voting nay.

Mr. Hatle stated that he would be recommending to the partners of Raley, Vista Opportunity Fund and to their Board that they accept the terms as outlined in the motion for the revenue sharing and that the town consider from the fees paid by the project contributing an additional \$200,000 to the overpass fund as seed money to use toward raising the money needed to build the overpass.

Coronavirus Aid, Relief and Economic Security (CARES) Act Funds Collaboration Agreement with Garfield County

Administrator Layman stated that the CARES Act has allocated money for local governments to reduce the financial impact of the pandemic by allowing towns like Silt to be reimbursed for costs incurred from the effects of COVID-19. The State of Colorado is distributing \$275 million and are requiring that local governments with qualifying expenses enter into a Collaboration Agreement with the County. He added that the Town of Silt has been allocated \$273,000 in relief money and that the town has expended unbudgeted funds for hours worked on COVID related activities and are currently tabulating those costs. Staff asks that the Board approve this agreement so that staff can move forward.

Trustee Seifert made a motion to approve the Coronavirus Aid, Relief and Economic Security (CARES) Act Funds Collaboration Agreement with Garfield County. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Resolution No. 28, Series 2020, A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS REVITALIZING MAIN STREETS GRANT UP TO \$50,000 IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH REPAIRING AND REPLACING SIDEWALKS WITHIN THE MAIN STREET DOWNTOWN AREA IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Director Fonner stated that this grant is from money set aside by the Colorado Department of Local Affairs to allow towns to improve walkways to help encourage pedestrian mobility and enhance economic vitality. He stated that there are three sidewalk areas in town that are narrow and/or contain trip hazards that would qualify for this grant money. The Town would be required to provide a 10% match and the work would need to begin within 30-days of the contract being signed.

Mayor Pro-tem Knott made a motion to approve Resolution No. 28, Series 2020, A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS REVITALIZING MAIN STREETS GRANT UP TO \$50,000 IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH REPAIRING AND REPLACING SIDEWALKS WITHIN THE MAIN STREET DOWNTOWN AREA IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO. Trustee Poston seconded the motion, and the motion carried unanimously.

Management update on the Water/Wastewater Plant

Administrator Layman announced that Utilities Director Jack Castle would be retiring and asked that everyone thank him for his 13 plus years of service with the Town. He added that Director Fonner would be assisting Zubin Falberg with the plant to evaluate the next steps. He also explained that Jack had been working with Zubin over time to prepare him, adding that Zubin also has the required licenses in order to operate the plants.

May 2020 financials and balance sheets and 2020 budget status update

Treasurer Tucker went over the May 2020 financials and balance sheets. Administrator Layman provided a status update adding that capital projects remain on hold due to COVID-19.

Updates from Board / Board comments

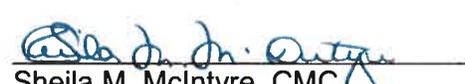
Trustee Flores stated that a citizen commented to him about the overgrown brush along the paved trail leading from the stage up to Eagle's View, adding that it poses a fire hazard. Staff will research this to see who the property belongs to. Trustee Flores also commented about the accident on the overpass this morning involving a pedestrian, adding that there is an alarming number of pedestrians that use the overpass. He stated that it is a major concern of how dangerous it is for people to walk across it. There was discussion on how to try and get people to use the 16th Street underpass as an alternative. Director Fonner provided the Board with an update on where the town is right now on the redesigning of the interchange and pedestrian walkway. People were reminded to pay attention to pedestrians when driving across the overpass and for pedestrians to consider wearing safety vests.

The Board congratulated Jack Castle on his retirement and thanked him for his years of service with the Town. They also thanked staff for their work and reminded everyone to be respectful and take care of your neighbors.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 9:12 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk

Approved by the Board of Trustees


Keith B. Richel
Mayor

