

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES AGENDA
MONDAY, SEPTEMBER 11, 2023 – 7:00 P.M.
MUNICIPAL COUNCIL CHAMBERS**

5:30 p.m. – Budget Revenue 2024

6:10 p.m. – Dan Young Presentation on Silt River Preserve

ESTIMATED TIME	AGENDA ITEM	PUBLIC HEARING or ACTION ITEM	STAFF PRESENTOR
	Agenda		Tab A
7:00	Call to order		Mayor Richel
	Roll call		
	Pledge of Allegiance and Moment of Silence		
7:05	Public Comments - Persons desiring to make public comment on items not on the agenda shall activate the “raise hand” function in the meeting program. For persons who will participate in the meeting by telephone, they should send an email by 5:00 p.m. on the day of the meeting to sheila@townofsilt.org indicating their desire to make public comment. For those attending in person, a “Sign in Sheet” is available in the Council Chambers. Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
7:20 5 min	Consent agenda – 1. Minutes of the August 28, 2023 Board of Trustees meeting	Action Item	Tab B Mayor Richel
	Conflicts of Interest		
7:25	Agenda Changes		
7:25 5 min	Announcement of Discover Silt Photo Contest Winners	Action Item	Tab C CDD Mgr. Centeno
7:30 10 min	Planning & Zoning Commission Interview – Vanesa Westmoreland	Action Item	Tab D Town Clerk McIntyre
7:40 5 min	Recordation of final plat for Autumn Ridge Subdivision	Discussion / Direction	Tab E Attorney Sawyer
7:45 60 min	Resolution No. 23, Series 2023 , A RESOLUTION OF THE BOARD OF TRUSTEES ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE AUTHORIZING ACCEPTANCE OF A LOAN AGREEMENT FOR DIRECT LOAN(S) BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF SILT, COLORADO, FOR WATER UTILITY IMPROVEMENTS	Action Item	Tab F Administrator Layman and Attorney Sawyer
	Resolution No. 24, Series 2023 , A RESOLUTION OF THE BOARD OF TRUSTEES ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE AUTHORIZING ACCEPTANCE OF A LOAN AGREEMENT FOR LEVERAGED LOAN(S) BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF SILT, COLORADO, FOR WATER UTILITY IMPROVEMENTS		

	Resolution No. 25, Series 2023 , A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE APPROVING THE APPOINTMENT OF TOWN BOND COUNSEL	Action Item	
	Resolution No. 26, Series 2023 , A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE ADOPTING THE WATER RATE STUDY AND PROVIDING FOR ADJUSTMENTS TO THE MONTHLY WATER RATES	Action Item	
	Resolution No. 27, Series 2023 , A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, AUTHORIZING THE TOWN ADMINISTRATOR TO NEGOTIATE AN EARLY PROCUREMENT CONTRACT WITH GARNEY COMPANIES, INC.	Action Item	
8:45 5 min	Administrator and Staff Reports	Info Item	Tab G Administrator Layman
8:50 10 min	Updates from Board / Board Comments		
9:00 20 min	Executive Session – For the purpose of determining positions relative to matters, that may be subject to negotiations, developing strategy for negotiations and instructing negotiators under CRS Section 24-6-402(4)(e)		
9:20	Adjournment		
The next regularly scheduled meeting of the Silt Board of Trustees is Monday, September 25, 2023. Items on the agenda are approximate and intended as a guide for the Board of Trustees. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Silt Town Clerk at 876-2353.			

Tentative upcoming work sessions:

5:30 p.m. – Planning & Zoning Commission

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
AUGUST 28, 2023 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, August 28, 2023. Mayor Richel called the meeting to order at 7:05 p.m.

Roll call	Present	Mayor Keith Richel Mayor Pro-tem Derek Hanrahan Trustee Justin Brintnall Trustee Chris Classen Trustee Samuel Flores Trustee Andreia Poston Trustee Jerry Seifert
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Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, Chief of Police Mike Kite, Community Development Manager Nicole Centeno, Town Attorney Mike Sawyer and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – Present tonight were Belle Markham and Hannah Pfaff to discuss the need for a stop sign at the corner of 16th Street and Orchard. They both relayed the importance of having a sign at that intersection due to its' close proximity to Flying Eagle Park and a bus stop. They voiced their concern of the number of young children who live in the area as well as the number of cars that speed up and down that street.

The Board requested that this topic be added to a future agenda.

Consent Agenda –

1. Minutes of the August 14, 2023 Board of Trustees meeting
2. Reappointments of Planning & Zoning Commissioners Lindsey Williams and Michael Bertaux

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Buy Local / Discover Silt – Align Multimedia Marketing Plan Review

Administrator Layman introduced Katie Mackley and Jason Van Houten. Ms. Mackley and Mr. Van Houten were present to give an update on their progress for the strategic marketing plan that they have been working on for the Town. They explained that the new Discover Silt website has recently been launched along with the new Facebook, Instagram and YouTube accounts. They proceeded to go through their presentation outlining what they have done and what they have planned for the remainder of the year. They also stated that they would be beginning an educational / persuasive campaign around the effects on sales tax through the Shop Local campaign.

Water Plan Update: Loan News, Rate Study, Construction Cost Trends, Timeline – Jim Mann, Toby Reid, Trey Fonner and Jeff Layman

Administrator Layman provided a brief outline of tonight's presentation that would update the Board and community on the progress towards building and financing the improvements at the Silt Water Treatment Plant. Toby Reid with Garney stated that the maximum price of the plant would be provided at the September 11 meeting. Administrator Layman proceeded to go over the various funding sources who have awarded the town with loans, grants and principal forgiveness. With a total estimated project cost of \$28,027,000, staff is anticipating \$9,395,000 in grant funding and forgivable loans. He continued by explaining the different loans involved along with the bond process. It was also relayed that staff is currently working with the 60% completion numbers but would be receiving the 90% completion numbers in September which would hopefully come in even lower.

Financial Analyst for the Town Jim Mann went over his presentation on the rate study highlighting that due to additional grant and principal forgiveness funds that the Town was able to secure, the Town would then be financing approximately \$18,600,000 adding that the interest rate that the Town would be receiving won't be known until as late as November. Mr. Mann stated after additional research that the new proposed base amount to be paid monthly by each citizen has gone down to \$105.77, a 94% increase from the current rate. Mr. Mann went over the bonding process and explained the possible use of reserves and cash on hand to help reduce the debt.

There was brief discussion about the fact that the water plant has not been supporting itself without the help of the wastewater fund so the new proposed number covers not only an increased amount to support the fund but the cost of the new plant as well. There was also discussion about staggering the increases and what the neighboring towns users pay for water.

Toby Reid went over the construction cost trends and explained the dates that the State/EPA have set that the Town needs to follow. He added that the town would continue to refine the costs all the way up to September 29, 2023 deadline and that they are all continuing to work on lowering the prices by working with the contractors.

There was additional discussion regarding: future tap fees and that they should be increased to over \$12,000, unforeseen circumstances, trimming down anything in the construction that is unnecessary in an effort to help get the price down, what current water plant items that would be repurposed, areas that have been identified that would come down in cost, if they reached out to local contractors, if solar would be installed, how long the town would continue to keep our grant writer on board and the CMAR process and keeping costs down.

Administrator Layman briefly went over the following timeline for the remainder of the process:

TIMELINE:

• Submit Draft Rate Study to SRF	Week of August 21st, 2023
• CDPHE Loan Committee Meeting	August 23 rd , 2023
• Brief Board on Rate Increase w/ cost trends	August 28 th , 2023
• GMP Update Submittal	September 8 th , 2023
• Final Rate Increase/Water Plant Decision	September 11, 2023
• Begin Contract Process with Garney	September 12, 2023
• Last Date to Reduce Loan	September 29, 2023
• Preliminary Official Statement	October 6, 2023
• Bond Sale	Early to mid-November 2023
• Funds Available	Mid to late November 2023
• 100 Design Workshop	November 9, 2023
• 100 Percent Design	November 21, 2023
• Early Procurement	After first NTP/Fall 2023
• Mobilization/Construction	Second NTP/First Quarter 2024

PROJECT BUDGET:

Total Project Budget:	\$28,000,000
Total Principal Forgiveness:	\$8,645,000
Total Grants:	\$ 750,000
Total Loan Request:	\$18,605,000
Estimated Interest Rate (Leveraged):	3.5% on 15,605,000. 20 years
Interest Rate (Direct):	1% on 3,000,000. 20 years
Current Rate:	\$53.61 (W), \$71.56 (S)

Resolution No. 22, Series 2023, A RESOLUTION OF THE BOARD OF TRUSTEES ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE APPROVING THE LOAN AGREEMENT BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF SILT, COLORADO, AND A GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN, FOR THE PURPOSE OF WATER UTILITY IMPROVEMENTS

Administrator Layman explained that this resolution approves a \$300,000 principal forgiveness loan to the Town for the purposes of paying for design and engineering costs for the construction of the Silt Water Treatment Plant. The loan would be forgiven at 100% and the Town would have no repayment obligations.

Trustee Poston made a motion to approve Resolution No. 22, Series 2023, A RESOLUTION OF THE BOARD OF TRUSTEES ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE APPROVING THE LOAN AGREEMENT BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF SILT, COLORADO, AND A GOVERNMENTAL AGENCY BOND TO EVIDENCE SUCH LOAN, FOR THE PURPOSE OF WATER UTILITY IMPROVEMENTS. Trustee Brintnall seconded the motion, and the motion carried unanimously.

July 2023 Financial Report

Treasurer Tucker went over the July 2023 financial report and answered questions.

Administrator and Staff Reports

There were no staff comments.

Updates from Board / Board Comments

The Board thanked staff for their hard work on their work on the water treatment plant and for achieving the grants that are so important to get the cost down. Staff was also thanked for their hard work and a job well done on the concert series, helping prepare for Heyday and for the new horseshoe pits. There were comments about the sewer line between 8th and 9th Street, Main Street Plaza, replacing the gazebo with a prefab building, speed tables, the entrance to Autumn Ridge, the carrier neutral location and how well the Board works together and how they respect each other's opinions during discussions.

The Board discussed and chose to continue the executive session until either the September 25 or October 11 meeting.

Executive Session

Postponed

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Flores seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 9:33 p.m.

Respectfully submitted,

Approved by the Board of Trustees

Sheila M. McIntyre
Town Clerk, CMC

Keith B. Richel
Mayor

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
September 11, 2023**

AGENDA ITEM SUMMARY

SUBJECT: Announcement of Discover Silt Photo Contest Winners

PROCEDURE: (Public Hearing, Action item, Information Item) Action item

RECOMMENDATION: Staff asks that Mayor Richel present the winners of the Photo contest with their prizes.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: At the last meeting Align Multimedia briefly discussed the Photo Contest that was held in conjunction with the Post Independent as part of the launching of the Discover Silt website. The top three winners have been contacted to appear to receive their recognition and prizes.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

ORIGINATED BY:

PRESENTED BY: Jeff Layman

DOCUMENTS ATTACHED:

TOWN ATTORNEY REVIEW ☐ YES ☒ NO **INITIALS** _____

SUBMITTED BY:

REVIEWED BY:

_____*Sheila M. McIntyre*_____
Sheila M. McIntyre, Town Clerk, CMC

_____**JEFF LAYMAN**_____
Jeff Layman, Town Administrator

Silt Photography Contest a Hit!

1st place - Taylor Smith, 2nd place - Penny Denny and 3rd place - Cindy Davis. (Photos shown in order of place)



Great prize packs were provided by our local sponsors The Whimsical Wagon, Dusty Wagon Car Wash and Wild Coffee Roasters.



**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
September 11, 2023**

AGENDA ITEM SUMMARY

SUBJECT: Interview for Planning Commissioner vacancy

PROCEDURE: (Public Hearing, Action item, Information Item) Action item

RECOMMENDATION: Staff asks that the board interview Vanesa Westmoreland for the vacancy on the Planning Commission

SUMMARY AND BACKGROUND OF SUBJECT MATTER: A vacancy has been created on the Planning Commission due to the recent resignation of Joelle Dorsey. The Town has received an application from Vanesa Westmoreland and she will be present Monday to meet the Board and be interviewed. The Board will then have the option of appointing her if they so choose.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

ORIGINATED BY:

PRESENTED BY: Sheila McIntyre

DOCUMENTS ATTACHED: Application from Vanesa Westmoreland

TOWN ATTORNEY REVIEW ☐ YES ☒ NO **INITIALS** _____

SUBMITTED BY:

REVIEWED BY:

Sheila M. McIntyre, Town Clerk, CMC

Jeff Layman, Town Administrator



Application for Commission or Board Appointment

On which of the Commissions or Boards are you interested in serving on?

☒ Planning & Zoning Commission ☐ VALE Board ☐ Board of Trustees

Is this a reappointment request? _____ If yes, how long have you served? _____

NAME: Vanessa Bravo Westmoreland

ADDRESS: 121 N. 6th Street Silt, CO 81652

MAILING ADDRESS: _____

CONTACT PHONE: (303) 900-3323 WORK PHONE: _____

EMAIL ADDRESS: lochesie@gmail.com

HOW LONG HAVE YOU LIVED IN SILT? 2 1/2 yrs OCCUPATION: phlebotomist & office manager

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Vanessa Westmoreland
Applicant's Signature

August 4, 2023
Date

1. Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission or Board?

I am a very attentive listener and I always try to see issues from every viewpoint. I don't believe the world is black and white and I think everyone's opinion is valid. I am also an avid learner ~~and~~ so I can easily become proficient in any area needed.

2. Why do you wish to be appointed/reappointed to this Commission or Board?

I wish to be appointed because I love serving others. I have always worked in service positions and I believe serving your community is the best way to care for yourself and your neighbors.

3. Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?

Yes. I understand that the board meets once a month and each term lasts 4 years.

4. The Board of Trustees strives to keep a balance of knowledge and new opinions and ideas on all boards. What makes you a good candidate for reappointment rather than bringing in a new person? (for those seeking reappointment only)

5. What other Boards have you served on?

I have never served The Town of Silt.

QUESTIONS FOR PLANNING & ZONING AND BOARD OF TRUSTEE CANDIDATES ONLY

6. If appointed, what would you like to accomplish on the Commission or Board while you're involved?

7. What do you believe could be a concern or issue facing this Commission or Board?

8. What do you think the Town's responsibility is in overseeing and regulating residential and commercial development?

Thank you for your interest and time commitment in serving your community.

Glenwood Springs – Main Office

201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen

323 W. Main Street
Suite 301
Aspen, CO 81611

Montrose

1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261

Fax: 970.945.7336

**Direct Mail to Glenwood Springs*

MEMORANDUM

DATE: September 7, 2023
TO: Mayor and Board of Trustees, Town of Silt
FROM: Karp Neu Hanlon, P.C.
RE: Autumn Ridge Plat

The Board will recall passing Resolution No. 5, Series 2023 approving a final plat for the Autumn Ridge subdivision. Since that approval, the owners of Autumn Ridge have been working with the Town to complete conditions of approval and to obtain final plat signatures. An issue has arisen for the owner related to obtaining a signature from Xcel energy. The plat shows that Xcel has an easement that is over spanned by a water easement held by the Town of Silt. Xcel is refusing to sign the Final Plat because they are concerned that such an action would waive any claims they may have against the Town for use of the easement. This has nothing to do with the development of Autumn Ridge.

The Municipal Code provides that a final plat contain “Certifications as detailed in Appendix A to this section;” Appendix A contains the following plat certification:

Utility Companies Certificate

By the signing of this plat, each utility company agrees and acknowledges any and all access and utility easements dedicated to the Town and each utility company hereby warrants that no above ground vault, splice box, transformer, pedestal or other above ground or below ground facility will diminish or alter Town easements.

QWest Communications

Xcel Energy

Holy Cross Electric

Comcast Cable

I am not familiar with the genesis of this plat certificate. I can tell the Board that I am unaware of any other municipality that requires utility companies to sign a final plat. That essentially gives the utility company a veto over the Board's decision to approve the plat. That is what is happening in the situation with Autumn Ridge. I recommend that the Board of Trustees vote to direct staff to record the Autumn Ridge final plat without the signature from Xcel Energy.

Staff is discussing internally whether a code change is warranted to remove this provision. Your thoughts on this matter would be appreciated.

**TOWN OF SILT
RESOLUTION NO. 5
SERIES OF 2023**

**A RESOLUTION APPROVING THE FINAL PLAT FOR THE AUTUMN RIDGE
MINOR SUBDIVISION IN THE TOWN OF SILT, GARFIELD COUNTY, STATE
OF COLORADO, SUBJECT TO CONDITIONS.**

WHEREAS, the Town of Silt ("Town") is a Colorado home rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Silt Home Rule Charter; and

WHEREAS, the Local Government Land Use Control Enabling Act of 1974, C.R.S. §§ 29-20-101, et seq.; Article 23 of Title 31, C.R.S.; and other applicable laws grant broad authority to the Town to plan for and regulate the development and use of land on the basis of the impact thereof on the community and surrounding area; and

WHEREAS, on or about July 29, 2022 John and Joy Zeller, Deric Walter and David C. Moore, as owners of the subject property have applied for a Minor Subdivision Approval for property 3.07 acres in size located at 88321 Highway 6 and 24 in the Town of Silt, and more particularly described on **Exhibit A**, attached hereto; and

WHEREAS, on or about January 22, 1990 the Board of Trustees of the Town of Silt adopted Ordinance 1 – Series of 1990 annexing the subject property and such documents were later recorded with the Garfield County Clerk and Recorder on March 16, 1990 as Reception No. 410683; and

WHEREAS, on or about January 22, 1990 the Board of Trustees of the Town of Silt approved the Annexation Map for the subject property and such documents were later recorded with the Garfield County Clerk and Recorder on March 16, 1990 as Reception No. 410682; and

WHEREAS, following a public hearing on or about September 6, 2002, the Town of Silt Planning and Zoning Commission approved the Sketch Plan for the Autumn Ridge Minor Subdivision with conditions; and

WHEREAS, on or about January 9, 2023 the Board of Trustees held a public hearing on the Final Plat for the Autumn Ridge Minor Subdivision reviewing the proposed final plat establishing two (2) lots for the subject property; and

WHEREAS, on or about January 9, 2023, the Board approved the Final Plat for the Autumn Ridge Minor Subdivision and directed the staff to draw up a Subdivision Improvements Agreement related to the installation of infrastructure and utilities for the subject property; and



Reception#: 983409
02/10/2023 10:12:52 AM Jacklyn K. Harmon
2 of 4 Rec Fee:\$28.00 Doc Fee:0.00 GARFIELD COUNTY CO

WHEREAS, following a public hearing, on January 9, 2023, the Board of Trustees has determined that it is in the best interest of the Town to approve the Final Plat for the Autumn Ridge Minor Subdivision subject to the conditions set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THAT:

The Final Plat for the Autumn Ridge Minor Subdivision is hereby approved subject to the following conditions:

1. That all statements made in the application and in meetings before the Planning Commission and the Board of Trustees are conditions of approval, unless modified in the following conditions; and
2. That all fees incurred by the Town for review of this application, including but not limited to public notification, copying, printing, legal, engineering, planning and recordation costs have been paid; and
3. That the Town and Applicant reach agreement on the terms and conditions for a Subdivision Improvements Agreement ("SIA") and the same is approved by the Board at a public meeting; and
4. That the applicant shall be required to obtain a Site Plan Review Approval or further subdivision approvals for Lot 2 if they wish to build more than two (2) dwelling units; and
5. That the applicant update the signature block in the Certificate of Dedication and Ownership for the new owning entity and such administrative documents as an updated Title Commitment, statement of Authority and Operating Agreement for the LLC and they are subject to approval of the Town Attorney; and
6. That the shares in the Lower Cactus Valley Ditch be dedicated to the town and that the town lease back the shares to the owner for no cost except for the payment of assessments to the Lower Cactus Valley Ditch; and
7. That the plat notes # 3 and # 5 related to responsibility for repairing damages to utility easements and clarifying rights of the owner of lot 2 to utilize such easements will be revised to the satisfaction of the Town Attorney; and



Reception#: 983409

02/10/2023 10:12:52 AM Jacklyn K. Harmon

3 of 4 Rec Fee:\$28.00 Doc Fee:0.00 GARFIELD COUNTY CO

8. That the proposed ditch maintenance easement depicted on the final plat be reviewed and approved by the Lower Cactus Valley Ditch Company (a.k.a. Grand River Ditch Company); and
9. That the dedication of the 10-foot utility easement on the east side of the property be clarified that it runs in the favor of Lot 1 and that the proper dedication be added to the Certification; and
10. That the location of the PSCo easement recorded at Book 539, Page 382 be clarified and if located outside of the subject property that it be removed from the updated Title Commitment; and
11. That the easement across the property in favor of the Town of Silt recorded in Book 741, page 946 be identified on the plat with the proper callout; and
12. That the applicant provide an updated Access Permit from the Colorado Department of Transportation for any development on the property; and
13. That any conditions from the town's contract engineer related to the final civil drawings be considered conditions of approval and be incorporated into the Subdivision Improvements Agreement or any other document as determined by the Town Attorney.
14. Applicant pays any dedication or impact fees required under the Town Code
15. That prior to recordation of the final plat, the waterline either be moved to a location on Lot 1 or that an easement be depicted on the plat encompassing the waterline.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting, following a public hearing, of the Board of Trustees of the Town of Silt, Colorado held on the 9th day of January, 2023.

ATTEST:


Town Clerk Sheila M. McIntyre, CMC

TOWN OF SILT


Mayor





Reception#: 983409
02/10/2023 10:12:52 AM Jacklyn K. Harmon
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Exhibit A Legal Description

A tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 10, Township 6 South, Range 92 West of the 6th P.M., in Garfield County, Colorado and being more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way line of U.S. Highway 6 & 24 at its intersection with the Westerly line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ said Section 10 and from which the monument at the intersection of the centerlines of Main Street and 9th Street in the Town of Silt bears S. 88°12'37" W. a distance of 1357.15 feet;

thence North along the Easterly line of that real property described in Book 575 at Page 39, Garfield County records, and continuing North along the Easterly line of Block 3 of the J-C Addition to the Town of Silt, for a distance of 281.43 feet to the Southwest corner of the Mazuchi Addition Filing No. 1 to the Town of Silt;

thence S. 77°48'08" E. and along the Southerly line of the said Mazuchi Addition Filing No. 1, a distance of 119.33 feet;

thence S. 84°24'09" E. and continuing along the Southerly line of said Mazuchi Addition Filing No. 1, and along the Southerly line of the Mazuchi Addition Filing No. 2, a distance of 231.53 feet;

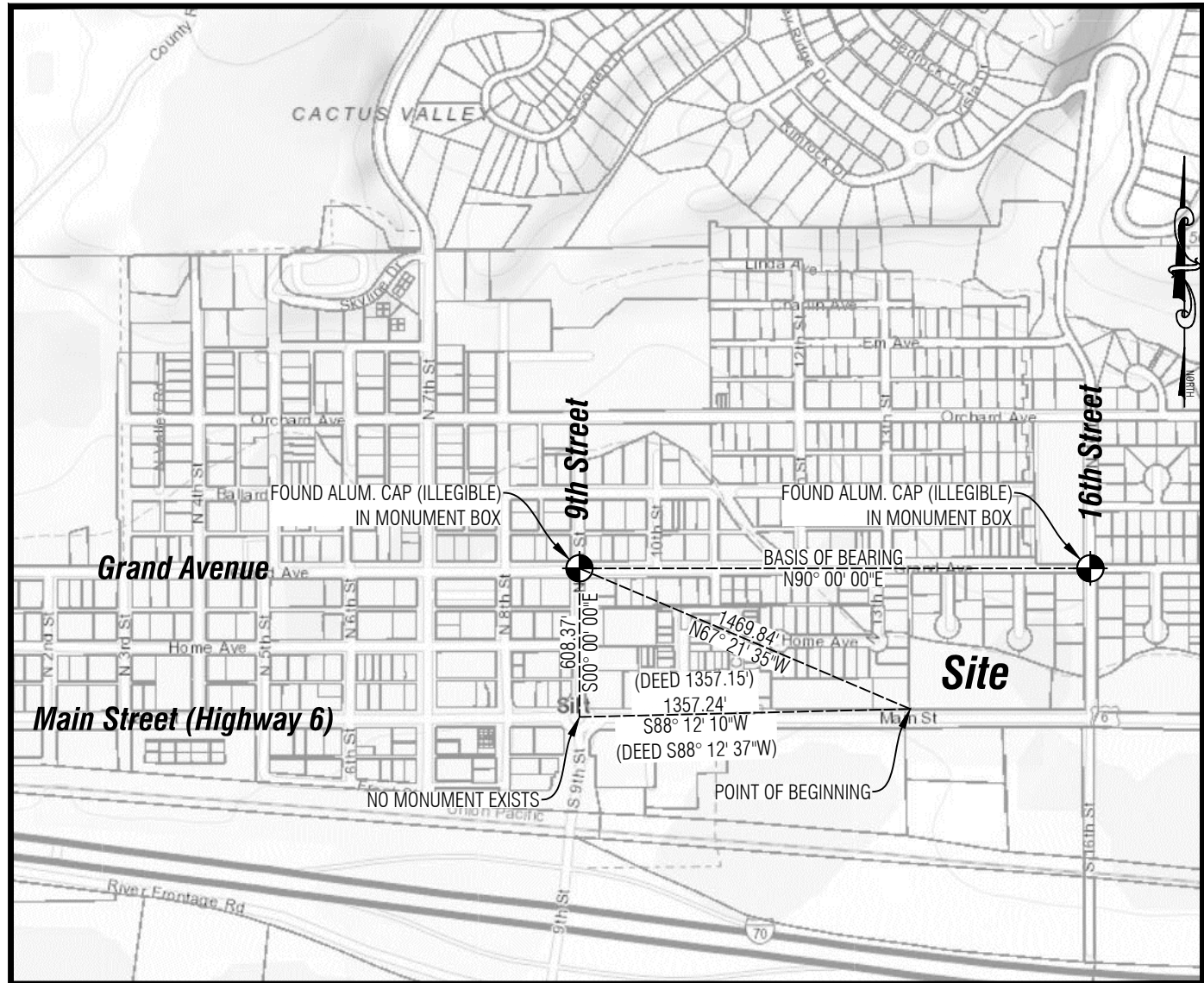
thence S. 70°36'36" E. and along the Southerly line of the said Mazuchi Addition Filing No. 2 a distance of 246.96 feet to the Northwest corner of the Country Cousin Addition to the Town of Silt, recorded as Document No. 284727, Garfield County records;

thence S. 03°37'00" W. and along the Westerly line of said Country Cousin Addition, a distance of 155.15 feet to a point on the Northerly Right-of-Way line of said Highway 6 & 24;

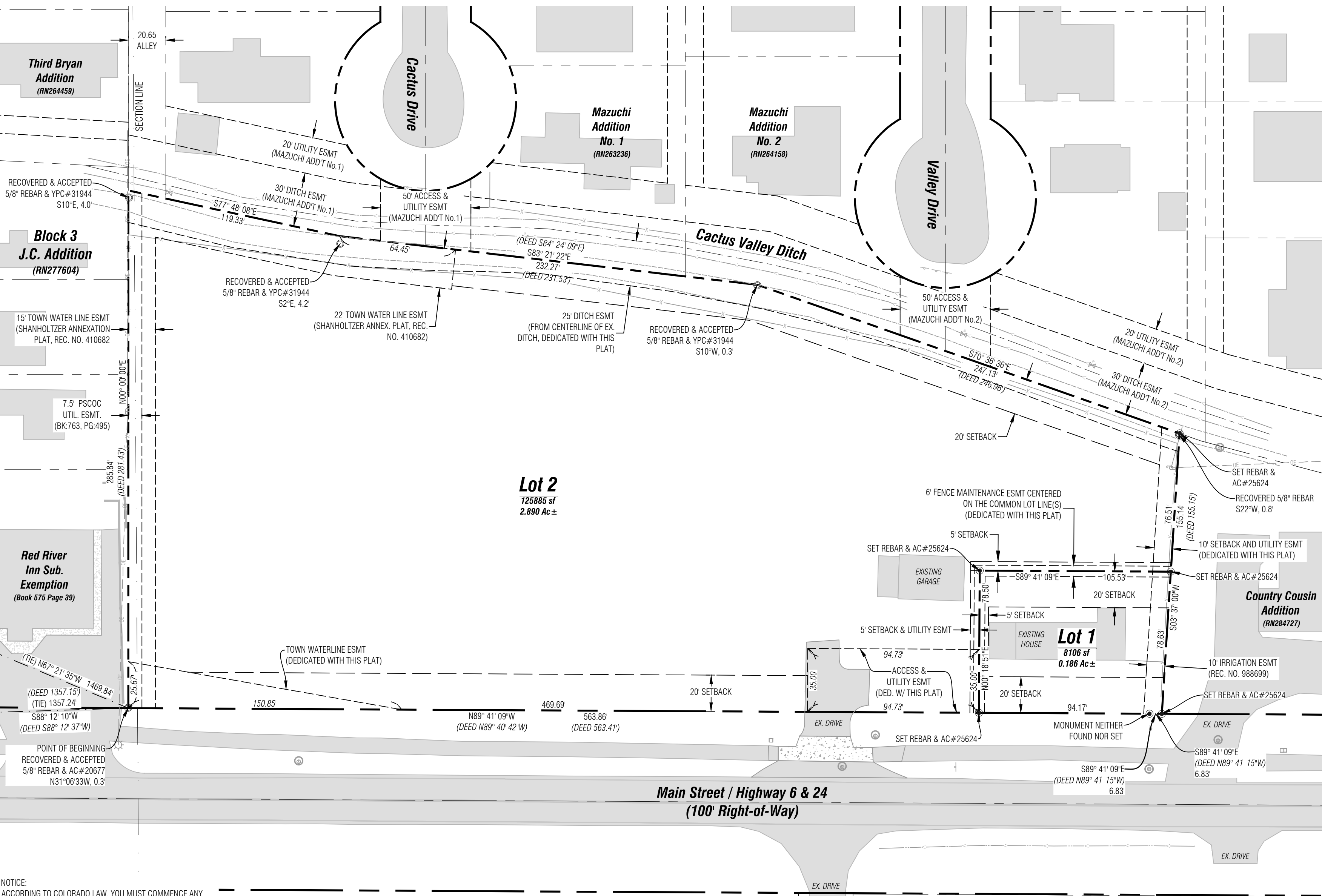
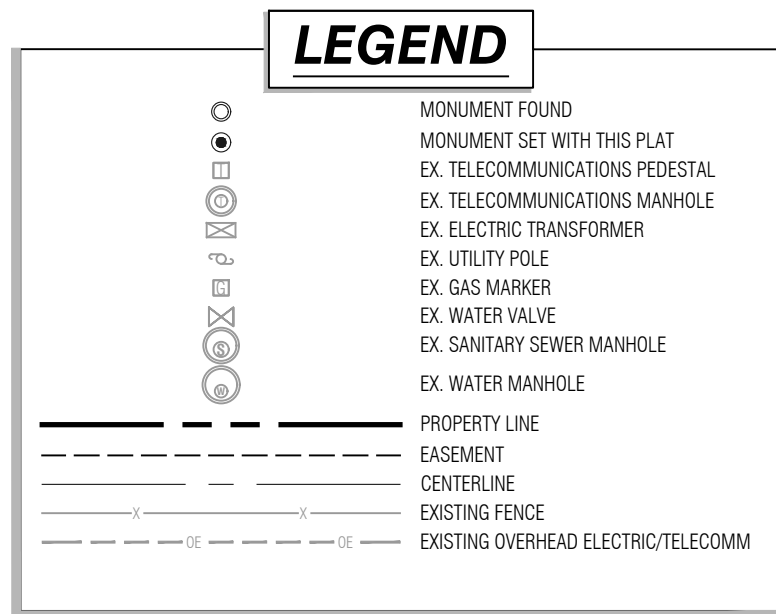
thence N. 89°41'15" W. a distance of 6.83 feet; thence continuing along said Northerly Right-of-Way line N. 89°40'42" W. a distance of 563.41 feet to the point of beginning.

NOTES:

1. DATE OF SURVEY: JULY 2008. BEARINGS ORIGINATE FROM A REBAR AND ALUMINUM CAP FOUND AT THE INTERSECTION OF THE CENTERLINES OF 9TH STREET AND GRAND AVENUE AND A REBAR AND ALUMINUM CAP FOUND AT THE INTERSECTION OF THE CENTERLINES OF 16TH STREET AND GRAND AVENUE IN THE TOWN OF SILT, COLORADO, USING DUE EAST AS THE BEARING ON SAID LINE.
2. THE UNIT OF MEASUREMENT USED IN THIS SURVEY WAS THE U.S. SURVEY FOOT.
3. THE DITCH EASEMENT DEDICATED HEREON IS A NON-EXCLUSIVE EASEMENT DEDICATED TO THE LOWER CACTUS VALLEY DITCH COMPANY (AKA GRAND RIVER DITCH COMPANY) FOR MAINTENANCE AND REPAIR OF THE IRRIGATION DITCH.
4. THE UTILITY EASEMENTS DEDICATED HEREON ARE NON-EXCLUSIVE EASEMENTS DEDICATED TO THE OWNERS OF LOT 1 AND LOT 2 FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND SERVICING UTILITY MAINS AND SERVICES WHICH SERVE LOT 1 OR LOT 2.
5. THE TOWN WATERLINE EASEMENT DEDICATED HEREON IS A NON-EXCLUSIVE EASEMENT DEDICATED TO THE TOWN OF SILT, COLORADO FOR THE PURPOSE OF MAINTAINING, REPAIRING AND SERVICING THE EXISTING POTABLE WATER PIPELINE.
6. THE ACCESS EASEMENT DEDICATED HEREON IS A NON-EXCLUSIVE EASEMENT DEDICATED TO LOT 1 FOR INGRESS AND EGRESS ACROSS LOT 2. EXPENSES FOR SNOW REMOVAL, MAINTENANCE AND REPAIRS OF THE ACCESS SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOT 1 AND LOT 2.
7. THE FENCE MAINTENANCE EASEMENT SHOWN HEREON IS A NON-EXCLUSIVE EASEMENT DEDICATED TO THE OWNERS OF LOT 1 AND LOT 2 FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A FENCE OR DIVIDING WALL ALONG THE COMMON LOT LINES.
8. EASEMENT OWNERS SHALL BE RESPONSIBLE FOR IN-KIND REPAIR OR REPLACEMENT OF VEGETATION, LANDSCAPING, HARDSCAPE, UTILITIES AND FENCES DAMAGED OR ALTERED IN THE COURSE OF USING AN EASEMENT.
9. MINERAL RIGHTS HAVE BEEN SEVERED FROM THE LAND. CHAD J. LEE ESQ. HAS DETERMINED THAT THE MINERAL RIGHTS OWNERS ARE:
 - 9.1. ESTATE OF BUD ROE, C/O TIMOTHY ALLEN ROE, BOX 1158, RIFLE, COLORADO.
 - 9.1.1. REBECCA LEE WILLIAMS, 5813 THURSTON ROAD, SPRINGFIELD, OREGON (1/8).
 - 9.1.2. TIMOTHY ALLEN ROE, BOX 1158, RIFLE, COLORADO (1/8).
 - 9.1.3. JOHN ZELLER, JOY ZELLER, DERIC WALTER AND DAVID C. MOORE, 737 CORRAL DRIVE, GRAND JUNCTION, COLORADO (3/4).
10. THE INTERSECTION OF THE SHARED DRIVEWAY AND HIGHWAY 6 & 24/MAIN STREET MAY BE ALTERED IN THE FUTURE FROM A FULL MOVEMENT INTERSECTION TO A RIGHT-IN/RIGHT-OUT ONLY INTERSECTION AS DESIGNATED IN THE TOWN OF SILT ACCESS CONTROL PLAN.
11. ABBREVIATED TEXT:
 - 11.1. ESMT = EASEMENT
 - 11.2. UTIL = UTILITY
 - 11.3. DRAIN = DRAINAGE
 - 11.4. IRR = IRRIGATION
 - 11.5. DED = DEDICATED
 - 11.6. W = WITH



Vicinity Map
1"=600'



NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY
LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON
ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN
YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Autumn Ridge Minor Subdivision

A PARCEL OF LAND SITUATED IN THE NE 1/4 NE 1/4 OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF SILT, COUNTY OF GARFIELD, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP (DEED DESCRIPTION)

KNOW ALL MEN BY THESE PRESENTS THAT JOHN ZELLER, JOY ZELLER, DERIC WALTER AND DAVID C. MOORE BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 773557 RECORDED AUGUST 18, 2009 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER, SAID TRACT BEING LOCATED IN THE NE1/4NE1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 & 24 AT ITS INTERSECTION WITH THE WESTERLY LINE OF THE NE1/4NE1/4 SAID SECTION 10 AND FROM WHICH THE MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF MAIN STREET AND 9TH STREET IN THE TOWN OF SILT BEARS S 88°12'37" W A DISTANCE OF 1357.15 FEET;

THENCE NORTH AND ALONG THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN BOOK 575 AT PAGE 39, GARFIELD COUNTY RECORDS, AND CONTINUING NORTH ALONG THE EASTERLY LINE OF BLOCK 3 OF THE J-C ADDITION TO THE TOWN OF SILT, FOR A DISTANCE OF 281.43 FEET TO THE SOUTHWEST CORNER OF THE MAZUCHI ADDITION FILING NO. 1 TO THE TOWN OF SILT;

THENCE S 77°48'08" E AND ALONG THE SOUTHERLY LINE OF THE SAID MAZUCHI ADDITION FILING NO. 1, A DISTANCE OF 119.33 FEET;

THENCE S 84°24'09" E AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID MAZUCHI ADDITION FILING NO. 1, AND ALONG THE SOUTHERLY LINE OF THE MAZUCHI ADDITION FILING NO. 2, A DISTANCE OF 231.53 FEET;

THENCE S 70°36'36" E AND ALONG THE SOUTHERLY LINE OF THE SAID MAZUCHI ADDITION FILING NO. 2 A DISTANCE OF 246.96 FEET TO THE NORTHWEST CORNER OF THE COUNTRY COUSIN ADDITION TO THE TOWN OF SILT, RECORDED AS RECEPTION NO. 284727, GARFIELD COUNTY RECORDS;

THENCE S 03°37'00" W AND ALONG THE WESTERLY LINE OF SAID COUNTRY COUSIN ADDITION, A DISTANCE OF 155.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 6 & 24;

THENCE N 89°41'15" W A DISTANCE OF 6.83 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N 89°40'42" W A DISTANCE OF 563.41 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.078 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON AND DESIGNATE THE SAME AS THE AUTUMN RIDGE MINOR SUBDIVISION IN THE TOWN OF SILT, COUNTY OF GARFIELD, STATE OF COLORADO, AND DO HEREBY GRANT TO THE TOWN OF SILT, COLORADO, FOR PUBLIC USE THE UTILITY EASEMENT SHOWN HEREON FOR TOWN POTABLE WATERLINE PURPOSES ONLY; DO HEREBY GRANT TO THE GRAND RIVER DITCH COMPANY THE DITCH MAINTENANCE EASEMENT SHOWN HEREON FOR DITCH MAINTENANCE PURPOSES ONLY; DO HEREBY GRANT TO LOT 1 THE ACCESS EASEMENT SHOWN HEREON FOR INGRESS AND EGRESS; DO HEREBY GRANT TO LOT 1 AND TO LOT 2 THE UTILITY EASEMENTS SHOWN HEREON FOR UTILITY INSTALLATION AND MAINTENANCE; DO HEREBY GRANT TO LOT 1 AND TO LOT 2 THE FENCE MAINTENANCE EASEMENT SHOWN HEREON FOR FENCE (AND/OR DIVIDING WALL) MAINTENANCE PURPOSES ONLY; AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL NOT BE SUBJECT TO ANY PROTECTIVE COVENANTS.

EXECUTED THIS ____ DAY OF _____ A.D., 20____

OWNER:
JOHN ZELLER

STATE OF COLORADO)
COUNTY OF GARFIELD) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

EXECUTED THIS ____ DAY OF _____ A.D., 20____

OWNER:
JOY ZELLER

STATE OF COLORADO)
COUNTY OF GARFIELD) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

EXECUTED THIS ____ DAY OF _____ A.D., 20____

OWNER:
DERIC WALTER

STATE OF COLORADO)
COUNTY OF GARFIELD) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

EXECUTED THIS ____ DAY OF _____ A.D., 20____

OWNER:
OWNES:
DAVID C. MOORE

STATE OF COLORADO)
COUNTY OF GARFIELD) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, STEVEN L. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE AUTUMN RIDGE MINOR SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



TITLE INSURANCE COMPANY OR ATTORNEY'S CERTIFICATE

TITLE COMPANY OF THE ROCKIES DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT THOSE EXCEPTION AS FOLLOWS:

TITLE COMPANY OF THE ROCKIES

SIGNATURE AND TITLE _____ DATE _____

UTILITY COMPANIES CERTIFICATE

BY THE SIGNING OF THIS PLAT, EACH UTILITY COMPANY AGREES AND ACKNOWLEDGES ANY AND ALL ACCESS AND UTILITY EASEMENTS DEDICATED TO THE TOWN AND EACH UTILITY COMPANY HEREBY WARRANTS THAT NO ABOVE GROUND VAULT, SPLICE BOX, TRANSFORMER, PEDESTAL OR OTHER ABOVE GROUND OR BELOW GROUND FACILITY WILL DIMINISH OR ALTER TOWN EASEMENTS.

LUMIN (QWEST COMMUNICATIONS/CENTURYLINK)

XCEL ENERGY

TING (CEDAR NETWORK)

COMCAST CABLE

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO THIS ____ DAY OF _____ A.D., 20____

CHAIRMAN

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS ____ DAY OF _____ A.D., 20____ FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, OF THIS PLAT IN NO WAY IMPLIES THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE BUT DOES INDICATE THAT THIS PLAT IS CONSIDERED A MINOR SUBDIVISION PLAT SUBJECT TO REGULATION UNDER TOWN OF SILT MINOR SUBDIVISION REGULATIONS PER CHAPTER 16.10 AND NOT SUBJECT TO REGULATION UNDER TOWN OF SILT SUBDIVISION REGULATIONS PER CHAPTER 16.04 OF THE SILT MUNICIPAL CODE AT THE TIME OF ITS FILING. THE TOWN ACCEPTS THE PUBLIC DEDICATIONS SHOWN HEREON, PROVIDED THAT SUCH ACCEPTANCE AND THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING, CONSTRUCTION OR MAINTENANCE OF IMPROVEMENTS ON LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS OTHERWISE SPECIFICALLY AGREED TO BY THE TOWN.

TOWN OF SILT

BY: MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF SILT, COLORADO

ATTEST: TOWN CLERK

MINOR SUBDIVISION CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS ____ DAY OF _____ A.D., 20____ THE FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, OF THIS PLAT IN NO WAY IMPLIES THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE BUT DOES INDICATE THAT THIS PLAT IS CONSIDERED A MINOR SUBDIVISION PLAT SUBJECT TO REGULATION UNDER TOWN OF SILT MINOR SUBDIVISION REGULATIONS PER CHAPTER 16.10 AND NOT SUBJECT TO REGULATION UNDER TOWN OF SILT SUBDIVISION REGULATIONS PER CHAPTER 16.04 OF THE SILT MUNICIPAL CODE AT THE TIME OF ITS FILING. THE TOWN ACCEPTS THE PUBLIC DEDICATIONS SHOWN HEREON, PROVIDED THAT SUCH ACCEPTANCE AND THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING, CONSTRUCTION OR MAINTENANCE OF IMPROVEMENTS ON LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS OTHERWISE SPECIFICALLY AGREED TO BY THE TOWN.

TOWN OF SILT

BY: MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF SILT, COLORADO

ATTEST: TOWN CLERK

CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO,

AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20____

IN BOOK ____ AT PAGE ____ RECEPTION NO. ____

ATTEST: CLERK & RECORDER

BY: DEPUTY

Civil Engineering
Surveying
& Beyond
Boundaries Unlimited, Inc.
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **NO**

If "Yes": SUE Certification by:

Firm: **N/A**

Job #: **N/A**

Date: **N/A**

Engineer or Surveyor Seal

Client Information:

HIGH POINT VENTURES, LLC

737 CORRAL DRIVE

GRAND JUNCTION, CO 81505

970.200.6020



Know what's below.
Call before you dig.

SILT, COLORADO
Autumn Ridge Minor Subdivision
Final Plat

No.	1	2	3	4	5	6	7	8	9
Date									

PROJECT NO.
07046
Designer:
DJW
Checker:
DJW
Date:
8/20/23

Sheet
V.1

File Name: **07046c_plat-minor.dwg**

BOARD OF TRUSTEES REGULAR MEETING
September 11, 2023

AGENDA ITEM SUMMARY

SUBJECT:

Silt Water Plant Resolutions:

- Accepting of State Revolving Fund Loan total loan package of not to exceed \$21,575,000
- Adopting Water Rate Sufficient to Pay Loan
- Authorizing Town Administrator to Negotiate “Early Procurement” Contract with Garney, not to exceed \$5 MM
- Retaining Bond Counsel: Thomas Peltz

PROCEDURE:

Action Items

SUMMARY: The purpose of this item is to lead the Board through the resolutions necessary for the Town to the next steps toward building and financing the improvements at the Silt Water Treatment Plant (WTP).

BACKGROUND: The Town of Silt Board of Trustees, along with professional staff and engineers have spent since mid-2020 working to find the best path forward to provide Silt citizens with the pre-treatment option for the WTP.

Since 2022, Dewberry has led the Town in the process of preparing and applying for loans, grants and principal forgiveness. Dewberry conducted a technical study of the Silt W/WW plants and produced master plans to be used specifically to develop short and long-term plans and costs for implementing improvements. This work was critical in order to complete the “Project Needs Assessment” (PNA) for the State of Colorado by their June 30, 2022 deadline. The PNA is required in order to be eligible for low interest loans and grants offered by the Federal government through the State.

Through this process, Dewberry estimated costs of \$30 MM for improving the plant. The Town, through a State of Colorado Department of Local Affairs grant, engaged RESPEC, a national engineering firm with an office in Grand Junction to provide a “second opinion”. They agreed that the pre-treatment and treatment processes proposed by Dewberry were in line with accepted practices and further that “it was evident that the Town and its project team had considered some of the recommendations suggested by RESPEC, or was already actively employing some of the items mentioned” in its analysis.

After the Town hired Garney Construction to serve as construction manager at risk (CMAR), the estimated cost was presented to the Board, along with anticipated revenues with which to pay for the project. The Town of Silt Board of Trustees approved the application for a \$28 MM loan from the DWRF on June 15, 2023. The next opportunity to apply for the loan will be in January 2024.

Garney and Dewberry led a 90% design/engineering completion workshop on August 2. Garney will present a Guaranteed Maximum Price (GMP) to the Board of Trustees at its September 11 meeting.

ADDITIONAL: The State Revolving Fund (SRF) Loan Committee approved Silt's loan application, filed in June, on August 23rd at a meeting in Steamboat Springs. It also approved loan and principal forgiveness features that have been recommended by SRF staff. These will again be reported as part of Jim Mann's report.

We recently learned that the cost of construction administration provided by Dewberry was under-accounted for in our models by over \$1 MM. We are working with Dewberry to refine that figure and have accounted for it in the current costs before the Board. We will present some alternative ways to fund this work at the meeting.

If the Town chooses to go forward with the project, it will be required, on September 11, to pass resolutions:

- Accepting of State Revolving Fund Loan total loan package of not to exceed \$21,575,000 (Jim Mann will explain this strategy)
- Adopting Water Rate Sufficient to Pay Loan of at least a \$61.17 increase.
- Authorizing Town Administrator to Negotiate "Early Procurement" Contract with Garney, not to exceed \$5 MM
- Retaining Bond Counsel: Thomas Peltz

On September 11, we will present these resolutions and final information prior to the Board being presented with the opportunity to vote to move forward with the project.

TIMELINE:

- | | |
|--|----------------------------------|
| • GMP Update Submittal | September 8 th , 2023 |
| • Final Rate Increase/water plant decision | September 11, 2023 |
| • Begin contract process with Garney | September 12, 2023 |
| • Last Date to Reduce Loan | September 29, 2023 |
| • Preliminary Official Statement | October 6, 2023 |
| • Bond Sale | Early to mid-November 2023 |
| • Funds Available | Mid to late November 2023 |
| • 100 Design Workshop | November 9, 2023 |
| • 100 Percent Design | November 21, 2023 |
| • Early Procurement | After first NTP/Fall 2023 |
| • Mobilization/Construction | Second NTP/First Quarter 2024 |

PROJECT BUDGET*:

Jim Mann will present this material.

*Senators Bennet and Hickenlooper have added a \$2.053 MM Congressionally Directed Spending (CDS) earmark to the US Senate's Appropriations Bill for 2024. Representative Boebert has added a \$1.75 MM CDS earmark to the US House of Representatives 2023 Appropriations Bill. In order for any of these funds to be accessible to Silt, the US Congress must pass a 2024 budget. It is unclear how these funds could be used or how they would be accessed. It is clear, from the attached and newly released document, that it will be difficult, if not impossible, to reduce our loan application amount with these earmarks. We continue to work to understand the interplay between these processes.

RECOMMENDATION:

1. Staff recommends approval of the resolutions, as presented.
2. Utilize the Executive Session, as noticed, to provide guidance for negotiators

ORIGINATED BY:

Jeff Layman

PRESENTED BY:

Jeff Layman//Jim Mann/Toby
Reid/Trey Fonner/Michael Sawyer/
Pat Radabaugh

TOWN ATTORNEY REVIEW: / X / Yes / / No MJS/LMB

DOCUMENTS ATTACHED (or presented on September 11):

1. Latest Rate Study
2. Resolutions
3. Power Point
4. 90% Design/Engineering Budget Estimate
5. Architectural Renderings
6. Summary of Savings
7. 2018 Energy Code impacts
8. Comparison fees/rates: neighboring towns

SUBMITTED BY:

Jeff Layman
Jeff Layman, Town Administrator

REVIEWED BY:

Sheila M. McIntyre
Sheila M. McIntyre, Town Clerk

SILT WATER TREATMENT PLANT

Drinking Water Revolving Fund Loan Application

SEPTEMBER 11, 2023

TONIGHT'S THE NIGHT!

SILT'S 20-YEAR WATER TREATMENT STORY



How did we get here?

2005: Current plant placed into service.

- Two skids, each at 0.5 mgd = 1.0 mgd plant
- Designed for 2 nephelometric turbidity units (NTUs)
 - Average: 200
 - Peak after fire/mudslide: 8,000
 - Reported at 1,300 in early August
- 20-year useful life
- Immediately becomes clear that pre-treatment will be required
- Currently performs at 0.6 mgd

2006: Old plate settler repurposed for use at new plant.

- Plate settler is undersized to handle current capacity



How did we get here?

2010: SGM hired to provide recommendations

- Install pre-treatment immediately
- Future plans to add 3th and 4th skids over 20 years
- ❖ Board of Trustees rejects recommendations

2020: Staff Turnover at the Water Plant

- Some PW Staff transfers/new hires
- Trey Fonner takes over management
- Engineer Tony Zancanella (Zancanella and Associates) hired as Operator in Responsible Charge (ORC)



How did we get here?

2020-21: Plant Rehab/Address Deferred Maintenance



- Zancanella, Fonner and Staff Work to Understand How to Rehabilitate the Plant
 - Could not evaluate how the plant was running with backlog of deferred maintenance
- Undertake significant deferred maintenance
 - Master Raw water meter
 - Master Finished water meter
 - CIP chemical feed system
 - Chlorine feed system
 - Air compressor system
 - Other

2021-22: Zancanella Evaluates Plant and provides basic recommendations

- Install Pre-treatment immediately
- Address future growth needs
- Zancanella recommends hiring Dewberry to study plant and provide master plan

How did we get here?

2022-23: Dewberry Conducts Master Plan

- Existing plant will be at the end of 20-year usable life in two years
- Recommends immediate replacement of the Water Treatment Plant
 - Include Pre-treatment capability
 - 2.0 MGD Maximum capacity plant
 - 1.0 MGD Rating (one treatment train out of service)
 - Addresses future anticipated growth
 - New plant operations coincide with expiration of existing plant usable life
 - \$38 MM Estimate



2023:

DOLA Pays for Second Opinion

DOLA grant pays for RESPEC review of Dewberry work

Same conclusion



How did we get here?

2023: Board Approves SRF \$28 MM Loan Application

- June 15 SRF loan application
- Select Garney as CMAR
 - 60% design estimates \$26 MM construction cost
- August 23 loan package approved
 - \$28 MM loan
 - \$8.645 million loan forgiveness
 - \$750,000 grants
 - \$15 MM at 3.4%
 - \$3 MM at 1%
 - 20 years

90% NUMBER FROM GARNEY

• **\$24,356,636** for construction
of the Water Plant

PROPOSED BORROWING PACKAGE

- Estimate \$20.3 MM Borrowing Package
- Committed \$9.395 MM Aid Package
- Increased Construction Mgmt.

	2023 Water Projects Leveraged Loan - Market Rate	2023 Water Projects Direct Loan - DAC at 1.00%	2023 Water Projects Direct Loan - at 3.00%
CIP Projects¹			
WTP Project (Garney 60%)	15,192,175	11,645,000	1,189,825
Design & Engineering	1,500,000		
CMAR	1,500,000		
Construction Management	1,500,000		
Bipartisan Infrastructure Law PF		(5,000,000)	
Disadvantaged Community PF		(2,000,000)	
Emerging Contaminants Grant		(1,645,000)	
Disadvantage Community Development	(300,000)		
Other Grants	(450,000)		
Use water funds (estimate 2023 project expense)	(750,000)		
Subtotal Project Costs	17,092,175	3,000,000	1,189,825
Less Current Available Revenues			
Cash Available			
Premium (Estimate)	(1,200,000)		
Net Borrowing Requirement	15,892,175	3,000,000	1,189,825
Estimated Issuance Expenses	231,030	0	0
Subtotal Issuance Expenses	231,030	0	0
TOTAL TO BE FINANCED	16,123,205	3,000,000	1,189,825
Rounding	1.795	0	0
NET BOND SIZE*	16,125,000	3,000,000	1,189,825

USER IMPACT

Pending Thursday/Friday

PROPOSED NEW RATE STRUCTURE

Pending Thursday/Friday

RATE COMPARISON

RIFLE

Tap fee \$6092.75

0-2000 gallons	\$32.19
2001-4000	\$4.29
4001-8000	\$4.56
8001-20000	\$5.36
20001-up	\$6.43

Water tank recharge 12% of water charge \$2.77 Mils

NEW CASTLE

Tap fee \$6000

0-12000 gallons	\$32.22
12001-20000	\$3.07
20001-30000	\$4.79
30001-40000	\$9.57
40001-up	\$10.87

PARACHUTE

Tap fees \$8,800

0-3000 gallons	\$37.95
3001-6000	\$2.89
6001-9000	\$5.68
9001-12000	\$6.46
12001-up	\$9.25

**TOWN OF SILT
RESOLUTION NO. 23
SERIES OF 2023**

A RESOLUTION OF THE BOARD OF TRUSTEES ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE AUTHORIZING ACCEPTANCE OF A LOAN AGREEMENT FOR DIRECT LOAN(S) BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF SILT, COLORADO, FOR WATER UTILITY IMPROVEMENTS

WHEREAS, The Town of Silt (the "Town"), has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101; and

WHEREAS, the Board of Trustees of the Town (the "Board") is the governing body of the Town and is acting herein on behalf of the Town's Water and Wastewater Activity Enterprise (the "Enterprise"); and

WHEREAS, the Board has determined that it is in the best interests of the Town to make certain capital expenditures consisting of upgrading the Town's Water Treatment Plant with a new water treatment facility and storage tank (the "Project"); and

WHEREAS, The Town has applied for funding from the Colorado Water Resources and Power Development Authority (the "CWRPDA") for a Drinking Water Revolving Fund (the "DWRF") for a direct loan(s) to the Town for the purposes of providing the Town funds for water utility improvements in an amount not to exceed a total of \$13,000,000 (the "Loan"); and

WHEREAS, the CWRPDA Loan consists of two components: (a) 2023 Water Projects Direct Loan DAC at 1% in the amount of \$11,645,000 and (b) 2023 Water Projects Direct Loan at 3% in the amount of \$1,189,825; and

WHEREAS, the CWRPDA Loan offers principal forgiveness of up to \$5,000,000.00 of up-front Bipartisan Infrastructure Law principal forgiveness, up to \$1,645,000.00 through Bipartisan Infrastructure Law Emerging Contaminants, and up to \$2,000,000.00 of base principal forgiveness for disadvantaged communities, for a total principal forgiveness of up to \$8,645,000.

WHEREAS, it is estimated that the Loan will only require repayment of the principal amount of up to \$4,189,825 for the Loan;

WHEREAS, the Loan interest rates are estimated to be below market, varying between 1% and 3%.

WHEREAS, approval of the Loan does not constitute a debt or an indebtedness to the Town within the meaning of any constitutional or statutory limitation or provision, and shall not be considered or held to be a general obligation of the Town until such time as Town passes an ordinance authorizing the issuance of bonds; and

WHEREAS, the repayment obligations of the Loan shall constitute a special revenue obligation of the Town which is generally payable from the income for the services furnished by or the use of the water treatment plant and, after consideration, the Board has determined that the Loan to the Enterprise is to the best advantage of the Town; and

WHEREAS the form of the Loan Agreement has been presented to the Town and made available to Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, THAT:

Section 1. Authorization of the Loan. Pursuant to and in accordance with the State Constitution, Sections 37-45.1-103(4), 37-45.1-104, and Title 11, Article 57, Part 2, Colorado Revised Statutes, and the Town Charter, the Town acting by and through the Enterprise, is hereby authorized to move forward with the Loan to raise funds for the construction and replacement of its Water Treatment Facility. The Loan Agreement(s) between CWRPDA and the Town is attached hereto as **Exhibit A** and the Mayor is authorized to execute the same on behalf of the Town. Edits to the Loan Agreement(s) may be made subject to approval of the Town Attorney;

Section 2. The Loan. The Loan shall be in an aggregate principal not to exceed \$13,000,000, of which \$8,645,000 shall be forgiven through principal forgiveness programs, upon approval by the Town of all the Terms and conditions of the Loan, after passing an Ordinance authorizing the issuance of bonds and creating the indebtedness to the Town.

Section 3. Disposition and Investment of the Loan. The proceeds from the Loan shall be applied to pay for the construction of a new water treatment plant with a new water treatment facility and storage tank.

Section 4. Authorized Officers. Pursuant to Exhibit B of the Loan Agreement, the Public Works Director and the Treasurer of the Town are hereby designated as the Authorized Officers (as defined in the Loan Agreement) for the purpose of performing any act or executing any document relating to the Loan, including the requisition of funds as set forth in the Loan Agreement, and to execute all documents and certificates necessary or desirable to effectuate the issuance of the Bond and the financing contemplated by this Resolution.

Section 5. Ratification of Prior Actions. All actions heretofore taken by the officers and employees of the Town and members of the Board, not inconsistent with the provisions of this Resolution, relating to the Loan, or actions to be taken in respect thereof, are hereby authorized, ratified approved and confirmed.

Section 6. This Resolution shall take effect immediately upon its passage.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 11th day of September, 2023.

ATTEST:

TOWN OF SILT, ACTING BY AND
THROUGH THE ENTERPRISE

Town Clerk Sheila M. McIntyre

Mayor Keith Richel

**TOWN OF SILT
RESOLUTION NO. 24
SERIES OF 2023**

A RESOLUTION OF THE BOARD OF TRUSTEES ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE AUTHORIZING ACCEPTANCE OF A LOAN AGREEMENT FOR LEVERAGED LOAN(S) BETWEEN THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY AND THE TOWN OF SILT, COLORADO, FOR WATER UTILITY IMPROVEMENTS

WHEREAS, The Town of Silt (the "Town"), has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101; and

WHEREAS, the Board of Trustees of the Town (the "Board") is the governing body of the Town and is acting herein on behalf of the Town's Water and Wastewater Activity Enterprise (the "Enterprise"); and

WHEREAS, the Board has determined that it is in the best interests of the Town to make certain capital expenditures consisting of upgrading the Town's Water Treatment Plant with a new water treatment facility and storage tank (the "Project"); and

WHEREAS, The Town has applied for funding from the Colorado Water Resources and Power Development Authority (the "CWRPDA") for a Drinking Water Revolving Fund (the "DWRF") for a leveraged loan(s) to the Town for the purposes of providing the Town funds for water utility improvements in an amount not to exceed a total of \$18,000,000 (the "Loan"); and

WHEREAS, the CWRPDA Loan is for the approximate total amount of *\$15,605,000 plus cost of issuance for a term of 20 years at 80% of the interest rate obtained on the Authority's State Revolving Fund Revenue Bonds 2023 Series A.; and

WHEREAS, approval of the Loan does not constitute a debt or an indebtedness to the Town within the meaning of any constitutional or statutory limitation or provision, and shall not be considered or held to be a general obligation of the Town until such time as Town passes an ordinance authorizing the issuance of bonds; and

WHEREAS, the repayment obligations of the Loan shall constitute a special revenue obligation of the Town which is generally payable from the income for the services furnished by or the use of the water treatment plant and, after consideration, the Board has determined that the Loan to the Enterprise is to the best advantage of the Town; and

WHEREAS the form of the Loan Agreement has been presented to the Town and made available to Town Council.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, THAT:

Section 1. Authorization of the Loan. Pursuant to and in accordance with the State Constitution, Sections 37-45.1-103(4), 37-45.1-104, and Title 11, Article 57, Part 2, Colorado Revised Statutes, and the Town Charter, the Town acting by and through the Enterprise, is hereby authorized to move forward with the Loan to raise funds for the construction and replacement of its Water Treatment Facility. The Loan Agreement(s) between CWRPDA and the Town is attached hereto as **Exhibit A** and the Mayor is authorized to execute the same on behalf of the Town. Edits to the Loan Agreement(s) may be made subject to approval of the Town Attorney;

Section 2. The Loan. The Loan shall be in an aggregate principal not to exceed \$18,000,000, upon approval by the Town of all the terms and conditions of the Loan, after passing an Ordinance authorizing the issuance of bonds and creating the indebtedness to the Town.

Section 3. Disposition and Investment of the Loan. The proceeds from the Loan shall be applied to pay for the construction of a new water treatment plant with a new water treatment facility and storage tank.

Section 4. Authorized Officers. Pursuant to Exhibit B of the Loan Agreement, the Public Works Director and the Treasurer of the Town are hereby designated as the Authorized Officers (as defined in the Loan Agreement) for the purpose of performing any act or executing any document relating to the Loan, including the requisition of funds as set forth in the Loan Agreement, and to execute all documents and certificates necessary or desirable to effectuate the issuance of the Bond and the financing contemplated by this Resolution.

Section 5. Ratification of Prior Actions. All actions heretofore taken by the officers and employees of the Town and members of the Board, not inconsistent with the provisions of this Resolution, relating to the Loan, or actions to be taken in respect thereof, are hereby authorized, ratified approved and confirmed.

Section 6. This Resolution shall take effect immediately upon its passage.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 11th day of September, 2023.

ATTEST:

TOWN OF SILT, ACTING BY AND
THROUGH THE ENTERPRISE

Town Clerk Sheila M. McIntyre

Mayor Keith Richel

**TOWN OF SILT
RESOLUTION NO. 25
SERIES OF 2023**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE APPROVING THE APPOINTMENT OF TOWN BOND COUNSEL.

WHEREAS, The Town of Silt (the “Town”), acting by and through its Water and Wastewater Activity Enterprise (the “Enterprise”), is finalizing the process of constructing a new water treatment plant with a new water treatment facility and storage tank (the “Water Treatment Plant”); and

WHEREAS, the Town will be required to issue debt in the form of a Governmental Agency Bond to fund the Water Treatment Plant; and

WHEREAS, the Town will require the assistance of Bond Counsel and the Town’s financial advisor, Jim Mann, to achieve a successful debt issue in order to pay for the Water Treatment Facility; and

WHEREAS, The Town and outside Financial Advisor have recommended the Town Board of Trustees appoint Kutak Rock LLP as our Town’s Bond Counsel.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, THAT:

1. The Town Manager is hereby directed to prepare all necessary contract documents for the appointment of Kutak Rock LLP as Town Bond Counsel.
2. That the Mayor is authorized to execute contract documents retaining Kutak Rock LLP on behalf of the Town.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 11th day of September, 2023.

ATTEST:

TOWN OF SILT, ACTING BY AND
THROUGH THE ENTERPRISE

Town Clerk Sheila M. McIntyre

Mayor Keith Richel

**TOWN OF SILT
RESOLUTION NO. 26
SERIES OF 2023**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE ADOPTING THE WATER RATE STUDY AND PROVIDING FOR ADJUSTMENTS TO THE MONTHLY WATER RATES.

WHEREAS, The Town of Silt (the "Town"), acting by and through its Water and Wastewater Activity Enterprise (the "Enterprise"), structures utility rates for water services to collect the necessary revenues to meet annual operating and maintenance costs of the water infrastructure; to cover debt service for water financing activities; to fund capital improvements to the Town's utility system infrastructure, and to maintain adequate operating fund and capital reserves; and

WHEREAS, the Board of Trustees of the Town (the "Board") is the governing body of the Town and is acting herein on behalf of the Town's Water and Wastewater Activity Enterprise (the "Enterprise"); and

WHEREAS, Article 13.05.060 of the Town's Municipal Code provides that water and wastewater rates be established by Resolution; and

WHEREAS, the Town has identified critical utility infrastructure capital needs, which must be funded through the rate and financial plan to ensure the sustainability of the utility systems; and

WHEREAS, the Town recently conducted a rate study in 2023 to determine the rate adjustments needed to fund the critical capital needs and address certain operating deficiencies; and

WHEREAS, rate adjustments are needed to provide access to capital markets and take advantage of a Bond issuance provided by the Colorado Water Resources and Power Development Authority (the "CWRPDA") for financing these critical capital needs; and

WHEREAS, securing debt financing requires the Town to demonstrate to lenders, bondholders, and credit rating agencies that the Town has adopted a multi-year schedule of rates to support the debt; and

WHEREAS, the Board of Trustees by this Resolution will set water rates until otherwise amended by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE, THAT:

Section 1: The water rate study, set forth on **Exhibit A**, attached hereto and incorporated herein, is adopted.

Section 2: The Town authorizes an increase to the existing water rates which increase may be in an amount up to \$61.17 per month, which increase(s) shall be implemented through future Board action to ensure that future water rates are such that the Town meets its annual operating and maintenance costs of the water infrastructure; to cover debt service; to fund capital improvements to the Town's utility system infrastructure, and to maintain adequate operating fund and capital reserves.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 11th day of September, 2023.

ATTEST:

TOWN OF SILT, ACTING BY AND
THROUGH THE ENTERPRISE

Town Clerk Sheila M. McIntyre

Mayor Keith Riche

Exhibit A

EQR Factor	1	Average User			3,795				
					Current	Proposed		Max Authorized	
Base	0	2,000	52.62	52.62	95.00	95.00	104.82	104.82	
Tier 1	2,001	6,000	1.00	1.80	6.00	10.77	6.00	10.77	
Tier 2	6,001	10,000	2.00		6.75		6.75		
Tier 3	10,001	14,000	3.34		7.50		7.50		
Tier 4	14,001	18,000	4.66		8.25		8.25		
Tier 5	18,001		6.66		9.00		9.00		
Average User Monthly Impact				54.42		105.77		115.59	
					Proposed Monthly Increase		51.35	61.17	
					Percentage		94%	112%	

2023 CIP - Water Utility Operations Cash Flow Analysis

Town of Silt, CO

		0	1	2	3	4	5	6	7	8
	Estimated									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
1 Rates % Increase				0.00%	4.00%	0.00%	4.00%	0.00%	4.00%	0.00%
2 Revenue growth assumption			1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
3 Investment income yield			0.50%	0.50%	0.50%	0.50%	0.50%	1.00%	1.00%	1.00%
4 Expense growth - Treatment			3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
5 Expense growth - Collection Expense			2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
6 Expense growth - General and Administrative/Cust			2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
7										
8										
9										
10 Beginning net assets	1,357,709	1,595,820	1,206,601	1,433,267	1,384,568	1,250,648	1,228,151	1,353,126	1,567,580	1,846,693
11										
12 Operating Revenues										
13 Water Charges - Base Fees	874,595	941,555	1,696,645	1,764,589	1,905,834	1,976,496	2,129,044	2,202,532	2,368,985	2,447,336
14 Water Charges - Volumetric		84,258	420,215	427,345	441,510	456,241	470,973	486,293	501,614	517,948
15 Bulk Water Sales		70,000	131,774	133,091	134,422	135,766	137,124	138,495	139,880	141,279
16 Water Charges - Meter Installs	17,877	10,000	10,100	10,201	10,303	10,406	10,510	10,615	10,721	10,829
17 Water Tap Fees (indexed annually based on borrowing rate)	376,200	300,000	715,754	737,942	760,818	784,404	808,720	854,775	881,273	908,593
18 Other	49,671	37,500	37,875	38,254	38,636	39,023	39,413	39,807	40,205	40,607
19 Total Operating Revenues	1,318,342	1,443,313	3,012,362	3,111,422	3,291,524	3,402,336	3,595,784	3,732,518	3,942,679	4,066,592
20										
21 Operating Expenses										
22 Operating and Maintenance (prior year line 22 added in)	747,620	646,100	665,483	700,972	737,990	776,596	816,853	858,824	903,029	949,111
23 Added Production Cost from Growth			15,073	15,523	15,987	16,465	16,957	17,903	18,439	18,990
24 New Plant O&M				25,000	100,000	103,000	106,090	109,273	112,551	115,927
25 Administration (50%)	317,855	501,152	516,186	531,672	547,622	564,050	580,972	598,401	616,353	634,844
26 Depreciation - Water		456,417	1,338,529	1,377,903	1,446,467	1,457,605	1,469,077	1,480,894	1,529,918	1,616,159
27 Total Operating Expenses	1,065,475	1,603,669	2,535,270	2,651,069	2,848,065	2,917,716	2,989,949	3,065,295	3,180,289	3,335,032
28										
29 Net Operations	252,868	(160,356)	477,092	460,353	443,459	484,620	605,835	667,223	762,390	731,560
30 Non operating revenues (expenses)										
31 Interest Income	500	14,779	13,693	36,516	20,647	21,958	23,269	27,160	31,721	22,666
32 Interest Expense - Existing Debt	(15,256)	(12,612)	(9,911)	(7,152)	(4,334)	(1,455)	0	0	0	0
33 Interest Expense - New Debt 2023-2032			(254,208)	(478,415)	(593,691)	(527,620)	(504,130)	(479,930)	(454,997)	(547,471)
34 Costs of Issuance		(231,030)		(60,000)					(60,000)	
35 Total non operating revenue (expenses)	(14,756)	(228,864)	(250,426)	(509,052)	(577,378)	(507,117)	(480,861)	(452,770)	(483,276)	(524,805)
36										
37										
38 Net increase (decrease) in resources	238,111	(389,219)	226,666	(48,699)	(133,919)	(22,497)	124,975	214,454	279,114	206,755
39										
40 Operating Transfer In (Out)										
41 Capital Contributions										
42 Cumulative Effect of Change in Acct Principle										
43 PILOT Payment										
44 Ending Net Assets	1,595,820	1,206,601	1,433,267	1,384,568	1,250,648	1,228,151	1,353,126	1,567,580	1,846,693	2,053,449
45 CIP Funding										
46 Purchase of Capital Assets - Water	(740,000)	(28,027,000)	(300,000)	(2,809,000)	(318,270)	(327,818)	(337,653)	(347,782)	(3,548,920)	(368,962)
47 Capital Contributions		10,145,000	0							
48 Principal Payments on Existing bonds	(118,902)	(121,458)	(124,073)	(126,745)	(129,476)	(132,265)				
49 Bonds Issued		17,882,000		2,560,000					1,750,704	
50 Advance from (to) other funds										
51 Principal Payments on Advance from other funds										
52 Future Debt Principal			0	(714,559)	(733,683)	(843,893)	(867,329)	(891,472)	(916,345)	(941,971)
53										
54 Beginning Cash	1,359,716	738,925	684,665	1,825,788	2,064,687	2,195,806	2,326,937	2,716,008	3,172,102	2,266,573
55 Add net operations (line 23)	252,868	(160,356)	477,092	460,353	443,459	484,620	605,835	667,223	762,390	731,560
56 Add back depreciation (line 27)	0	456,417	1,338,529	1,377,903	1,446,467	1,457,605	1,469,077	1,480,894	1,529,918	1,616,159
57 Add net non operating (line 34)	(14,756)	(228,864)	(250,426)	(509,052)	(577,378)	(507,117)	(480,861)	(452,770)	(483,276)	(524,805)
58 Add capital and bond (lines 40-49)	(858,902)	(121,458)	(424,073)	(1,090,304)	(1,181,429)	(1,303,976)	(1,204,981)	(1,239,254)	(2,714,560)	(1,310,934)
59 Add transfer in (out)	0	0	0	0	0	0	0	0	0	0
60 Net change in balance sheet items	0	0	0	0	0	0	0	0	0	0
61 Ending Cash	738,925	684,665	1,825,788	2,064,687	2,195,806	2,326,937	2,716,008	3,172,102	2,266,573	2,778,554
62 Restricted Cash	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720
63 Unrestricted Cash	737,205	682,945	1,824,068	2,062,967	2,194,086	2,325,217	2,714,288	3,170,382	2,264,853	2,776,834
64										
65 Ending Net Assets	1,595,820	1,206,601	1,433,267	1,384,568	1,250,648	1,228,151	1,353,126	1,567,580	1,846,693	2,053,449
66										
67 Target Unrestricted Cash (6 mo Operating + Following Year Debt Service)		1,190,026	2,594,507	2,786,718	2,929,266	2,830,317	2,866,376	2,903,989	3,079,587	3,190,562
68 Unrestricted Cash Percent		57%	70%	74%	75%	82%	95%	109%	74%	87%

Coverage Calculation

Revenues		3,012,362	3,111,422	3,291,524	3,402,336	3,595,784	3,732,518	3,942,679	4,066,592
Operations		2,535,270	2,651,069	2,848,065	2,917,716	2,989,949	3,065,295	3,180,289	3,335,032
Net		477,092	460,353	443,459	484,620	605,835	667,223	762,390	731,560
Add Depreciation		1,338,529	1,377,903	1,446,467	1,457,605	1,469,077	1,480,894	1,529,918	1,616,159
Add Other Non-Operating		13,693	36,516	20,647	21,958	23,269	27,160	31,721	22,666
Total Funds Available		1,829,314	1,874,771	1,910,572	1,964,183	2,098,182	2,175,278	2,324,028	2,370,385
Annual Debt Service		388,192	1,326,871	1,461,184	1,505,233	1,371,459	1,371,401	1,371,342	1,489,442
Coverage		4.71	1.41	1.31	1.30	1.53	1.59	1.69	1.59

Coverage w/o Tap Fees

Total Funds Available	50%	1,471,437	1,505,800	1,530,163	1,571,981	1,693,822	1,747,890	1,883,392	1,916,089
Annual Debt Service		388,192	1,326,871	1,461,184	1,505,233	1,371,459	1,371,401	1,371,342	1,489,442
Coverage		3.79	1.13	1.05	1.04	1.24	1.27	1.37	1.29

2023 CIP - Water Utility Operations C:

Town of Sift, CO

	9	10	11	12	13	14	15	16	17	18
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1 Rates % Increase	4.00%	0.00%	4.00%	0.00%	4.00%	0.00%	4.00%	0.00%	4.00%	0.00%
2 Revenue growth assumption	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
3 Investment income yield	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
4 Expense growth - Treatment	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
5 Expense growth - Collection Expense	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
6 Expense growth - General and Administrative/Cust	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
7										
8										
9										
10 Beginning net assets	2,053,449	2,474,249	2,973,556	3,887,385	4,921,408	6,200,112	7,604,353	9,271,986	11,652,416	14,066,301
11										
12 Operating Revenues										
13 Water Charges - Base Fees	2,626,715	2,708,200	2,918,194	3,019,860	3,246,387	3,352,120	3,596,166	4,014,603	4,014,603	4,151,898
14 Water Charges - Volumetric	534,283	551,271	568,258	589,454	610,649	632,691	654,734	677,659	705,181	733,804
15 Bulk Water Sales	142,692	144,119	145,560	147,016	148,486	149,971	151,470	152,985	154,515	156,060
16 Water Charges - Meter Installs	10,937	11,046	11,157	11,268	11,381	11,495	11,610	11,726	11,843	11,961
17 Water Tap Fees (indexed annually based on borrowing rate)	936,759	965,799	1,194,560	1,231,592	1,269,771	1,309,134	1,349,717	1,670,629	1,722,419	1,775,814
18 Other	41,013	41,423	41,838	42,256	42,678	43,105	43,536	43,972	44,411	44,856
19 Total Operating Revenues	4,292,399	4,421,858	4,879,567	5,041,445	5,329,352	5,498,516	5,807,234	6,571,573	6,652,972	6,874,392
20										
21 Operating Expenses										
22 Operating and Maintenance (prior year line 22 added in)	997,144	1,047,203	1,099,366	1,157,981	1,219,121	1,282,885	1,349,375	1,418,698	1,496,921	1,578,557
23 Added Production Cost from Growth	19,558	20,143	24,887	25,632	26,398	27,188	28,002	34,623	35,659	36,726
24 New Plant O&M	119,405	122,987	126,677	130,477	134,392	138,423	142,576	146,853	151,259	155,797
25 Administration (50%)	653,889	673,506	693,711	714,522	735,958	758,037	780,778	804,201	828,327	853,177
26 Depreciation - Water	1,629,072	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372
27 Total Operating Expenses	3,419,068	3,506,210	3,587,013	3,670,983	3,758,240	3,848,905	3,943,102	4,046,747	4,154,538	4,266,629
28										
29 Net Operations	873,331	915,648	1,292,555	1,370,462	1,571,112	1,649,611	1,864,132	2,524,826	2,498,434	2,607,763
30 Non operating revenues (expenses)										
31 Interest Income	27,786	34,057	40,834	51,331	62,593	75,851	89,899	106,102	128,940	151,603
32 Interest Expense - Existing Debt	0	0	0	0	0	0	0	0	0	0
33 Interest Expense - New Debt 2023-2032	(480,316)	(450,398)	(419,559)	(387,770)	(355,001)	(321,221)	(286,398)	(250,499)	(213,489)	(175,334)
34 Costs of Issuance										
35 Total non operating revenue (expenses)	(452,530)	(416,341)	(378,725)	(336,439)	(292,408)	(245,370)	(196,499)	(144,396)	(84,549)	(23,731)
36										
37 Net increase (decrease) in resources	420,801	499,307	913,829	1,034,023	1,278,704	1,404,241	1,667,633	2,380,430	2,413,885	2,584,032
38										
39										
40 Operating Transfer In (Out)										
41 Capital Contributions										
42 Cumulative Effect of Change in Acct Principle										
43 PILOT Payment										
44 Ending Net Assets	2,474,249	2,973,556	3,887,385	4,921,408	6,200,112	7,604,353	9,271,986	11,652,416	14,066,301	16,650,333
45 CIP Funding										
46 Purchase of Capital Assets - Water	(380,031)	(391,432)	(403,175)	(415,270)	(427,728)	(440,560)	(453,777)	(467,390)	(481,412)	(495,854)
47 Capital Contributions										
48 Principal Payments on Existing bonds										
49 Bonds Issued										
50 Advance from (to) other funds										
51 Principal Payments on Advance from other funds										
52 Future Debt Principal	(1,042,731)	(1,072,537)	(1,103,260)	(1,134,929)	(1,167,575)	(1,201,227)	(1,235,918)	(1,271,680)	(1,308,548)	(1,346,556)
53										
54 Beginning Cash	2,778,554	3,405,664	4,083,374	5,133,140	6,259,335	7,585,107	8,989,932	10,610,242	12,893,974	15,160,270
55 Add net operations (line 23)	873,331	915,648	1,292,555	1,370,462	1,571,112	1,649,611	1,864,132	2,524,826	2,498,434	2,607,763
56 Add back depreciation (line 27)	1,629,072	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372
57 Add net non operating (line 34)	(452,530)	(416,341)	(378,725)	(336,439)	(292,408)	(245,370)	(196,499)	(144,396)	(84,549)	(23,731)
58 Add capital and bond (lines 40-49)	(1,422,762)	(1,463,969)	(1,506,435)	(1,550,199)	(1,595,303)	(1,641,787)	(1,689,695)	(1,739,070)	(1,789,960)	(1,842,411)
59 Add transfer in (out)	0	0	0	0	0	0	0	0	0	0
60 Net change in balance sheet items	0	0	0	0	0	0	0	0	0	0
61 Ending Cash	3,405,664	4,083,374	5,133,140	6,259,335	7,585,107	8,989,932	10,610,242	12,893,974	15,160,270	17,544,263
62 Restricted Cash	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720	1,720
63 Unrestricted Cash	3,403,944	4,081,654	5,131,420	6,257,615	7,583,387	8,988,212	10,608,522	12,892,254	15,158,550	17,542,543
64										
65 Ending Net Assets	2,474,249	2,973,556	3,887,385	4,921,408	6,200,112	7,604,353	9,271,986	11,652,416	14,066,301	16,650,333
66										
67 Target Unrestricted Cash (6 mo Operating + Following Year Debt Serv	3,232,469	3,275,924	3,316,205	3,358,068	3,401,569	3,446,768	3,493,729	3,545,411	3,599,159	2,133,314
68 Unrestricted Cash Percent	105%	125%	155%	186%	223%	261%	304%	364%	421%	822%

Coverage Calculation

Revenues	4,292,399	4,421,858	4,879,567	5,041,445	5,329,352	5,498,516	5,807,234	6,571,573	6,652,972	6,874,392
Operations	3,419,068	3,506,210	3,587,013	3,670,983	3,758,240	3,848,905	3,943,102	4,046,747	4,154,538	4,266,629
Net	873,331	915,648	1,292,555	1,370,462	1,571,112	1,649,611	1,864,132	2,524,826	2,498,434	2,607,763
Add Depreciation	1,629,072	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372	1,642,372
Add Other Non-Operating	27,786	34,057	40,834	51,331	62,593	75,851	89,899	106,102	128,940	151,603
Total Funds Available	2,530,188	2,592,076	2,975,760	3,064,164	3,276,076	3,367,834	3,596,403	4,273,300	4,269,745	4,401,737
Annual Debt Service	1,523,046	1,522,935	1,522,819	1,522,576	1,522,449	1,522,316	1,522,178	1,522,037	1,521,890	
Coverage	1.66	1.70	1.95	2.01	2.15	2.21	2.36	2.81	2.81	2.89

Coverage w/o Tap Fees

Total Funds Available	2,061,809	2,109,177	2,378,480	2,448,369	2,641,191	2,713,267	2,921,544	3,437,986	3,408,536	3,513,831
Annual Debt Service	1,523,046	1,522,935	1,522,819	1,522,576	1,522,449	1,522,316	1,522,178	1,522,037	1,521,890	
Coverage	1.35	1.38	1.56	1.61	1.73	1.78	1.92	2.26	2.24	2.31

2023 CIP - Water Utility Operations C:

Town of Silt, CO

	19	20	21	22
	2042	2043	2044	2045
1 Rates % Increase	4.00%	0.00%	4.00%	0.00%
2 Revenue growth assumption	1.00%	1.00%	0.00%	0.00%
3 Investment income yield	1.00%	1.00%	1.00%	1.00%
4 Expense growth - Treatment	3.00%	3.00%	3.00%	3.00%
5 Expense growth - Collection Expense	2.00%	2.00%	2.00%	2.00%
6 Expense growth - General and Administrative/Cust	2.00%	2.00%	2.00%	2.00%
7				
8				
9				
10 Beginning net assets	16,650,333	19,575,653	22,678,521	24,247,651
11				
12 Operating Revenues				
13 Water Charges - Base Fees	4,460,760	4,603,547	4,804,563	4,821,438
14 Water Charges - Volumetric	762,427	792,195	821,962	821,962
15 Bulk Water Sales	157,621	159,197	159,197	159,197
16 Water Charges - Meter Installs	12,081	12,202	12,202	12,202
17 Water Tap Fees (indexed annually based on borrowing rate)	1,830,864	1,887,621	221,152	228,008
18 Other	45,304	45,757	45,757	45,757
19 Total Operating Revenues	7,269,057	7,500,518	6,064,834	6,088,564
20				
21 Operating Expenses				
22 Operating and Maintenance (prior year line 22 added in)	1,663,742	1,752,615	1,845,320	1,942,006
23 Added Production Cost from Growth	37,825	38,958	40,124	41,325
24 New Plant O&M	160,471	165,285	170,243	175,351
25 Administration (50%)	878,772	905,135	932,289	960,258
26 Depreciation - Water	1,642,372	1,642,372	1,642,372	1,642,372
27 Total Operating Expenses	4,383,182	4,504,364	4,630,347	4,761,311
28				
29 Net Operations	2,885,875	2,996,154	1,434,486	1,327,253
30 Non operating revenues (expenses)				
31 Interest Income	175,443	202,155	230,085	242,521
32 Interest Expense - Existing Debt	0	0	0	0
33 Interest Expense - New Debt 2023-2032	(135,997)	(95,441)	(95,441)	(95,441)
35 Costs of Issuance				
36 Total non operating revenue (expenses)	39,445	106,714	134,644	147,080
37				
38 Net increase (decrease) in resources	2,925,320	3,102,868	1,569,130	1,474,332
39				
40 Operating Transfer In (Out)				
41 Capital Contributions				
42 Cumulative Effect of Change in Acct Principle				
43 PILOT Payment				
44 Ending Net Assets	19,575,653	22,678,521	24,247,651	25,721,983
45 CIP Funding				
46 Purchase of Capital Assets - Water	(510,730)	(526,052)	(541,833)	(558,088)
47 Capital Contributions				
48 Principal Payments on Existing bonds				
49 Bonds Issued				
50 Advance from (to) other funds				
51 Principal Payments on Advance from other funds				
52 Future Debt Principal	(1,385,742)	(1,426,141)	(1,426,141)	(1,426,141)
53				
54 Beginning Cash	17,544,263	20,215,483	23,008,529	24,252,057
55 Add net operations (line 23)	2,885,875	2,996,154	1,434,486	1,327,253
56 Add back depreciation (line 27)	1,642,372	1,642,372	1,642,372	1,642,372
57 Add net non operating (line 34)	39,445	106,714	134,644	147,080
58 Add capital and bond (lines 40-49)	(1,896,472)	(1,952,193)	(1,967,974)	(1,984,229)
59 Add transfer in (out)	0	0	0	0
60 Net change in balance sheet items	0	0	0	0
61 Ending Cash	20,215,483	23,008,529	24,252,057	25,384,532
62 Restricted Cash	1,720	1,720	1,720	1,720
63 Unrestricted Cash	20,213,763	23,006,809	24,250,337	25,382,812
64				
65 Ending Net Assets	19,575,653	22,678,521	24,247,651	25,721,983
66				
67 Target Unrestricted Cash (6 mo Operating + Following Year Debt Serv	2,191,591	2,252,182	2,315,174	2,380,656
68 Unrestricted Cash Percent	922%	1022%	1047%	1066%

Coverage Calculation

Revenues	7,269,057	7,500,518	6,064,834	6,088,564
Operations	4,383,182	4,504,364	4,630,347	4,761,311
Net	2,885,875	2,996,154	1,434,486	1,327,253
Add Depreciation	1,642,372	1,642,372	1,642,372	1,642,372
Add Other Non-Operating	175,443	202,155	230,085	242,521
Total Funds Available	4,703,689	4,840,680	3,306,943	3,212,145
Annual Debt Service	1,521,739	1,521,582	1,521,582	1,521,582
Coverage	3.09	3.18	2.17	2.11

Coverage w/o Tap Fees

Total Funds Available	3,788,257	3,896,870	3,196,367	3,098,141
Annual Debt Service	1,521,739	1,521,582	1,521,582	1,521,582
Coverage	2.49	2.56	2.10	2.04

**TOWN OF SILT
RESOLUTION NO. 27
SERIES OF 2023**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, AUTHORIZING THE TOWN ADMINISTRATOR TO NEGOTIATE AN EARLY PROCUREMENT CONTRACT WITH GARNEY COMPANIES, INC.

WHEREAS, The Town of Silt (the "Town"), has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101; and

WHEREAS, the Board of Trustees of the Town (the "Board") is the governing body of the Town and is acting herein on behalf of the Town's Water and Wastewater Activity Enterprise (the "Enterprise"); and

WHEREAS, The Town has received funding approval from the Colorado Water Resources and Power Development Authority (the "CWRPDA for water utility improvements; and

WHEREAS, in June 2023 the Town entered into an Agreement Between Owner and Contractor for Construction Contract with Garney Companies, Inc. ("Garney"); and

WHEREAS, construction plans for water utility improvements have been developed which identify critical path materials that need to be acquired; and

WHEREAS, the Town desires to acquire such materials prior to initiation of construction consistent with available funding; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, THAT:

Section 1. Authorization for Negotiations. The Board hereby directs and authorizes the Town Administrator to negotiate an Early Procurement contract with Garney for acquisition of critical path materials in an amount not to exceed \$5,000,000. The Early Procurement contract shall be approved by the Board prior to execution by the Mayor or Town Administrator.

Section 2. This Resolution shall take effect immediately upon its passage.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 11th day of September, 2023.

ATTEST:

TOWN OF SILT, ACTING BY AND
THROUGH THE ENTERPRISE

Town Clerk Sheila M. McIntyre

Mayor Keith Richel









Date: September 5, 2023

To: Mayor, Trustees and Administrator Layman

From: Sheila McIntyre, Town Clerk/ Municipal Court Clerk

Re: Staff report for July 2023

Town Clerk duties:

- Attended staff meetings
- Went to GWS to record documents
- Worked on budget and have budget meeting
- Prepared cemetery deeds
- Located grave for burial
- Worked on ordinances for code changes
- Signed paychecks and A/P checks
- Misc research for various staff members and Attorney
- Attended HR sub-committee meeting
- Customer service
- Prepared and sent out BOT packets, attended and followed up on meetings, work sessions, and transcribed minutes
- Attended Heyday meetings, prep work, worked the event and cleaned up
- Index filing and purging of documents
- Ran errands: Bank, picked up food for work session, Post Office, MicroPlastics
- Prepared directives list
- Public notices to paper
- Meeting with Verizon rep
- Trained Marcella on court process
-

Municipal Court & Police Dept. duties:

- Prepped for and attended court
- Sealed records
- Sent out TextMyGov alerts to defendants
- Sent mittimus to jail
- Ordered business cards
- Attended pre-trial conference call and prepared order
- Attended motions hearing for potential trial
- Input tickets and payments
- Prepared draft 2023 court calendar
- Prepared for court and provided notes to Prosecutor
- Processed plea deals approved by Judge
- Correspondences with Prosecuting Attorney & Judge regarding cases and plea deals
- Processed court files after court with Judges' orders and entered bench warrants and defaults
- Filing

August Highlights!

The Town received the check for the sale of 1555 River Frontage Road and the funds have been deposited.

Heyday went off without a hitch! Even though it is not a Town event, as a volunteer on the Heyday Committee we were very pleased with how it turned out. We had great weather and a good selection of food and merchant vendors. We received many compliments on the day as a whole, especially that it is being held back at Veteran's Park. The Committee thanks the Town for all of their support in making this happen!



Public Works Department

Trey H Fonner

Public Works Director

Memo

To: Jeff Layman, Town Administrator

From: Trey Fonner, Public Works Director

Cc: File

Date:

Subject: Public Works Department Report

The following department report is a snapshot of some of the tasks and projects the Public Works staff has undertaken over the past several weeks.

- ❖ Remove willows at CR 311 and Frontage Road
- ❖ Finish shelter at Veterans Park
- ❖ Finish Horse shoe pits, fence will be done in October
- ❖ Change out pumps at Willow pump station
- ❖ Street sweeping operations
- ❖ Patch Grand Avenue
- ❖ Pour new curb, gutter and sidewalk in Eagles View
- ❖ Prep for asphalt and lay asphalt in Eagles View
- ❖ Patch 1st Street and Harness Lane
- ❖ Fix irrigation on Chickadee
- ❖ Set up for Heydays
- ❖ Put in conduit and pull wire at Sunrise water tanks
- ❖ Prep for asphalt in Tara Subdivision
- ❖ Lay asphalt in Tara Subdivision
- ❖ Remove downed tree around Stoney Ridge
- ❖ Trim trees at Domelby park.
- ❖ Remove mud around stage from rain storm
- ❖ Set up for final concert

Water/Wastewater

- ❖ Install mixers at Main Tank and Sunrise Tank
- ❖ Operators from the Town of Alma toured the plants
- ❖ Replace classifier liner in headworks
- ❖ Repair flush valve on classifier
- ❖ Review plans on Aeromod control upgrade for wastewater plant
- ❖ Read meters, hang yellow tags, and shutoffs
- ❖ Repair meters and MXU's

- ❖ Reads for August were 91%
- ❖ Backflow/cross connection program is now at 98% compliance
- ❖ Daily, weekly and monthly Lab work
- ❖ Pull samples for State compliance testing
- ❖ State paperwork filings as required
- ❖ Produced 10,429,413 gallons of water

Charging Station

- ❖ 6 Vehicles
- ❖ 16 Charging stations
- ❖ \$66.31 collected for use

Bulk Water Numbers

- ❖ 185,801 Gallons of water through coin operated system
- ❖ 103,385 Gallons of water through commercial system

Public Works Director

- ❖ Weekly Staff meetings
- ❖ Weekly water plant meeting with Dewberry
- ❖ Weekly fiber optic meetings with County
- ❖ Meet with Debra on grants
- ❖ 90% design review on water plant
- ❖ Meeting with Stoney Ridge HOA on the Town taking over their irrigation system
- ❖ SRF meetings
- ❖ Middle Colorado River Wildfire collaborative meetings
- ❖ Meeting with Sawyer on multiple issues
- ❖ Silt River preserve meetings
- ❖ Meetings on Herons nest
- ❖ Water rate study meetings
- ❖ Silt boat ramp meeting
- ❖ Budget meeting
- ❖ Meeting with Town Engineer
- ❖ Write RFQ for Bike/Pedestrian overpass

Water plant is still consuming a lot of my time, between the process of the new one and the ongoing battle with the old one. Getting the RFQ for the Bike/Pedestrian overpass out the door was a nice thing to check off my list. Also, with that any Board members that would like to sit on the panel for selecting the Engineering firm to do this work please let Jeff or I know.



**SILT
POLICE**

SILT POLICE DEPT

231 N 7TH St, Silt, CO 81652

P: 970-876-2735 | F: 970-876-0205
SILTPOLICE.COM

To: Town of Silt

Reference: Staff Report

From: Chief of Police Mike Kite, mkite@townofsilt.org

Lieutenant Matt Gronbeck, mgronbeck@townofsilt.org

Date: 08/31/2023

The Town of Silt Officers are continuing work with outside agencies on investigating the vehicle break-in's that are on-going throughout Garfield County. Silt PD Officers have made multiple arrests; however, there are numerous individuals still committing these crimes.

We have one officer with our department actively working on cold case files and have written multiple warrants on these individuals to close these cases.

As of today, Silt PD has deployed our drone on five (5) Law Enforcement missions and one (1) non-Law Enforcement mission. This program is not only to assist Silt PD but other area agencies as well.

Silt PD has one applicant in the testing process for the Community Service Officer and one applicant in the testing process for Police Officer. If both applicants make it through the testing and are hired, the Silt Police Department will be at full staff.

We will be interviewing Silt Officers for Corporal and Detective promotional opportunities. The Corporal position will assist with mentoring and supervising officers. The Detective will focus on felony-level crimes, assisting officers with investigations, and will respond to crime scenes.

We handed out approximately 100 backpacks at Silt Hey Days this year.

Fun Facts

The cost of a fully equipped patrol vehicle is approximately \$65,000 for the vehicle, \$19,000 for the emergency equipment, \$4,000 for a radar, and \$3,500 for a radio.

Thank you for your time,
Chief Mike Kite

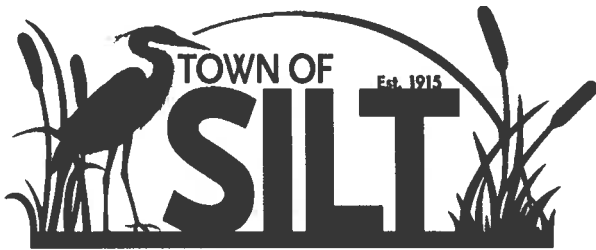
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	
Incidents 2023	392	297	327	400	344	364	389	367					2880	2,880
Incidents 2022	263	241	308	312	335	419	391	444	387	282	274	231	3,887	2,713
Cases 2023	26	18	21	25	10	16	25	20					161	161
Cases 2022	17	16	14	18	13	18	19	24	15	16	18	13	201	115
Animal 2023	28	13	10	15	19	20	25	25					166	166
Animal 2022	13	11	18	17	19	23	18	17	22	28	12	10	208	136
Adult Arrests 2023	14	13	11	22	3	5	3	12					83	83
Adult Arrests 2022	6	7	5	10	5	5	11	13	9	11	6	6	94	62
Juvenile Arrests 2023	0	0	0	1	0	0	3	0					4	4
Juvenile Arrests 2022	0	1	0	0	0	0	1	0	0	0	0	0	2	2
Tickets 2023	48	32	61	36	31	23	30	44					305	305
Tickets 2022	26	15	25	13	25	37	35	52	51	33	29	11	352	228
warnings 2023	48	29	40	44	44	32	35	46					318	318
warnings 2022	29	33	30	50	43	53	51	52	80	37	21	25	504	341

Incidents All calls for service. Those that come through Dispatch and those that are Officer initiated.

Cases All calls for service that require a case report to be written (excluding Traffic)

Animal All calls for animal complaints (running at large, barking, vicious

33 tickets issued for the area of Main street



Community Development Department

MEMORANDUM

TO: Jeff Layman, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: August 2023 – September 2023

Building Department

- * Zoning & Building Reviews
- * Inspections - 79 in July
- * Contractor Licensing- 14 New / 218 YTD
- * BEST Tests- 11 New / 61 YTD
- * Miscellaneous Permits – 19 New / 126 YTD
- * Excavation Permits- 1 New / 29 YTD
- * Single Family Permits – 0 New / 8 YTD
- * Commercial Building Permit- 0 New / 5 YTD
- * Stop Work Orders
- * Building Code Update Education/Enforcement

Administration

- * Staff Meetings
- * LED/Community Engagement/Communication
- * Business Licenses- 123 YTD
- * Customer Service (Calls, Emails, Walk-ins)
- * Facility Rentals
- * Office/File Organization
- * P & Z Meetings and Minutes
- * Website Management
- * Social Media Management
- * Vendor's Licenses- 19 YTD

Recreation

- * Girls Basketball
- * Fall Micro Soccer

Code Enforcement

- * Non-Compliant Business Licenses
- * Commercial Compliance (Building/SIA)
- * Utility Easements

Subdivisions/Work In Process

- * Stoney Ridge 2
(Pending Applicant Phasing Plan)
- * Camario Phase 2
(Site Work is permitted and under construction)
- * Autumn Ridge
(Permits issued, new driveway for subdivision being installed)

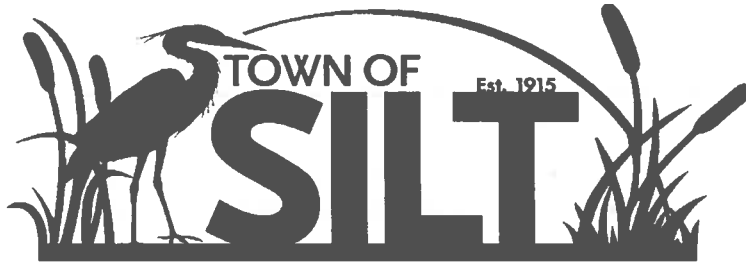
Land Use/Planning & Zoning

- * Marioni Annexation
- * Trade Center Site Plan Review- Approved
- * Coats Lot Line Adjustment
- * Church Parking Annexation
- * Brew Zone Site Plan Review- Approved
- * The Bank Site Plan Review
- * Variance for 2:12 Roof Pitch- Approved

Special Events- Current & Future Planning

- * Farmers' Market
- * 2023 Party at The Pavilion Concert Series
- * Main Street Trick or Treat Prep

- * Code Enforcement Complaints
- * Construction w/o Permit (Stop Work Order)
- * Code Revisions



TOWN OF SILT
STAFF REPORT

Date: August 31, 2023

To: Mayor and Board of Trustees

From: Amie Tucker, Treasurer

Tasks Completed in August

- Bulk Water
- Payments
- Customer service
- Payroll
- Retirement contributions (FPPA & CRA)
- Payroll tax payments (State & Federal)
- Petty Cash Reconciliation (General and Recreation)
- Reconcile Bank Statements
- Journal Entries
- Financial Statements
- Sales Tax
- Grant Management
- Monthly Disbursements
- Senior Programs Meeting
- Weekly Staff Meetings
- Zoom meeting hosting for Board meetings
- Water Rate Study Meetings
- SRF Meetings DOLA
- Xpress Bill Pay User Group Conference

I am training our newest addition to the Admin family, Marcella, as well as working on the upcoming 2024 budget. Have met with all department heads to discuss both revenues and expenditures for their respective departments. HR subcommittee has recommended adding additional benefits for all employees. Will add those to the budget for board approval.

August is often a wonderful month for stargazing! It's the month of the Perseid meteor shower, which is one of the most prolific showers and reaches its maximum between August 11 and 13. You can still see the Perseids even if they're not at their peak. The shower lasts from about July 23 to August 22, so be sure to keep an eye out, especially on the 16th during the new moon.

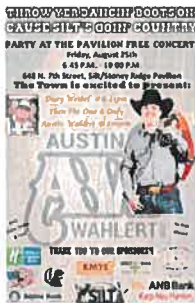


August 25, 2023

News You Can Use

TONIGHT! Party at the Pavilion with Austin Wahlert at Stoney Ridge!

What's a little rain anyway? Given a positive weather forecast, the show will go on as planned! C'mon out and join us for a great show!



Silt is hosting the final Party At The Pavilion FREE Concert Series of 2023

The Party will kick off at 6:45pm, with Duey Weibel, then the one and only Austin Wahlert will take the stage at 8pm!!

Austin Wahlert is a recording artist that was named the Rocky Mountain CMA Songwriter of the year, opened at the National Finals Rodeo, headlined "The American" at the Dallas Cowboys Stadium, Performed at the World USO Tour four our Troops and is the Host of "Down Payment on a Dream" T.V. show, just to name a few of his accomplishments!!!

A preview of the fun:

<https://www.youtube.com/watch?v=eHEXgG2M-8s>

<https://youtu.be/SgMvfxQiftA?feature=shared>

You can download Austin's records and top hits on most streaming apps, to prepare for tonight's FUN!!!

Don't miss out on the fun! The rain is cooling the evening down to a perfect temperature for an amazing concert

Visit www.townofsilt.org for more information!

Water Treatment Plant Upgrade Topic of Board of Trustees Review on Monday

Town Receives Over \$9 MM in Grants



The effort to improve the Silt Water Treatment Plant this week received a big boost when an agency of Colorado government voted unanimously to approve Bilateral Infrastructure Law (BIL) "principal forgiveness" (basically a grant) in the amount of \$6.645 MM to the project.

The Colorado Water Resources and Power Development Authority Board (WRPDA) also voted to fund an \$2 MM in additional grants as part of their base program. With the \$300,000 the Board granted the Town for design and engineering in June and the \$450,000 received from the Garfield County Federal Mineral Lease District earlier this year, the Town has reduced the amount of what it must borrow for the project by \$9.395 MM.

The WRPDA also voted to approve \$4 MM in BIL and \$14 MM in base loans for the Town, \$3 MM at a reduced interest rate of 3%. The remainder will be loaned at what the bond market will bear, thought to be around 3.3%.

How does this impact water rates?

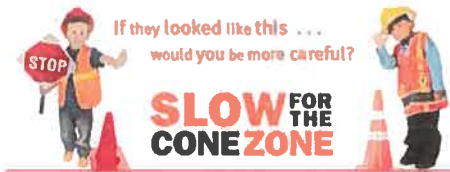
Water rates will be the major topic of conversation between Trustees at the Monday, August 28 Board Meeting, beginning at 7 PM. The Board will also discuss construction cost trends, the budget as it now stands for the project, as well as a tentative construction schedule.

The plant has exceed its expected useful life and does not have the capacity to serve the growing community.

More information can be found at www.townofsilt.org on the home page, lower left-hand corner under the button titled "Water Treatment Plant Planning Documents and Information".

The meeting on Monday, August 28 will begin at 7 PM at Silt Town Hall.

Tara Paving Continues; Eagle's Nest Court Complete



Tara Subdivision road work continues next week. During this time the existing asphalt is being milled and removed on Cottonwood, Dogwood and Birch. The subgrade is being evaluated and repaired, as necessary, to be

made ready for new asphalt. Then new asphalt will be placed. During this time no on street parking will be allowed on the above-mentioned streets. Access to driveways will be limited during working hours but all attempts will be made to have access by days end. The Town thanks you for your patience as we complete this project.

In the meantime, work has been completed on Eagle's Nest Court in rebuilding the street.

Any questions please call Town Hall at 970-876-2353 Ext. 106.

LAST CHANCE! Silt Farmer's Market Season Concludes Wednesday



Join the FUN & support local vendors!!

Wednesday's From July 12 - August 30

4:30 p.m. - 7:30 p.m.

Located at Veteran's Park (500 Home Ave.)





.....and the music ends, too!

More Events This Fall!!

2023 <i>Silt Events Calendar</i>	
Sat, April 8	Easter Egg Hunt- 9 a.m. (Roy Moore- 9th & Orchard)
Fri, April 21	Arbor Day Tree Planting
April 24 - April 29	Silt Clean Up- 8 a.m. to 4:30 p.m. (Town Shop- 612 N 7th St)
May 5 - May 7	Silt on Sale (Advertised Silt Garage Sales Weekend)
Fri, June 9	Summer Movie In The Park Series: Dusk (Veterans' Park)
Sat, June 13	Bike Rodeo
Fri, June 23	Party at the Pavilion- The Ozymandras
Wed, July 12 Aug 10	Silt Farmers' Market Plus- Wednesdays
Fri, July 7	Summer Movie In The Park Series: Dusk (Veterans' Park)
Fri, July 14	Party at the Pavilion- The Band of Brothers
Fri, July 21	Summer Movie In The Park Series: Dusk (Veterans' Park)
Sat, August 19	Heyday - 7 a.m. to 9 p.m. (Veterans' Park)
Fri, August 25	Party at the Pavilion- TBD
October 16-21	Silt Clean Up- 8 a.m. to 4:30 p.m. (Town Shop- 612 N 7th St)
Tue, October 31	Main Street Trick or Treat, Family Fall Fest & Chili Cook Off
Tue, November 21	Downtown Tree Lighting Ceremony/Sitting With Santa
All events are subject to change	
For More Information, Please Call Town Hall at 876-2353 Ext 110	



September 1, 2023

News You Can Use

Wastewater Riddle: What \$210,000 piece of equipment do you use everyday that you don't know exists?



Do you ever stop and think about where the water goes after you pull the drain plug or flush a toilet? If you are like most people, you don't give it a second thought. As long as it goes away is all that matters. Well, let me give you a brief description of what happens after the flush. It goes out of sight, down a pipe from your house to the wastewater collection system main. From there it will pass through a series of pipes and manholes until it reaches a piece of equipment you make use of every day and didn't know it existed.

Meet the Vulcan step screen, shown here as it was being installed earlier this year at a cost of \$210,000. I would show you a picture of it in action but for those with weak stomachs, you might not like me for that. After the water left your house and goes on the journey through the system this is the first piece of equipment it will encounter.

What does it do, you ask? Well, let me tell you the dirty job it has. This machinery sits in the channel that accepts all the wastewater from the system. Its job is to remove all the non-organics and solids that are found in wastewater. Anything that does not dissolve, we will find in the Vulcan. Those disposable wipes that we have asked you not to flush will be removed by this piece of equipment and put into a dumpster after going through a squeeze press to remove all the water. The reason we ask you not to flush those wipes is that they are usually heavier than other material and will not flow through the system efficiently and create backups. We have even found money! Thanks for the tip!

The Vulcan is on duty 24/7 acting as a guard to the wastewater plant, intercepting and removing anything that should not go into the process. By keeping rags, wipes and other things out of the basin system lets the air that is used in the process to flow freely and oxygenate the biological "bugs" so they can do their job. So, the next time you send something down the drain, think to yourself, "would the Vulcan be happy with this in the system?".

If you would like to see the Vulcan in action or learn more about the wastewater plant, contact me here at the Town and we would be more than happy to take you on a tour of the plant. Really it does not smell that bad, or maybe in my nearly 20 years in the business, I have just gotten used to it. -Public Works Director Trey Fonner

For tours reach out to Trey@Townofsilt.org

*Sorry, nose plugs not included.

Silt Photography Contest a Hit!

The Town of Silt, in partnership with Independent and Align Multimedia of sponsored a photography contest to proper acclaim to our little town. The Little Town (SILT) Discover Silt photo entries and with over 200 votes



the Glenwood Post Rifle, recently bring awareness and Simply Irresistible contest attracted 47 cast.

And the winners were.....(drum roll, please!).....

1st place - Taylor Smith, 2nd place - Penny Denny and 3rd place - Cindy Davis. (Photos shown in order of place)

Great prize packs were provided by our local sponsors The Whimsical Wagon, Dusty Wagon Car Wash and Wild Coffee Roasters.



The purpose of the Town's association with Align Multimedia is to establish a marketing foundation for the Town, highlight why Silt is a great place to Live, Do Business, & Visit, market to the regional visitor and local residents, bring awareness to the newly launched DiscoverSiltColorado.com website, develop a consistent and engaging social media presence that highlights various aspects of town, from supporting local businesses to beautiful imagery of the area, build a Town of Silt multimedia library by capturing video/drone/photo assets throughout the year to use in social media, website, general marketing, and to create a process for evaluating analytics and data to measure performance on website traffic, social media, and digital ad campaigns.

One of the most important parts of the long Shop Local campaign by featuring month on DiscoverSilt.com, media posts, and paid ads throughout



effort is to create a year-different businesses each eNewsletters, social the year.

Part of the "Shop Local" campaign is to re-emphasize the oversized role on-line shopping plays in Silt's sales tax revenue. Shop at our wonderful local merchants, but if what you're looking for isn't available in Silt, go ahead and buy it on-line.....and Silt will collect the sales tax!

For more information go to www.DiscoverSiltColorado.com.

53rd Silt Heyday 2023 a Success!

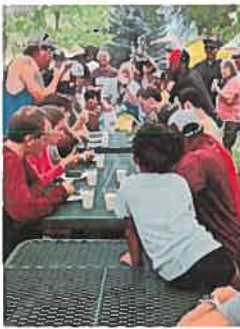


The Silt Heyday Committee would like to thank all the contributors that helped to make the 53rd Silt Heyday a success. This includes **ALL** those who **donated financial support, door prizes, and services**. Because of you, we were able to provide our Home Town Celebration at Veterans Park in Silt and provide a venue for fundraising for our own Silt Historical Society and Silt Historical Park.

We want to give special thanks to our Gold Sponsors, The Town of Silt & Police Department, Down Valley Septic, High Frequency Living, Mountain Waste & Recycling, Valley View Hospital-Silt Family Practice, Waste Management, Mountain Waste & Recycling, The Whimsical Wagon; our Platinum Sponsors Alpine Bank, Briscoe & Howe Accounting Services, Defiance Rafting & Rislende Events, Elmer Glass, Native American Crane Service, Timberline Pool & Spa.

The other sponsors are too numerous to mention, but we appreciate all that they did this year to make Heyday successful, whether they provided financial support or in-kind donations.

We wish to thank all the people that donated their time for Silt Heyday, including our Parade entrants, our Parade Judges; our Grand Marshals- the Silt Police Department who raised our Park flag; Gage Donelson who sang our National Anthem, our Booth providers; local Support including the Silt Police Department and the security volunteers, Silt Historical Society friends in the Kitchen & in the beer booth,



the Town of Silt employees, and all of the others that helped as we celebrated "Cheers to 40 Years" with the Silt Historical Society. Thanks to our sound providers Precise Decibels and our bands, the Colorado Currys, Feeding Giants, and Louie and the Lizards.

If we forgot anyone it is not intentional, and we thank you too, it was difficult to keep track of all the work going on.

Without all of this support, we could not have done it.

Silt Heyday Committee – Justin Brintnall, Levy Burris, Michael Clark, Chris Classen, Tela Forehand, Amanda Fulmer, Sheila McIntyre, Joan Nestor, Kim Price, Sydney Reynolds, Robin Robinson, Hope Stewart, Peggy Swank and Carly Webbick



DiscoverSiltColorado.com and other Silt Tidbits!



*Don't forget to check out DiscoverSiltColorado.com!

*We encourage you to pay your bill online through Xpress Bill Pay at www.xpressbillpay.com

*The Town of Silt has many ways to communicate with residents, including our

electronic town sign on 9th Street, the Public Access TV Channel 10, our Facebook page, emailed newsletters, the posting board outside of Town Hall, a new suggestion box inside Town Hall, and TextMyGov.

* You can sign up for TextMyGov and the newsletters on our website:
www.TownOfSilt.org.

* Irrigation season is just about over! Please refer to www.TownofSilt.org/irrigation_schedule for more information and guidelines. Irrigation will be shut off October 1st.

* Be sure to winterize your irrigation systems! * DMV will be in Silt on September 20th from 9-4pm.

* Town Hall will be closed 9/4 in observance of Labor Day.

* Get your basketball registrations in – registration close date is 10/2.

* October 16-21 – Silt clean up 8am to 4pm (town shop 612 N 7th st)

* October 31 – Main St Trick or Treat. Get your costumes ready!

Town of Silt Employee James Vigil Benefit

James Vigil has been revered member of the Silt Public Works Department since he began his employment in 2021. James is excellent heavy equipment operator and top-notch mechanic. There is not been much James has not done for the Town as a member of Public Works. When James is not at work you can find him working on something in his shop, or racing side by sides.

In February of 2023 James was hospitalized and received the news none of wants to hear.....cancer. He started undergoing chemotherapy and radiation treatment. While it looked for a while like the treatment was helping, the cancer never completely went away. James has been in and out of the hospital in much of this year.

The Town of Silt with the help of Larry Stewert and the Alpine Bank team has set up a benefit account in James's name to help him and his family with the mounting medical bills. If you would like to donate, please go to any Alpine Bank or come to Town Hall. The Vigil family and the Town of Silt would like to thank you for your support. For more information or questions, please contact Trey@Townofsilt.org.