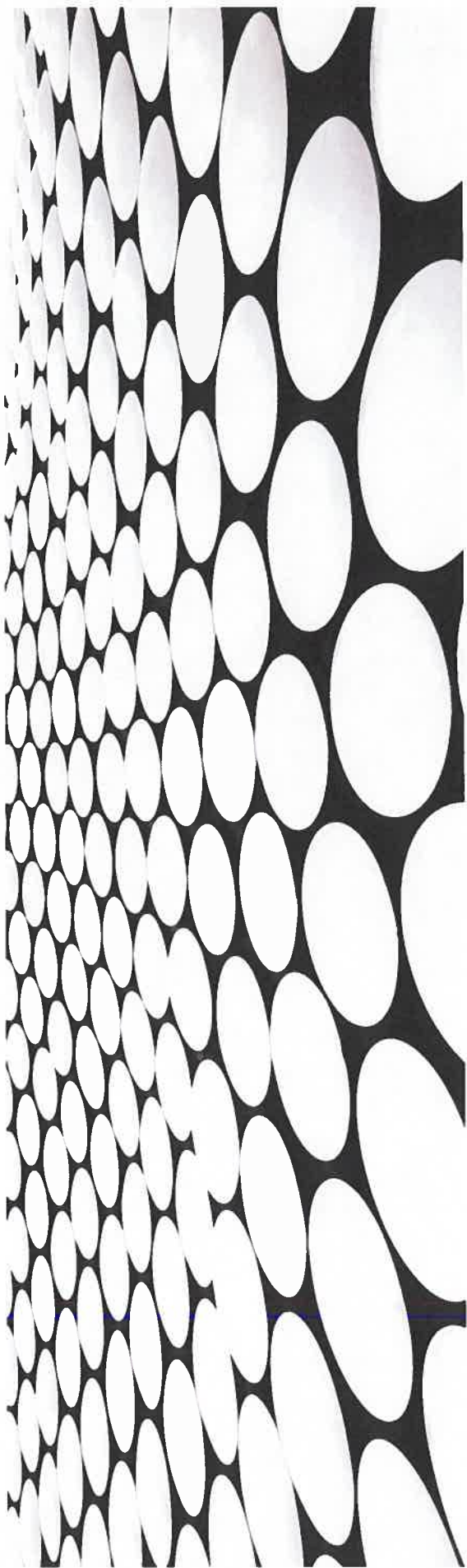

2025 BUDGET WORKSHOP 3: BOARD QUESTIONS, CHANGES, ACTIONS



FUND BALANCES AND PROJECTIONS – GENERAL FUND

General Fund Summary	2024		2024	2025
	Budget	Projected	Projected	Budget
Projected Beginning Fund Balance	6,293,968	6,293,968	6,293,968	6,693,580
Anticipated Revenues	5,903,098	5,041,032	5,041,032	6,698,810
Anticipated Expenditures	7,839,470	4,641,420	4,641,420	7,919,505
Projected Ending Fund Balance	4,357,596	6,693,580	6,693,580	5,472,885
Minimum per Policy	1,770,929	1,512,310	1,512,310	2,009,643
Maximum per Policy	2,361,239	2,016,413	2,016,413	2,679,524
Actual Percentage	74%	133%	133%	82%
Discretionary Fund Balance	1,996,357	4,677,167	4,677,167	2,793,361

- Key 2025 Initiatives

- Hire Building Inspector/Code Enforcement Officer
- Space Needs Study for all Town Facilities
- Acquire Jensen and Anderson Properties
- Housing Needs Assessment
- Code Rewrites
- Emergency Planning

FUND BALANCES AND PROJECTIONS – CONSERVATION TRUST

Conservation Trust	2024		2024	2025
	Budget	Projected	Projected	Budget
Projected Beginning Fund Balance	151,539	151,539	151,539	169,827
Anticipated Revenues	51,800	48,288	48,288	109,200
Anticipated Expenditures	30,000	30,000	30,000	90,000
Projected Ending Fund Balance	173,339	169,827	169,827	189,027
Minimum per Policy				
Maximum per Policy				
Actual Percentage	335%		352%	173%
Discretionary Fund Balance	173,339	169,827	169,827	189,027

FUND BALANCES AND PROJECTIONS – WATER FUND

Water Fund	2024		2024	2025	
	Budget	Projected	Projected	Budget	Budget
Projected Beginning Fund Balance	2,973,681	2,973,681	2,973,681	1,820,552	
Anticipated Revenues	4,704,090	3,944,020	3,944,020	21,503,820	
Anticipated Expenditures	2,158,152	3,276,597	3,276,597	21,261,875	
Projected Ending Fund Balance	5,519,619	3,641,104	3,641,104	2,062,497	
Minimum per Policy				2,029,438	
Maximum per Policy				NA	
Actual Percentage					
Discretionary Fund Balance	5,519,619	3,641,104	3,641,104	33,060	

- Key 2025 Initiatives
 - Phase I Water Treatment Plant Project
 - Phase II Treatment Plant Project
 - Ductile Iron
 - Ice Pigging
 - Emergency Planning

Note - Suggested policy change for fund balance to equal 6 months operating expenditures plus following years debt service payment

FUND BALANCES AND PROJECTIONS – WASTEWATER FUND

Wastewater Fund	2024		2024	2025
	Budget	Projected	Budget	Budget
Projected Beginning Fund Balance	2,973,681	2,973,681	1,820,552	
Anticipated Revenues	4,704,090	3,944,020	1,478,480	
Anticipated Expenditures	2,158,152	3,276,597	1,994,475	
Projected Ending Fund Balance	5,519,619	3,641,104	1,304,557	
Minimum per Policy			1,547,238	
Maximum per Policy			NA	
Actual Percentage				
Discretionary Fund Balance	5,519,619	3,641,104	(242,681)	

Note - Suggested policy change for fund balance to equal 6 months operating expenditures plus following years debt service payment

- Key 2025 Initiatives
- Planning for Reg ____
- Emergency Planning

FUND BALANCES AND PROJECTIONS - IRRIGATION

- Key 2025 Initiatives
- ???

Irrigation Fund	2024		2025	
	Budget	Projected	Budget	Budget
Projected Beginning Fund Balance	194,691	194,691	(49,147)	(49,147)
Anticipated Revenues	333,000	313,007	347,600	347,600
Anticipated Expenditures	417,426	556,845	486,795	486,795
Projected Ending Fund Balance	110,265	(49,147)	(188,342)	(188,342)
Minimum per Policy			243,398	243,398
Maximum per Policy			NA	NA
Actual Percentage	26%	-9%	-39%	-39%
Discretionary Fund Balance	110,265	(49,147)	(431,740)	(431,740)

Note - Recommend a .10% rate increase across the board

FUND BALANCES AND PROJECTIONS – BEAUTIFICATION FUND

Beautification Fund	2024		2024	2025
	Budget	Projected	Budget	Budget
Projected Beginning Fund Balance	428,814	428,814	469,666	469,666
Anticipated Revenues	150,040	164,256	215,030	215,030
Anticipated Expenditures	130,000	123,404	190,000	190,000
Projected Ending Fund Balance	448,854	469,666	494,696	494,696
Minimum per Policy				
Maximum per Policy				
Actual Percentage	345%	381%	260%	260%
Discretionary Fund Balance	448,854	469,666	494,696	494,696

- Key 2025 Initiatives
 - Non-Motorized Trail Planning
 - ??

Note - Upcoming Projects: 7th Street Plaza, Veteran's Park Rehab

FUND BALANCE AND PROJECTIONS – PARK IMPACT FUND

Park Impact Fund	2024		2024	2025
	Budget	Projected	Budget	Budget
Projected Beginning Fund Balance	252,249	252,249	332,088	332,088
Anticipated Revenues	66,000	79,839	50,030	50,030
Anticipated Expenditures	0	0	0	0
Projected Ending Fund Balance	318,249	332,088	382,118	382,118
Minimum per Policy				
Maximum per Policy				
Actual Percentage				
Discretionary Fund Balance	318,249	332,088	382,118	382,118

■ Key 2025 Initiatives

- None specified
- FB could be used to offset Spruce Meadows Fall Protection Project
- FB could be used for 7th Street Pedestrian Plaza
- FB could be used for Veteran's Park Rehabilitation

Note - Upcoming Projects: 7th Street Plaza, Veteran's Park Rehab

FUND BALANCE AND PROJECTIONS – HOUSING AUTHORITY

Housing Authority Fund	2024		2025	
	Budget	Projected	Budget	Budget
Projected Beginning Fund Balance	255,549	255,549	231,999	231,999
Anticipated Revenues	308,400	293,281	381,952	381,952
Anticipated Expenditures	409,400	316,831	369,875	369,875
Projected Ending Fund Balance	154,549	231,999	244,076	244,076
Minimum per Policy				
Maximum per Policy				
Actual Percentage				
Discretionary Fund Balance	154,549	231,999	244,076	244,076

- Key 2025 Initiatives
 - Planning for remodel/new facility

Note - Complex Rehabilitation (\$150k to \$200k per unit)

FUND BALANCE AND PROJECTIONS – CAPITAL IMPROVEMENT FUND

	1	2025
Capital & Equipment Assets		
General Administration (Includes ComDev)		230,000
Police Department		113,803
Public Works		3,574,158
Parks & Recreation		1,480,000
Water		17,812,000
Wastewater		500,000
Irrigation		30,600
Housing		50,000
Total Capital Asset		23,790,561
Sources		
Sales Tax		500,000
Grants		0
AGNC		0
FMILD		705,000
DOLA		75,000
Federal		0
GOCO		900,000
Other		100,000
Water		15,825,552
Wastewater		516,552
Irrigation		35,616
Housing Authority		60,000
Lease Proceeds		280,000
URA		250,000
Total Sources		22,669,320
Use of FB/Borrowing		1,121,241

To be updated

EWM Capital fund

Includes capital items from all funds

Ease of tracking multi-year projects

SHOSHONE WATER RIGHTS CONTRIBUTION

Funding Commitments (as of 10/28/2024)	
Colorado River District	\$20 million
State of Colorado	\$20 million
Garfield County	\$3 million
Eagle County	\$2 million
City of Glenwood Springs	\$2 million
Ute Water Conservancy District	\$2 million
Eagle River Water and Sanitation District and Upper Eagle Regional Water Authority	\$1 million
Grand County	\$1 million
City of Grand Junction	\$1 million
Mesa County	\$1 million
Summit County	\$1 million
Colorado Mesa University	\$500,000
Clifton Water District	\$250,000
Grand Valley Irrigation Company	\$250,000
Basalt Water Conservancy District	\$100,000
Grand Valley Power	\$100,000
Grand Valley Water Users Association	\$100,000
Middle Park Water Conservancy District	\$100,000
Orchard Mesa Irrigation District	\$100,000
City of Rifle	\$100,000
Shovinnas Water & Sanitation District	\$100,000
Town of Silverthorne	\$100,000
Mesa County Irrigation District	\$50,000
Palisade Irrigation District	\$50,000
West Divide Water Conservancy District	\$50,000
Koba Water Authority	\$25,000
Total:	\$55,975K

- Currently raised \$56 MM

- Still need \$43.5 MM

- Colorado River District is filing for \$40 MM from the federal government

- Remaining \$3.5 MM will need to come from other commitments

- Staff is recommending a commitment of \$75,000

OTHER CONSIDERATIONS

- Cost of Living Increase – Budget includes 3.0% (Mayor Pro Tem Hanrahan)
 - Current CPI for western CO is 3.0%
 - Housing and Energy are running 4.0%
 - Each one-half percent equates to a cost of approximately \$15,000
- Building Inspection/Code Enforcement – Budget includes \$137,000 Salary
 - Anticipated hiring range for Building Inspector - \$80,000 to \$85,000
 - Anticipate Building Inspector also being Town's code enforcement officer
 - Remaining budgeted salary –
 - Public Information Officer (Trustee Poston)
 - Recreation/Special Events Coordinator (conceptual)?

**TOWN OF SILT
BOARD OF TRUSTEES WORK SESSION AGENDA
TUESDAY, NOVEMBER 12, 2024 – 5:30 P.M.
MUNICIPAL COUNCIL CHAMBERS**

EST. TIME	DISCUSSION TOPIC	PRESENTER
5:30 80 min	Budget discussion #3	Manager Mann

REGULAR BOARD OF TRUSTEES AGENDA - 7:00 P.M.

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 – <ol style="list-style-type: none"> 1. Minutes of the October 28, 2024 Board of Trustees meeting 2. Renewal of Brew Pub Liquor License for All In Brewing, LLC dba Brewzone Silt 3. Resolution No. 38, Series 2024, A RESOLUTION OF THE TOWN OF SILT, COLORADO, APPROVING AN ENCROACHMENT LICENSE AGREEMENT TO GRANT ICC FDDT SILT, LLC AN ENCROACHMENT LICENSE ON A TOWN EASEMENT 	Action Item	Tab B Mayor Richel
	Conflicts of Interest		
7:25	Agenda Changes		
7:25 10 min	Proclamation Recognizing Carol Back of The Whimsical Wagon for 20 years of Service	Action Item	Tab C Mayor Richel
7:35 10 min	Proclamation Recognizing Donnie Lente of Native American Crane for his Contributions to the Town	Action Item	Tab D Mayor Richel
7:45 10 min	Water Plant Construction Update – Dan Galvin with Garney Construction	Info Item	Tab E Manager Mann
7:55 15 min	Colorado River Valley Chamber of Commerce Update and 2025 Commitment Request	Info Item	Tab F Manager Mann

8:10 15 min	First reading of Ordinance No. 11, Series 2024 , AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ADOPTING CHAPTER 5.34 AND CHAPTER 17.08.363 AND AMENDING LAND USE REGULATIONS IN CHAPTER 17.13.020 TO THE SILT MUNICIPAL CODE TO INCLUDE NATURAL MEDICINE HEALING CENTERS, NATURAL MEDICINE CULTIVATION FACILITIES, NATURAL MEDICINE PRODUCTS MANUFACTURING FACILITIES, AND NATURAL MEDICINE TESTING FACILITIES, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO	Public Hearing	Tab G Deputy Clerk Malsbury
8:25 5 min	Manager and Staff Reports	Info Item	Tab H Manager Mann
8:30 10 min	Updates from Board / Board Comment		
8:40 20 min	Executive session – For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiation, and instructing negotiators under CRS Section 24-6-402(4)(e) – Sales of Holiday Inn Express property		
9:00	Adjournment		
The next regularly scheduled meeting of the Silt Board of Trustees is Monday, November 25, 2024. 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 meetings / work sessions topics:

November 25 – Budget Work Session 4 (if required)
December 9 – Adopt 2025 Budget

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
OCTOBER 28, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, October 28, 2024. Mayor Pro-tem Hanrahan called the meeting to order at 7:03 p.m.

Roll call	Present	Mayor Pro-tem Derek Hanrahan
		Trustee Justin Brintnall
		Trustee Chris Classen
		Trustee Kim Ingelhart
		Trustee Andreia Poston
		Trustee Jerry Seifert
	Absent	Mayor Keith Richel

Present were Town Manager Jim Mann, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Director Nicole Centeno, Public Works Director Joe Lundeen and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – There were no public comments.

Consent Agenda –

1. Minutes of the October 15, 2024, Board of Trustees meeting
2. **Resolution No. 35, Series 2024**, A RESOLUTION SUPPORTING THE GRANT APPROVAL FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT GRANT IN THE AMOUNT OF \$25,000, FOR A TOTAL PROJECT COST OF \$35,000, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE PURCHASING OF A NEW ADMINISTRATION VEHICLE WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
3. **Resolution No. 36, Series 2024**, A RESOLUTION SUPPORTING THE GRANT APPROVAL FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT GRANT IN THE AMOUNT OF \$500,000, FOR A TOTAL PROJECT COST OF \$1,172,759, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE GRAND AVENUE REPLACEMENT PROJECT WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Garfield Clean Energy 2025 Budget Funding Request

Morgan Hill, Associate Director with GCE and Christina Matzl, Energy and Data Analyst were present to provide an update to the Board by going over a presentation that covered their background, vision, residential and commercial energy programs, ReEnergize program, Advanced Energy Management, Clean Transportation Program, events they attend, and what is ahead for 2025.

Manager Mann stated that staff continues to try and make sense of the solar bills to determine if the town is being charged appropriately. Trustee Ingelhart stated that she would be interested in being an alternate or a town representative to GCE. The Board was asked to budget \$3,600 for GCE in the 2025 budget.

The Board suggested that GCE attend some of the Town’s summer events next year to get their word out and show how they can assist citizens.

Colorado River Valley Economic Development Partnership – Alicia Gresley

Alicia Gresley with CRVEDP was present to go over her presentation. She started by thanking the Board for last year’s contribution and support as well as bringing Manager Mann on board as he has been a huge help to them. She stated that it is her understanding that the Town has already designated a \$5,000 contribution for 2025. Ms. Gresley proceeded to go through their vision board and 2024-2026 strategic plan. She also explained what they are doing to help support and work with the Chamber as well as how part of their plan is to get funding through other sources besides depending on contributions.

Resolution No. 37, Series 2024, A RESOLUTION APPROVING THE RENEWAL OF A SPECIAL USE PERMIT FOR THE CONSCIOUSLY CRAFTED, LLC RETAIL MARIJUANA STORE ON A PROPERTY KNOWN AS SECTION 10 TOWNSHIP:6 RANGE:92 SUBDIVISION: ORIGINAL TWNSTE SILT BLOCK:20 LOT: A REPLAT OF E2 LT 17 & LT 18-20, ALSO KNOWN AS PARCEL # 217910215010, AND COMMONLY KNOWN AS 730 MAIN STREET, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Present tonight was owner Dylan Damavandi of Consciously Crafted formally known as High Q. Director Centeno went over her report and explained that due to its location in a B1 zone district this type of business required a special use permit which first went into effect in 2014 with a renewal every two years.

Director Centeno went over the staff recommendations and recommended approval. Mr. Damavandi stated that they plan on changing the name to Verde Natural and that the application has been submitted to the State.

The public hearing was opened at 8:03 p.m. There were no public comments and the hearing closed at 8:04 p.m.

Trustee Classen made a motion to approve Resolution No. 37, Series 2024, A RESOLUTION APPROVING THE RENEWAL OF A SPECIAL USE PERMIT FOR THE CONSCIOUSLY CRAFTED, LLC RETAIL MARIJUANA STORE ON A PROPERTY KNOWN AS SECTION 10 TOWNSHIP:6 RANGE:92 SUBDIVISION: ORIGINAL TWNSTE SILT BLOCK:20 LOT: A REPLAT OF E2 LT 17 & LT 18-20, ALSO KNOWN AS PARCEL # 217910215010, AND COMMONLY KNOWN AS 730 MAIN STREET, TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO with the conditions written in the staff report and spoken during this meeting. Trustee Ingelhart seconded the motion, and the motion carried unanimously.

September 2024 Financial Report

Treasurer Tucker went over the September 2024 financial report.

Manager and Staff Reports

Manager Mann stated that there would be a first-time home buyer education class hosted by CHAFA on November 2. Director Centeno went over the upcoming Main Street Trick or Treat and Fall Fest taking place this week. Staff was asked about a possible street light on the new bulb out at 1st Street and Home Avenue.

Updates from Board / Board Comments

The Board thanked staff for all of their work including budget and the recent water break, they also commented about the upcoming Halloween festivities, the constant use of the new horse shoe pits, the time change that would be happening soon and to watch out for people after dark, the fall clean-up event, the crossing lights and speed limit signs and they encouraged people to get out and vote.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Brintnall seconded the motion and the motion carried unanimously. Mayor Pro-tem Hanrahan adjourned the meeting at 8:18 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
November 12, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Brew Pub Liquor License renewal for All in Brewing LLC d/b/a Brewzone Silt

PROCEDURE: Consent Agenda

RECOMMENDATION: Staff recommends approval

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Licensee has applied for the Brew Pub liquor license renewal. The facility held its grand opening on October 12, 2024. Silt PD reported receiving a noise complaint on the day of the grand opening. Taxes have not been reported from the state, and Inspection of the property has been completed. All required documentation was submitted and fees have been paid. Lease of the property is current through August 2028.

FUNDING SOURCE: All in Brewing LLC

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

RESOLUTION READING DATE: N/A

ORIGINATED BY: All in Brewing LLC d/b/a Brewzone Silt

PRESENTED BY: Lori Malsbury

DOCUMENTS ATTACHED: Application

TOWN ATTORNEY REVIEW YES NO **INITIALS** _____

SUBMITTED BY:


Lori Malsbury, Deputy Town Clerk/
Deputy Treasurer

REVIEWED BY:


Jim Mann, Town Manager

DR 8400 (02/18/24)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

Fees Due	
Annual Renewal Application Fee	\$ 250
Renewal Fee	
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check
 Paid online

Uploaded to MoveIt on Date

Licensee Name

Doing Business As Name (DBA)

Liquor License Number

License Type

Sales Tax License Number

Expiration Date

Due Date

Business Address

Street Address

Phone Number

City

State

ZIP Code

Mailing Address

Street Address

City

State

ZIP Code

Email

Operating Manager

Date of Birth

RICHARD LYNCH

[REDACTED]

Home Address

Street Address

Phone Number

[REDACTED] ST.

[REDACTED]

City

State ZIP Code

RIFLE

CO

81650

1. Do you have legal possession of the premises at the street address?..... Yes No

Are the premises owned or rented? Owned

*If rented, expiration date of lease

Rented*

AUG 31ST 2028

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... Yes No

If yes, attach a detailed explanation.

Affirmation & Consent #8 *owners have interest in Lic # 03-19736*

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

RICHARD LYNCH

Title

Managing Partner

Signature

[Handwritten Signature]

Date (MM/DD/YY)

10/14/2024

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

[Empty box for Local Licensing Authority For]

Title

[Empty box for Title]

Attest

[Empty box for Attest]

Signature

[Empty box for Signature]

Date (MM/DD/YY)

[Empty box for Date]

Tax Check Authorization, Waiver, and Request to Release Information

I, RICHARD LYNCH

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

ALL in Brewing LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

ALL in Brewing LLC

Social Security Number/Tax Identification Number

84-2332265

Home Phone Number

Business/Work Phone Number

Street Address

1115 Affinity Ct. unit 2

City

San Diego

State

CA

ZIP Code

92131

Printed name of person signing on behalf of the Applicant/Licensee

RICHARD Lynch

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

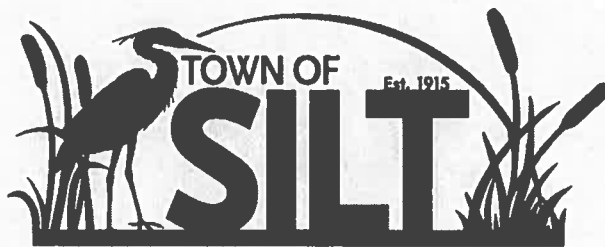


Date Signed

10/14/2025

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



Town of Silt Liquor Inspection Report

Licensee Name: All in Brewing LLC d/b/a Brewzone Silt	Contact Name: Richard Lynch
License # / Type: 03-20084/Brew Pub	Contact Number: 303-910-9063
Address: 504 and 506 Front Street,	Inspection Date: 11.5.24

	Yes	No	N/A		Yes	No	N/A
State Liquor License Posted	✓			Modifications made since last inspection		✓	
Town Liquor License Posted	✓			Licensee in Control of Premises	✓		
State Sales Tax License Posted	✓			Trade Name Properly Registered	✓		
Minor Warning Sign	✓			Off-Premises Take Out /Delivery Permit Posted (if applicable)	✓		
Food Service License Posted (if applicable)				Adequate Premises Control	✓		
Public Works annual check (if applicable)			X	Discuss Over Serving & Sales of Liquor to Minors	✓		
Certificate of Occupancy Posted	✓			Any Violations reported since last inspection	✓		1- Noise During Grand opening
Manager Registered w/ State	✓			Business License	✓		

o Follow-up Inspection

Notes: NEW or RENEWAL LICENSE PHYSICAL INSPECTION

Licensee/Rep. Signature: [Signature] Print: Richard Lynch Date: 11/5/24

Performed by: [Signature] Phone#: 970-876-2353 Date: 11-5-24

**TOWN OF SILT, COLORADO
RESOLUTION NO. 38
SERIES OF 2024**

A RESOLUTION OF THE TOWN OF SILT, COLORADO, APPROVING AN ENCROACHMENT LICENSE AGREEMENT TO GRANT ICC FDDT SILT, LLC AN ENCROACHMENT LICENSE ON A TOWN EASEMENT.

WHEREAS, the Board of Trustees (“Board”) of the Town of Silt (“Town”) has the power pursuant to C.R.S. §§ 31-15-101(d) and 31-15-713(1)(b) to sell and dispose of, by ordinance, real property owned by the Town and not used or held for any governmental purpose; and

WHEREAS, Sections 1-2 and 1-18 of the Town’s Home Rule Charter (“Charter”) grants the Town full authority, power and control over all Town-owned property, including the power and authority to sell, lease or otherwise deal with real property, including easements, lease or encumber such property; and

WHEREAS, pursuant to Section 1-2(d) of the Charter, the Board has the power to enter into revocable license agreements and lease agreements for the use of easements without the need for an election; and

WHEREAS, the Town Code mandates that the Board “shall approve” any encroachment upon any municipal property; and

WHEREAS, ICC FDDT Silt, LLC (“Licensee”) owns a parcel of property at 1007 Main Street, Town of Silt, Garfield County, Colorado, Parcel Number 217910143001 (the “Property”); and

WHEREAS, the Town is the owner of an existing easement comprised of the vacated 10th Street South of Main Street as shown on the Plat of Amedeo's First Addition recorded January 4, 1957 under Reception No. 196355 and as vacated by the Town of Silt Ordinance No. 29 Series of 2001 recorded March 4, 2002 in Book 1333 at Page 899 under Reception No. 598284 County of Garfield State of Colorado, and as described on the Lot Line Adjustment Plat, recorded at Reception No. 871700, attached hereto as **Exhibit A** (the “Easement”); and

WHEREAS, In connection with construction of the commercial retail store and adjacent parking area on the Property, Licensee has requested that the Town enter into an Encroachment Agreement with Licensee to permit Licensee’s trash enclosure structure (“Licensee’s Structure”) to remain within the Easement (the “Encroachment Agreement”); and

WHEREAS, the Board has determined that it is in the best interest of the Town to enter into the Encroachment Agreement; and

WHEREAS, the Town has negotiated the Encroachment Agreement with License, which said Agreement is attached hereto as **Exhibit B**, and incorporated herein by reference; and

WHEREAS, the Encroachment Agreement is contingent on the Board's approval; and

WHEREAS, the Board has reviewed the Encroachment Agreement and desires to approve it; and

WHEREAS, the Board has determined that the adoption of this Resolution is necessary and proper to provide for the safety, health, prosperity and order of the Town.

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

SECTION 1

The Board hereby approves the encroachment of the permanent concrete trash enclosure on the Easement pursuant to the terms of the Encroachment Agreement, attached hereto as **Exhibit B**.

SECTION 2

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on this 12th day of November 2024, at 7:00 PM in the municipal building of the Town of Silt, Colorado.

TOWN OF SILT

ATTEST:

Mayor

Town Clerk Sheila M. McIntyre, CMC

EXHIBIT A

Lots 1 Through 20, Block 2, Amedeo's First Addition to the Town of Silt and Town Parcel (Reception No. 673652) Lot Line Adjustment Plat

Parcels of Land Situated in the NW1/4NE1/4 Section 10, Township 6 South, Range 92 West of the 6th P.M., Town of Silt, County of Garfield, State of Colorado

Sheet 1 of 2



SECTION 10
TOWNSHIP 6 SOUTH
RANGE 92 WEST
COUNTY OF GARFIELD
STATE OF COLORADO

NOTICE TO CREDITORS
I, the undersigned, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat on file in the office of the County Clerk of Garfield County, Colorado, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Garfield County, Colorado, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Garfield County, Colorado.

Witness my hand and seal this 12th day of July, 1920.
Notary Public
Garfield County, Colorado

WITNESSES:
Myself, Secretary, Garfield County, Colorado
Myself, Treasurer, Garfield County, Colorado

WITNESSES:
Myself, Recorder, Garfield County, Colorado
Myself, Assessor, Garfield County, Colorado

WITNESSES:
Myself, Sheriff, Garfield County, Colorado
Myself, Coroner, Garfield County, Colorado

RECEIVED
COUNTY CLERK
GARFIELD COUNTY
COLORADO
JUL 12 1920

WITNESSES:
Myself, Clerk of Court, Garfield County, Colorado
Myself, District Attorney, Garfield County, Colorado

WITNESSES:
Myself, Judge, Garfield County, Colorado
Myself, Justice, Garfield County, Colorado

WITNESSES:
Myself, Justice, Garfield County, Colorado
Myself, Justice, Garfield County, Colorado

Vertical strip on the right side of the page containing a north arrow, a scale bar, and the text: 'Lot Line Adjustment Plat NW1/4NE1/4 Sect. 10, T. 6S., R. 92W. of the 6th PM Town of Silt, County of Garfield, State of Colorado.' Below this is a table with columns for 'Lot No.', 'Area', and 'Owner', and a page number '1 of 2' at the bottom.

871700-1

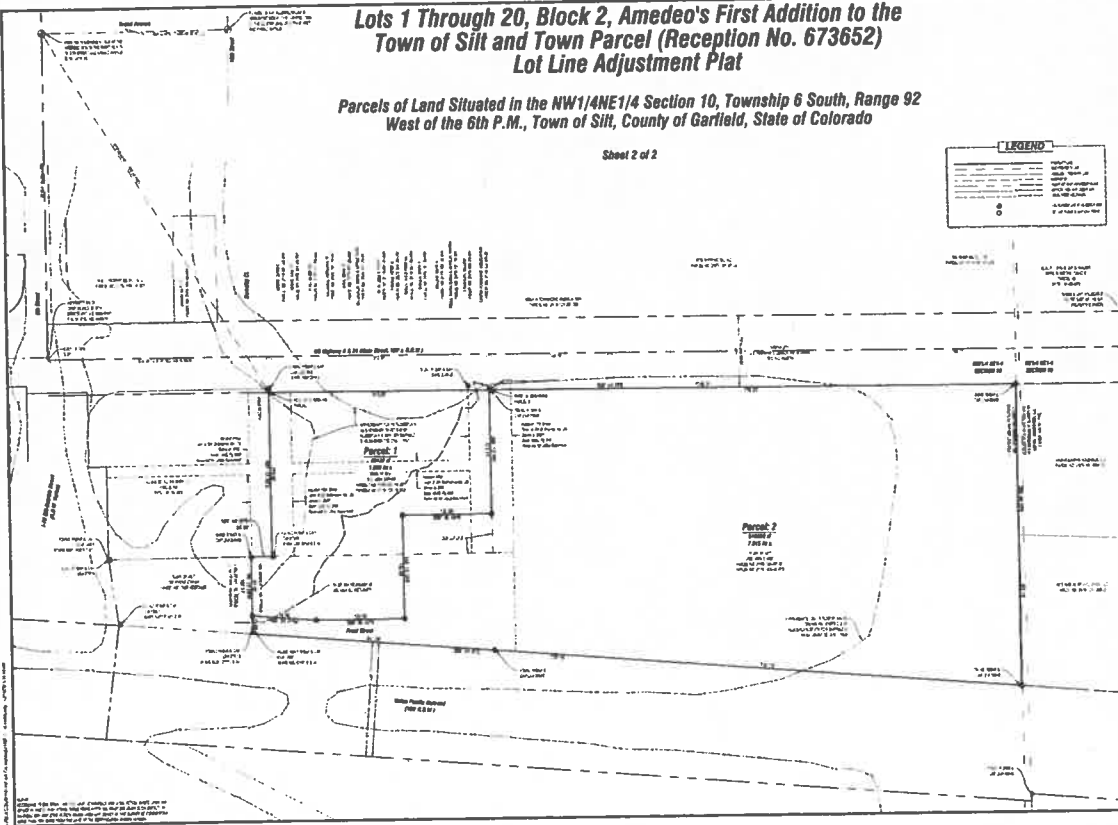
**Lots 1 Through 20, Block 2, Amedeo's First Addition to the
Town of Silt and Town Parcel (Reception No. 673652)
Lot Line Adjustment Plat**

**Parcels of Land Situated in the NW1/4NE1/4 Section 10, Township 6 South, Range 92
West of the 6th P.M., Town of Silt, County of Garfield, State of Colorado**

Sheet 2 of 2

LEGEND

(Symbol)	Boundary of Amedeo's First Addition to the Town of Silt
(Symbol)	Boundary of the Town of Silt
(Symbol)	Boundary of the Section 10
(Symbol)	Boundary of the Block 2
(Symbol)	Boundary of the Parcel
(Symbol)	Boundary of the Lot
(Symbol)	Boundary of the Easement
(Symbol)	Boundary of the Right-of-Way
(Symbol)	Boundary of the Road
(Symbol)	Boundary of the Water
(Symbol)	Boundary of the Other



LEGEND

NORTH

Let Line Adjustment Plat
NW1/4NE1/4 Sect. 10, T. 6S., R. 92W. of the 6th PM
 Town of Silt, County of Garfield, State of Colorado.

871700-Z

ENCROACHMENT LICENSE AGREEMENT

This ENCROACHMENT LICENSE AGREEMENT (the "Agreement") entered into this 28th day of October, 2024, by and between the Town of Silt, a Colorado Home Rule Municipality, (the "Town" or "Licensor") and ICC FDDT Silt, LLC, the owner of real property located at 1007 Main Street, Silt, Colorado ("Licensee").

RECITALS

This Agreement is made with reference to the following facts:

A. Licensee owns a parcel of property at 1007 Main Street, Town of Silt, Garfield County, Colorado, Parcel Number 217910143001 (the "Property").

B. Licensor owns a 30' Utility Easement located along the western boarder of the Property, which Utility Easement was the former 10th Street right of way that was previously vacated by Licensor, as set forth in the Town of Silt Ordinance No. 29, Series of 2001, and as described on the Lot Line Adjustment Plat, recorded at Reception No. 871700, attached hereto as **Exhibit A** (the "Easement").

C. The Easement contains a Town owned irrigation line, which is buried below the surface, which provides irrigation water to other properties in the Town (the "Irrigation Line").

D. In developing the Property, Licensee moved the Irrigation Line within the Easement, but during the re-installation of the Irrigation Line did not sleeve the Irrigation Line with a pipe that could allow for easier access when installing an irrigation line under a structure.

E. In connection with construction of the commercial retail store and adjacent parking area on the Property, Licensee's contractor constructed a permanent concrete trash enclosure structure ("Licensee's Structure") within the Easement and above the Irrigation Line (the "Encroachment").

F. Sections 12.08.010 and 12.28.030 of the Town's Municipal Code prohibit encroachments onto the Town's easements or rights-of-way without express written consent of the Town after approval of the encroachment by the Board of Trustees.

G. The Town is willing to grant to Licensee a license for the Encroachment within the "License Area" depicted on **Exhibit B**.

H. The Board of Trustees has approved the Encroachment within the License Area.

I. This Agreement shall constitute the express written consent of Town permitting the Encroachment and reflect that Licensee has paid any applicable fees required by the Town's Municipal Code.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual agreements, promises and covenants herein contained, and other good and valuable consideration, the parties mutually undertake, promise, and agree as follows:

1. Recitals. The foregoing Recitals are incorporated herein.
2. Grant of Encroachment License. The Town hereby grants to Licensee a non-exclusive license (the "License") for the Encroachment to permit Licensee's Structure to occupy the License Area depicted on **Exhibit B**. The License is expressly limited to and for the sole purpose of permitting the Licensee's Structure within the Encroachment. The Encroachment and the License Area are limited to Licensee's Structure currently existing on the Property. Use of the License Area by Licensee, its invitees', or its permittees' as allowed in this Agreement is strictly permissive.
3. Term. The initial term of this Agreement ("Initial Term") shall extend from the date of the execution of this Agreement for a period of 30 years. Upon or before the expiration of the Initial Term, Licensee may apply to the Silt Board of Trustees to renew or extend the term of this Agreement. The Initial Term and any subsequent extensions or renewals thereof are collectively referred to herein as the "Term" of this Agreement. If the Parties fail to extend the Term of this Agreement, all rights in this Agreement which inure to Town shall survive and the Licensee shall continue to follow the conditions set forth herein until Licensee's Structure has been removed and the License Area has been restored.
4. Condition of Site. Licensee shall keep the License Area and the Licensee's Structure in good and safe condition, free from debris or refuse. At all times Licensee shall comply with the terms of the Town Code related to encroachments.
5. Licensee's Responsibility. Licensee agrees and acknowledges that Licensee's Structure may be required to be partially or completely removed, at Licensee's sole cost and expense, in the event that replacement or repair the Irrigation Line is necessary, as determined in good faith by the Town Engineer. The Town shall bear all costs and expenses associated with repair and/or replacement of its Irrigation Line, unless the damage to be repaired was caused by Licensee. Once the Town completes its work on its Irrigation Line within the License Area, during the Term of this Agreement, Licensee may restore, repair, or rebuild Licensee's Structure in the same location. If Licensor's Irrigation Line was or is damaged by Licensee's Structure or by Licensee's use of the Easement, Licensee agrees and acknowledges that Licensee must repair or replace the damaged portion of Licensor's Irrigation Line at its sole cost and expense.
6. Termination. The Town reserves the right to terminate the License for any material breach by Licensee of the terms of this Agreement, as determined by the Silt Board of Trustees. If the Board of Trustees determines a material breach by Licensee has occurred, it shall provide written notice to Licensee, identifying the nature and basis of the material breach. Licensee shall have 21 days after receipt of any such notice from the Board of Trustees to cure the material breach. If an uncured material breach persists following expiration of the notice and cure period, the Town may terminate the License upon written notice to Licensee. Upon Termination, it is Licensee's

obligation to remove Licensee's Structure at Licensee's sole cost and expense and restore the area where Licensee's Structure was built to conditions similar to the surrounding area within the Easement. Under no circumstances will Licensor be liable for any costs to repair, replace, or remove Licensee's Structure.

7. **Holding Over.** Nothing in this Agreement shall be construed to give Licensee the right to hold over in the License Area, and Town may exercise any remedy at law or in equity to recover possession of the License Area, as well as any damages incurred by Town, following thirty days after the expiration of the Term or Termination. Failure by the Town to exercise its rights hereunder shall not constitute a waiver or laches.

8. **Maintenance and Repair.** The Licensee shall maintain and repair any improvements of Licensee existing or erected within the License Area so that the improvements do not create a hazard to life or property. Licensee's Structure is used and may continue to be used as a commercial waste receptacle and collection area, which may result in the temporary presence of refuse or debris in or on Licensee's Structure. Licensee shall not expand or enlarge any improvements without Town's prior written consent.

9. **Indemnification.** To the extent permitted by applicable law, Licensee, during the Term of this Agreement and for a period of one year after the expiration of the Term or Termination, shall indemnify, defend and hold the Town, its managers, agents, and employees, harmless from and against all losses, claims, demands, liabilities, injuries, damages and expenses, including, without limitation, reasonable attorneys' fees and court costs, that the Town suffers or incurs as a result of Licensee's, its invitees', or its permittees' use of Licensee's Structure or as a result of the Encroachment. Licensee shall be solely responsible to defend any action, proceeding, or claim for which the Town is entitled to indemnification under this Agreement, and the Town hereby agrees to fully cooperate with Licensee in the defense or settlement, as the case may be, of such action, proceeding or claim. Notwithstanding the foregoing, the Town reserves the right to participate in the defense of any such action, proceeding or claim at its own expense.

10. **Title.** Notwithstanding any expenditure of money, time, or labor by Licensee on or within the License Area, no adverse possession of the License Area shall be construed to have occurred. Licensee shall not deny Town's ownership of the Easement in the License Area.

11. **No Partnership Created.** The provisions of this Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the Town and Licensee.

12. **No Assignment.** The License granted herein is personal to Licensee and may not be assigned without the express written consent of Town. The License extends to use of Licensee's Structure by Licensee's invitees and permittees, including without limitation, Licensee's tenant (Family Dollar at Silt) and such tenant's employees and independent contractors, as necessary for the operation of tenant's business. Any attempt to assign the License to another party without the Town's written consent shall automatically terminate the License.

13. Severability. Should any portion of this Agreement be declared invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in force and effect.

14. Notice. All notices to be given hereunder shall be in writing, and may be given, served or made by depositing the same in the United States mail properly addressed, postage prepaid, for delivery by certified mail with return receipt requested, or by delivering the same in person. There shall be a presumption that notice was received if a return receipt shows delivery of the notice and the notice, as appropriate, was addressed to the Town's address of record or the Licensee's address set forth below or as amended pursuant notice from the Licensee.

15. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The District Court in and for Garfield County, Colorado, shall be the exclusive venue for any dispute arising hereunder. In the event of such a dispute, the prevailing party shall be entitled to reasonable expenses, including attorney fees.

16. Recordation. Licensee shall record this Agreement in the public records of Garfield County.

17. Counterparts and Facsimile Signatures. This Agreement may be executed in counterparts, each of which may be considered an original, and all of which together shall constitute one and the same document. Facsimile copies of signature pages shall be treated as original signature pages.

18. Entire Agreement. This Agreement is the entire agreement of the parties, and neither party has relied on any promises or representations except as expressly described herein.

WHEREFORE, the parties have executed this Agreement effective as of the date first written above.

TOWN OF SILT
LICENSOR

By: _____

ATTEST:

Town Clerk

ICC FDDT SILT, LLC
LICENSEE

[Signature]
By: Erik Conrad
Title: Manager

Licensee's Address

117 N Jefferson St #303
Chicago IL 60661

STATE OF Illinois)
County of Cook) ss.

The foregoing instrument was acknowledged before me this 28 day of October, 2024,
by Erik Conrad as Manager of the ICC FDDT Silt, LLC.

Witness my hand and official seal.

[Signature]
Notary Public

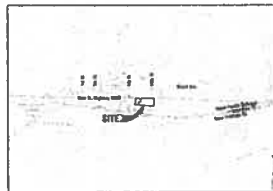


EXHIBIT A

**Lots 1 Through 20, Block 2, Amedeo's First Addition to the Town of Silt and
Town Parcel (Reception No. 673652)
Lot Line Adjustment Plat**

Parcels of Land Situated in the NW1/4NE1/4 Section 10, Township 6 South, Range 92 West of the 6th P.M.,
Town of Silt, County of Garfield, State of Colorado

Sheet 1 of 2



SECTION 10
TOWNSHIP 6 SOUTH
RANGE 92 WEST
TOWN OF SILT
COUNTY OF GARFIELD
STATE OF COLORADO

BY: *[Signature]*
PLAT NO. 11740

RECORDED IN BOOK 11740
PAGE 11740

FILED IN THE OFFICE OF THE COUNTY CLERK
GARFIELD COUNTY, COLORADO
MAY 11 1940

BY: *[Signature]*
COUNTY CLERK

BY: *[Signature]*
NOTARY PUBLIC

EXPLANATION OF THE
REVISIONS TO THE ORIGINAL PLAT
AS APPROVED BY THE BOARD OF SUPERVISORS OF GARFIELD COUNTY, COLORADO
ON MAY 11, 1940.

1. The original plat was approved by the Board of Supervisors of Garfield County, Colorado, on May 11, 1940, and recorded in Book 11740, Page 11740.

2. The original plat was approved by the Board of Supervisors of Garfield County, Colorado, on May 11, 1940, and recorded in Book 11740, Page 11740.

3. The original plat was approved by the Board of Supervisors of Garfield County, Colorado, on May 11, 1940, and recorded in Book 11740, Page 11740.

4. The original plat was approved by the Board of Supervisors of Garfield County, Colorado, on May 11, 1940, and recorded in Book 11740, Page 11740.

5. The original plat was approved by the Board of Supervisors of Garfield County, Colorado, on May 11, 1940, and recorded in Book 11740, Page 11740.

6. The original plat was approved by the Board of Supervisors of Garfield County, Colorado, on May 11, 1940, and recorded in Book 11740, Page 11740.

Garfield County, Colorado
County Clerk
Book 11740, Page 11740
May 11, 1940

North Arrow

Garfield County, Colorado
County Clerk
Book 11740, Page 11740
May 11, 1940

Lot Line Adjustment Plat
NW1/4NE1/4 Sect. 10, T. 6S., R. 92W. of the 6th P.M.
Town of Silt, County of Garfield, State of Colorado.

1 of 2

871700-1

**Lots 1 Through 20, Block 2, Amedeo's First Addition to the
Town of Silt and Town Parcel (Reception No. 673652)
Lot Line Adjustment Plat**

Parcels of Land Situated in the NW1/4NE1/4 Section 10, Township 6 South, Range 92
West of the 6th P.M., Town of Silt, County of Garfield, State of Colorado

Sheet 2 of 2

LEGEND

	Surveyed Boundary
	Proposed Boundary
	Easement
	Right-of-Way
	Water Body
	Road
	Utility Line
	Fence
	Contour Line
	Spot Elevation
	Monument
	Corner
	Section Corner
	Township Corner
	Range Corner
	Meridian Corner
	Township and Range Corner

City of Silt
Planning Department
1234 Main Street
Silt, CO 81651
Phone: (970) 555-1234
Fax: (970) 555-5678
www.cityofsilt.com

PLAT

Lot Line Adjustment Plat
NW1/4NE1/4 Sect. 10, T.6S., R.92W. of the 6th PM
Town of Silt, County of Garfield, State of Colorado.

2 of 2

871700-2

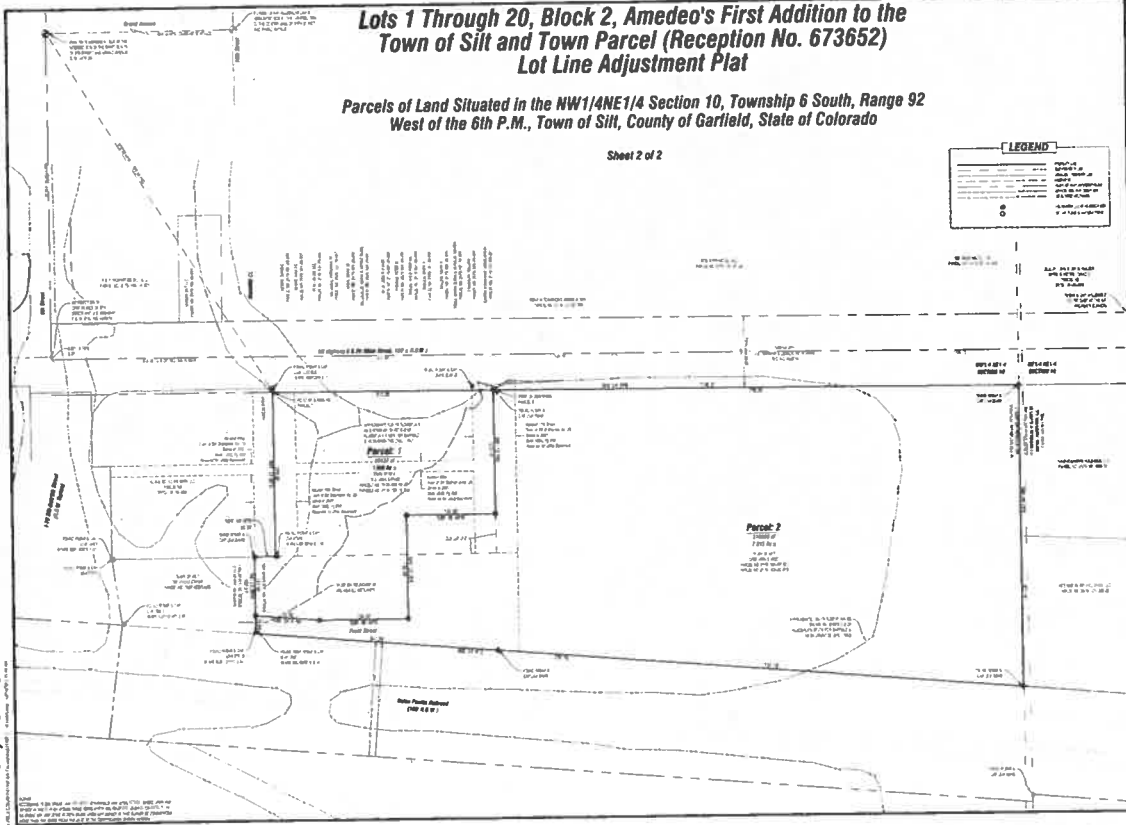
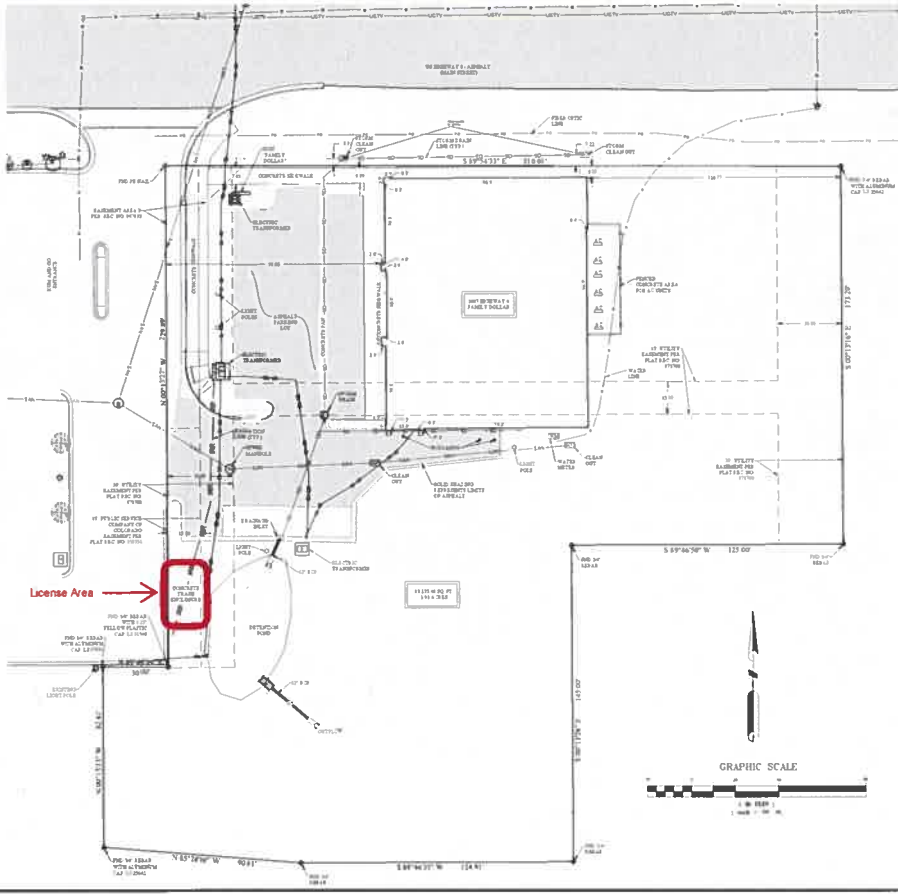


EXHIBIT B

IMPROVEMENT LOCATION CERTIFICATE
PARCEL 1, LOT LINE ADJUSTMENT PLAT AS
RECORDED IN RECEPTION NO. 871700
COUNTY OF GARFIELD, STATE OF COLORADO



NOTES

- DATE OF REVEY: APRIL 11, 2024
- THE NORNALRY CONDOMINIUM, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE PLAN OF 'LOTS 1 THROUGH 8, PARCEL 1, AMENDED FIRST ADDITION TO THE TOWN OF BEL AND TOWN PARK (EXCEPTION NO. 17411) LOT LINE ADJUSTMENT PLAT AS RECORDED BY EXCEPTION NO. 871700 TO THE OFFICE OF THE CLERK AND RECORDS OFFICE, GARFIELD COUNTY, COLORADO. (COLORADO PARCEL NO. 111896)
- THE REFORMATION LOCATION CERTIFICATE AS SHOWN FOR THE EXCLUSIVE USE OF NO. 871700 POINT CENTER FOR CONSTRUCTION AND DEVELOPMENT, LLC. AND IS VALID ONLY TO THE EXTENT OF THE ORIGINAL PLAN AND INSTRUMENT OF REVEY.
- THIS REFORMATION LOCATION CERTIFICATE WAS PREPARED FOR THE EXCLUSIVE USE OF NO. 871700 POINT CENTER FOR CONSTRUCTION AND DEVELOPMENT, LLC.
- THE AREA OF PARCEL 1, (1.11) IS 90 FT X 111 ACRES.
- EXCEPTION NUMBER 21 IN THE TITLE REPORT DATESABLE EASEMENT AREA SHALL CONSIST OF THE BE DETERMINED ACCORDING TO THE TITLE COMPANY AND INSTRUMENTS REFERRED TO BY PLACE.
- ANY CURB OR DRIVEWAY THE SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE REVEYOR MADE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRECT AND COMPLETE IN THE AREA. OTHER BY SERVICE OR ABANDONED. THE REVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES OR STRUCTURES SHOWN AND THE EXACT LOCATION CONSIDERED AS THEY CAN BE DETERMINED FROM THE INFORMATION AVAILABLE.

ACCORDING TO THE COLORADO REALTY TITLE COMPANY BY ORDER NUMBER 20240414 DATED APRIL 14, 2024 THE PROPERTY IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 8, PARCEL 1, AMENDED FIRST ADDITION TO THE TOWN OF BEL AND TOWN PARK (EXCEPTION NO. 17411) LOT LINE ADJUSTMENT PLAT AS RECORDED BY EXCEPTION NO. 871700 TO THE OFFICE OF THE CLERK AND RECORDS OFFICE, GARFIELD COUNTY, COLORADO. (COLORADO PARCEL NO. 111896)

SECTION 21 IN THE TITLE REPORT DATESABLE EASEMENT AREA SHALL CONSIST OF THE BE DETERMINED ACCORDING TO THE TITLE COMPANY AND INSTRUMENTS REFERRED TO BY PLACE.

EXCEPTION NUMBER 21 IN THE TITLE REPORT DATESABLE EASEMENT AREA SHALL CONSIST OF THE BE DETERMINED ACCORDING TO THE TITLE COMPANY AND INSTRUMENTS REFERRED TO BY PLACE.

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COUNTY OF GARFIELD

ALSO KNOWN AS
PARCEL 1, LOT LINE ADJUSTMENT PLAT AS RECORDED IN RECEPTION NO. 871700 COUNTY OF GARFIELD STATE OF COLORADO

C.A.M. SURVEYING & MAPPING
300 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
773.486.1118
WWW.CAMSURVEYING.COM

THIS CERTIFICATE IS VALID ONLY FOR THE REFORMATION LOCATION CERTIFICATE AS SHOWN FOR THE EXCLUSIVE USE OF NO. 871700 POINT CENTER FOR CONSTRUCTION AND DEVELOPMENT, LLC. AND IS VALID ONLY TO THE EXTENT OF THE ORIGINAL PLAN AND INSTRUMENT OF REVEY.

THIS CERTIFICATE IS VALID ONLY FOR THE REFORMATION LOCATION CERTIFICATE AS SHOWN FOR THE EXCLUSIVE USE OF NO. 871700 POINT CENTER FOR CONSTRUCTION AND DEVELOPMENT, LLC. AND IS VALID ONLY TO THE EXTENT OF THE ORIGINAL PLAN AND INSTRUMENT OF REVEY.

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THIS CERTIFICATE IS VALID ONLY FOR THE REFORMATION LOCATION CERTIFICATE AS SHOWN FOR THE EXCLUSIVE USE OF NO. 871700 POINT CENTER FOR CONSTRUCTION AND DEVELOPMENT, LLC. AND IS VALID ONLY TO THE EXTENT OF THE ORIGINAL PLAN AND INSTRUMENT OF REVEY.

Stars to Stones Surveying
300 West 10th Avenue, Suite 100
Denver, Colorado 80202
773.486.1118
www.starsstonessurveying.com

IMPROVEMENT LOCATION CERTIFICATE
PARCEL 1, LOT LINE ADJUSTMENT PLAT AS
RECORDED IN RECEPTION NO. 871700
COUNTY OF GARFIELD, STATE OF COLORADO

DATE	BY	FOR
05/02/2024	AG	FAMILY DOLLAR, LLC
05/02/2024	AG	FAMILY DOLLAR, LLC

PROCLAMATION

WHEREAS, Carol Back has been an integral part of the Silt community for twenty years; and

WHEREAS, Carol Back had a vision and dream to establish a fun store with many unique items to purchase and enjoy and The Whimsical Wagon was born November 2004; and

WHEREAS, The Whimsical Wagon has been voted the #1 Gift Shop in Garfield County from 2019 through 2024 and Carol Back was also voted #1 Woman Owned Business for 2024 Locals Choice; and

WHEREAS, the Town of Silt is grateful to have a destination business like The Whimsical Wagon and that it has been enjoyed by so many residents and visitors to our Town.

NOW, THEREFORE, I, Keith B. Richel, Mayor of the Town of Silt, do hereby recognize Carol Back and The Whimsical Wagon for their significant contributions to the Town and wish her and her company nothing but continued success in the years to come.

Dated this 12 day of November, 2024.



Town of Silt

Keith B Richel

Mayor Keith B. Richel

PROCLAMATION

WHEREAS, Donnie Lente has been an integral part of the Silt community for many years; and

WHEREAS, Donnie Lente started Native American Crane Service on February 8, 2002; and

WHEREAS, Donnie Lente has generously donated his services year after year to assist in the improvement of the Town, including but not limited to construction of the Pavilion at Stoney Ridge, the lighting of the Stoney Ridge ball fields, setting manholes, moving sheds, setting the 9th Street and Town Hall electric signs, and setting a new air handling unit on Town Hall; and

WHEREAS, the Town of Silt is grateful to corporate citizens like Donnie Lente who have done and continue to do so much for the Town and whose efforts are benefitted by so many members of staff, residents, and visitors to our Town.

NOW, THEREFORE, I, Keith B. Richel, Mayor of the Town of Silt, do hereby recognize Donnie Lente and Native American Crane Service for their significant contributions to the Town and wish he and his company nothing but continued success in the years to come.

Dated this 12 day of November, 2024.



Town of Silt
Keith B Richel

Mayor Keith B. Richel



Back-up
Generator Pad
Excavation



Foundation
Stemwall
Concrete &
Protection



Foundation
Stemwall
Concrete &
Protection II



Underslab
Plumbing



Tank Pad Slab-
on-Grade
Concrete



Underslab
Electrical



Underslab
Electrical II



Chemical Area
Slab-on-Grade
Concrete
Preparation



Chemical Area
Slab-on-Grade
Concrete
Placement

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
November 12, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Colorado River Valley Chamber of Commerce Update and 2025 Commitment Request

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

RECOMMENDATION: N/A

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Larry Stewart with the Colorado River Valley Chamber of Commerce will be present to provide the Board with an update of their services along with a commitment request for 2025.

FUNDING SOURCE: N/A

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

RESOLUTION READING DATE: N/A

ORIGINATED BY: Larry Stewart

PRESENTED BY: Larry Stewart

DOCUMENTS ATTACHED:

TOWN ATTORNEY REVIEW [] YES [x] NO INITIALS _____

SUBMITTED BY:

REVIEWED BY:



Sheila M. McIntyre, Town Clerk, CMC



Jim Mann, Town Manager

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
November 12, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Establishing zoning regulations for the Natural Medicine businesses in the Town of Silt. Ordinance No. 11, adopting Chapter 5.34 and Chapter 17.08.363 and amending land use regulations in Chapter 17.13.020 to the Silt Municipal Code to include natural medicine healing centers, natural medicine cultivation facilities, natural medicine products manufacturing facilities, and natural medicine testing facilities.

PROCEDURE: Action Item

RECOMMENDATION: N/A

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Natural Medicine was decriminalized with Colorado voters passing Proposition 122 in 2022. Colorado Department of Regulatory Agencies oversees the licensing and regulation of facilitators (persons licensed under natural medicine). Department of Revenue oversees the licensing and regulation of Natural Medicine businesses. Local authorities may not refuse licensing and may only dictate the time, manner, and place. Both the Planning and Zoning Commission and the Code Committee have reviewed and recommend approval.

FUNDING SOURCE: N/A

ORDINANCE FIRST READING DATE: November 12, 2024

ORDINANCE SECOND READING DATE: November 25, 2024

RESOLUTION READING DATE: N/A

ORIGINATED BY: Lori Malsbury

PRESENTED BY: Lori Malsbury

DOCUMENTS ATTACHED: Ordinance No. 11, Summary of history and State rules and regulations.

TOWN ATTORNEY REVIEW YES NO **INITIALS** _____

SUBMITTED BY:

REVIEWED BY:


Lori Malsbury, Deputy Town Clerk


Jim Mann, Town Manager

Natural Medicine Overview and State Proposed Rules and Regulations

Article 170 of Title 12 and Article 50 of Title 44 CRS– Natural Medicine Division

- When Colorado voters passed Proposition 122 in 2022 decriminalizing Natural Medicine for personal use and sharing for adults.
- Definition of Natural Medicine is -Psilocybin and Psilocin are approved for 2025. After recommendation by the Natural Medicine Advisory Board, they may add Mescaline, Dimethyltryptamine, and Ibogaine (excluding Lophophora williamsii (peyote) in 2026.
- Department of Regulatory Agencies (DORA) assigned with all regulatory responsibilities establishing the Natural Medicine Advisory Board. They also oversee the licensing and regulating of Facilitators (persons licensed to provide natural medicine or related services)
- The Department of Revenue (DOR) will regulate license and regulate natural medicine, natural medicine product, and natural medicine businesses, including healing centers, cultivators, manufacturers, and testing facilities
- Perform duties necessary for the regulation of natural medicine, natural medicine products, and natural medicine businesses, including Investigatory and disciplinary authority.
- State to begin taking applications as of 12-31-2024
- State does not require local licensure.
- Local Authority may not refuse any licenses.
Can only dictate time, manner, and place. (zoning, distance requirements, and hours of operation)
- License Types for individuals are Owner, Facilitator, Handler, and transport. License Types for facilities Healing Center, Cultivation, Manufacture, and Testing Facility.
- Natural Medicine services cannot be within one thousand feet of a child care center, preschool, elementary, middle, or high school, or a residential child care facility.
- If no local component is involved the Department of Revenue will be responsible for monitoring activities related to Natural Medicine by conducting inspections, monitoring compliance, and taking enforcement action if necessary.
- License periods are all valid for one year from the date of issuance.
- Must Maintain books and records necessary to fully and accurately account for the Licensee's transactions.
- Licensees must maintain the confidentiality of any participants' records unless disclosure is otherwise required by Local. State or Federal law.
- Co-locations of business are permitted if they have identical owners. The only restriction is that a health center cannot be located on the same premises as a testing facility or a manufacturing facility that uses hazardous substances.
- A Testing facility may be co-located with a Marijuana Testing facility or certified Hemp laboratory
- Healing Centers Can only transfer products to a Participant in an Administration session. Products are not allowed to be removed from the healing center premises. Licensee shall refuse services to a potential Participant who cannot provide valid identification.
- At least one Facilitator is required to be employed by a Healing Center.
- A Facilitator must observe a Participant consume any product.
- A facilitator or Handler must dispose of packaging waste.
- Persons under 21 are not allowed into an Administration area during a session.

- All products must be stored in a secure, locked place with video surveillance and a security alarm system. Restricted Areas are only accessible by the Owner Licensee and/or the Handler Licensee.
- Personal Possession has no limits. Cultivation is limited to persons over 21+ and must be in an enclosed locked space no bigger than 12x12 on private property. Can be used by adults 21+ in the context of counseling, spiritual guidance, community-based use, support, or related services, but may not sell natural medicine for profit or engage in natural medicine business activities or for commercial purposes.
- Open display and consumption are prohibited, it is illegal for anyone under 21 to knowingly possess or consume, or cultivate in a space bigger than 12x12 that is not an enclosed & locked space on private property, manufacturing with inherently hazardous substances.
- Level I Violation – Most severe and generally has an effect on public health, safety, or wellness. Suspension of license, a fine of up to \$25,000 per individual violation, and/or license revocation. May also include restrictions on the license
- Level II Violation – generally has no immediate impact on public health, safety, or wellness. Suspension of license, a fine of up to \$10,000 per individual violation, and/or license revocation. May also include restrictions on the license
- Personal Penalties-
 - A person under 21 years of age who possesses, uses, ingests, inhales, or transports, if convicted is subject to a drug petty offense, shall be subject only to a penalty of no more than 4 hours of drug education or counseling provided at no cost to the person.
 - A person who cultivates natural medicines that are not secure from access by persons under 21 is subject to a civil fine not exceeding \$250.
 - A person shall not be subject to any additional fees, fines, or other penalties for the violations addressed in this section other than those set forth.

**TOWN OF SILT
ORDINANCE NO. 11
SERIES 2024**

AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ADOPTING CHAPTER 5.34 AND CHAPTER 17.08.363 AND AMENDING LAND USE REGULATIONS IN CHAPTER 17.13.020 TO THE SILT MUNICIPAL CODE TO INCLUDE NATURAL MEDICINE HEALING CENTERS, NATURAL MEDICINE CULTIVATION FACILITIES, NATURAL MEDICINE PRODUCTS MANUFACTURING FACILITIES, AND NATURAL MEDICINE TESTING FACILITIES, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, pursuant to Colorado Revised Statutes (C.R.S.) § 31-15-103 and Section 1 of the Town's Home Rule Charter, the Board of Trustees ("Board") of the Town of Silt has the authority to make and publish ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, improve the morals, order comfort and convenience of such municipality and the inhabitants thereof; and

WHEREAS, on or about November 7, 2022, the voters of the state of Colorado approved Proposition 122, which directed establishment of a regulatory program for natural medicine and decriminalized personal use and sharing for adults; and

WHEREAS, the State legislature enacted Senate Bill 23-290, which is codified in C.R.S. 44-50-101 through 904, to create the regulatory structure for the operation of these licensed facilities, which includes the licensing and registration of facilities and related businesses that provide the use, cultivation, manufacture, and testing of these substances;

WHEREAS, on or about June 6, 2024, SB24-198 was signed to clarify regulatory authority and incorporated technical clean-up to support the effective implementation of the state's regulated natural medicine program; and

WHEREAS, the enabling act prohibits local governments from banning licensed facilities, services, and use of natural medicine substances permitted by the enabling act, while allowing local governments to adopt local regulations governing the time, place, and manner of operation of these facilities.

WHEREAS, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which the Board considered this ordinance.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ORDAINS AS FOLLOWS:

Section 1.

Chapter 5.34 is hereby adopted as follows:

5.34.010 Purpose

The Board of Trustees of the Town of Silt (the "Board") makes the following legislative findings:

- A. The Board finds and determines that the Colorado Natural Medicine Code, as codified in C.R.S. §§ 44-50-101 through 904 (the "Regulatory Act") specifically authorizes the governing body of a municipality to enact an ordinance to regulate the time, place and manner of the operation of licenses issued pursuant to the Regulatory Act;
- B. The Town Council finds and determines that the Regulatory Act specifically authorizes the governing body of a municipality to enact zoning ordinances to locate the area where the cultivation, manufacturing, testing, storage, distribution, transfer and dispensation of natural medicine and natural medicine product, as defined by the Regulatory Act, may be permitted in a municipality;
- C. The Town Council finds and determines that the Regulatory Act specifically authorizes the governing body of a municipality to enact ordinances to establish the distance restrictions for buildings where natural medicine services are provided within the vicinity of a childcare center; preschool; elementary, middle, junior or high school; a residential child care facility; or residential dwelling; and
- D. The purpose of this Ordinance is therefore to establish certain time, place, and manner requirements for the regulation of natural medicine establishments. In addition to abiding by the legislation enacted and codified in C.R.S. §§ 44-50-101 through 44-50-904.

5.34.020 State Law Applicable

C.R.S. Title §§ 44-50-101, *et seq.*, and the Rules and Regulations of the Executive Director of the Colorado Department of Public Health and Environment ("CDPHE"), as the state licensing authority, with all subsequent supplements thereto, are adopted by the town. A copy of these provisions is on file with the town clerk and is available for inspection. The above-cited provisions are also available on the internet through the Colorado Department of Revenue website. The above statute and regulations are incorporated and adopted as fully as if set out at length in this chapter, except as otherwise provided in this chapter.

5.34.030 Definitions

As used in this chapter, unless context otherwise requires:

- A. "Applicant" means an individual or entity that submitted an application under these rules and the Natural Medicine Code that was accepted by the Division for review but has not been approved or denied by the State Licensing Authority.

- B. "Healing Center" means a facility where an entity is licensed by the State Licensing Authority pursuant to Article 50 of Title 44 that permits a Facilitator to provide and supervise natural medicine services for a participant.
- C. "License" means a license, permit, or registration pursuant to the Natural Medicine Code.
- D. "Licensed Premises" means the premises specified in an application for a license pursuant to this Article 50 that the Licensee owns or is in possession of and within which the Licensee is authorized to cultivate, manufacture, test, store, distribute, transport, transfer, or dispense Regulated Natural Medicine or Regulated Natural Medicine product in accordance with the Natural Medicine Code.
- E. "Licensee" means a person licensed, registered, or permitted pursuant to the Natural Medicine Code or rules promulgated pursuant to Article 50.
- F. "Local Jurisdiction" means a county, municipality, or city and county.
- G. "Natural Medicine" has the same meaning as in section C.R.S. 44-50-103(13).
- H. "Natural Medicine Business" means any of the following entities licensed pursuant to the Natural Medicine Code:
 - i. A Healing Center;
 - ii. A Natural Medicine Cultivation Facility;
 - iii. A Natural Medicine Products Manufacturer;
 - iv. A Natural Medicine Testing Facility; or
 - v. Any other licensed entity created by the state licensing authority.
- I. "Natural Medicine Cultivation Facility" means a location where Regulated Natural Medicine is grown, harvested, and prepared in order to be transferred and distributed to either a Healing Center, Facilitator, a Natural Medicine Products Manufacturer, or to another Natural Medicine Cultivation Facility.
- J. "Natural Medicine Products Manufacturer" means a person who manufactures Regulated Natural Medicine Products for transfer to a Healing Center, Facilitator, or to another Natural Medicine Products Manufacturer.
- K. "Natural Medicine Services" means a preparation session, administration session, and integration session as provided pursuant to Article 170 of Title 12.
- L. "Natural Medicine Testing Facility" means a public or private laboratory licensed, or approved by the Division, to perform testing and research on Regulated Natural Medicine and Regulated Natural Medicine Product.

- M. "Participant" means a person who is 21 years of age or older and who receives Natural Medicine Services performed by or under the supervision of a Facilitator.
- N. "Regulated Natural Medicine" means natural medicine that is cultivated, manufactured, tested, stored, distributed, transported, transferred, or dispensed pursuant to the Natural Medicine Code. Regulated Natural Medicine includes:
 - i. Psilocybin; or
 - ii. Psilocin;
- O. "Restricted Area" means areas of Natural Medicine Cultivation Facilities, Natural Medicine Products Manufacturers, and Natural Medicine Testing Facilities where Regulated Natural Medicine is cultivated, access Restricted Areas without supervision or documenting access on a visitor log. A Healing Center may have a Restricted Area, but is not required to have a Restricted Area, unless the Healing Center stores more than 750 mg of Total Psilocin pursuant to Rule 8025.
- P. "Rules" means these Colorado Regulated Natural Medicine Rules at 1 CCR 213-1.
- Q. "State Licensing Authority" means the authority created for the purpose of regulating and controlling the licensing of the cultivation, manufacturing, testing, storage, distribution, transportation, transfer, and dispensation of Regulated Natural Medicine and Regulated Natural Medicine Product in Colorado pursuant to C.R.S 44-50-201.

All other words and phrases used in this Chapter shall have the meanings attached by the state statutes regulating Natural Medicine in C.R.S 44-50.

5.34.040 Zoning and Distance Requirements

Natural Medicine businesses are permissable in accordance with state law except in compliance with zoning and distance restrictions.

- A. Natural Medicine businesses shall be allowed in the zone districts indicated in S.M.C 17.13.20, and subject to the distance and hour of operation requirements contained herein.
- B. No Natural Medicine Business shall be:
 - i. Within one thousand feet (1,000) of a licensed childcare facility.
 - ii. Within one thousand feet (1,000) of any preschool, elementary, middle, junior, or high school.
 - iii. The hours of operation of any Natural Medicine Business shall occur only from 8:00 am to 6:00 pm Monday through Saturday.

5.34.050 Issuance of licenses

A. All licenses shall be granted by the state licensing authority with the conditions set forth in C.R.S 44-50-201, *et seq.*, through C.R.S 44-50-401, *et seq.*

B. All Natural Medicine businesses must obtain a town business license.

5.04.020 S.M.C

5.34.060 Compliance with State-issued licenses.

The town shall have the authority to receive information about potential violations of any state-issued license and may report any suspected license violations to the state license authority.

5.34.070 Compliance with State law.

A. Except as otherwise provided herein, the town shall be governed by the Natural Medicine Code now in effect or subsequently amended.

B. To the extent the state adopts or adopts in the future any additional or stricter laws or regulations governing the administering, cultivation, production, or testing of natural medicine, the town may amend this chapter in accordance.

5.34.080 Indemnification of Town.

By accepting a license issued pursuant to this code, a licensee, jointly and severally if more than one, agrees to indemnify and defend the town, its officers, elected officials, employees, attorneys, agents, insurers and self-insurance pool against all liability, claims and demands on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage or any other loss of any kind whatsoever, which arise out of or are in any manner connected with the operation of the natural medicine business that is the subject of the license. The licensee further agrees to investigate, handle, respond to and provide defense for and defend against any such liability, claims or demands at its expense and to bear all other costs and expenses related thereto, including court costs and attorney fees. The town administrator may require a licensee to execute a written instrument confirming the provisions of this section.

5.34.080 Nuisance.

It is unlawful and deemed a nuisance to:

A. Operate a Natural Medicine Business in violation of any of the requirements set forth in the Regulatory Act or this Chapter 5.34.

B. Dispose of, discharge out of or from, or permit to flow from any facility associated with natural medicine, any foul or noxious liquid or substance of any kind whatsoever, including, without limitation, by-products of the natural medicine process, into or upon any adjacent ground or lot, into any street, alley or public place, or into any municipal storm sewer and/or system in the Town.

Section 2

Adopting the definition in Chapter 17.08.363

- A. Natural Medicine Business” means any of the following entities licensed pursuant to the Natural Medicine Code; a Healing Center, a Natural Medicine Cultivation Facility, a Natural Medicine Products Manufacturer, a Natural Medicine Testing Facility.

Section 3

Amending Chapter 17.13.020 S.M.C.

- A. Schedule of uses to be amended to include Natural Medicine Healing Center, Natural Medicine Cultivation Facility, Natural Medicine Products Manufacturing, and Natural Medicine Testing Facility.

TYPE OF BUSINESS	AG	R-1	R-2	R-3	B-I	B-1	B-2	B-3	PU	DMD
X = permitted use; SU = special use; PR = prohibited use										
Natural Medicine Healing Centers	PR	PR	PR	PR	PR	PR	SU	SU	PR	PR
Natural Medicine Healing Cultivation Facility	SU	PR	PR	PR	PR	PR	PR	PR	PR	PR
Natural Medicine Products Manufacturer	PR	PR	PR	PR	SU	PR	PR	SU	PR	PR
Natural Medicine Testing Facility	PR	PR	PR	PR	SU	PR	PR	SU	PR	PR

Section 4

All ordinances heretofore passed and adopted by the Board of Trustees of the Town of Silt, Colorado are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith.

Section 5

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application

thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

INTRODUCED, READ, AND APPROVED ON FIRST READING, a public hearing, this 12th day of November 2024, at 7:00 p.m. in the Municipal Building of the Town of Silt Colorado.

PASSED, APPROVED ON SECOND READING, following a continued public hearing, ADOPTED AND ORDERED PUBLISHED, this _____ day of November 2024.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC



Date: November 12, 2024
To: Mayor Richel & Board of Trustees
From: Jim Mann, Town Manager
Subject: Manager's Report

Shop with a Cop Program: As we are drawing towards the end of the year, the Town has expended a little over \$2,105 of its discretionary contribution funds (001-0100-406-0596 Contribution-General), which was budgeted at \$6,500. Would the Board of Trustees be interested in spending a portion of those funds on the Shop with a Cop Program? If so, some direction as to how much would be appreciated.

Aspen Institute Hurst Leadership Program: Over the course of the past six weeks, I have had the privilege of attending the Hurst Leadership Program. The program is an interesting mix of community leaders throughout the valley. This was a great opportunity to develop community connections and networking.

Economic Development: As I had previously indicated, the Town was meeting with a business that was interested in relocating to Silt, which would have brought 65 jobs to the community. Sadly, the parcel that they were looking at did not accommodate the business, due to setbacks from the street and railroad right-of-way. However, we are continuing to work with the company to find a suitable alternative location in the community.

Aspen Valley Land Trust: As you are aware, the Aspen Valley Land Trust (AVLT) was an integral part of ensuring that the Silt River Preserve was developed. Staff met with AVLT to discuss continued efforts to preserve open space and conserve natural resources, particularly along the river corridor. As the Town moves into a phase of updating its comprehensive plan, we will need to do some dreaming of what we want to preserve along the river corridor for future generations.

Main Street Trick-or-Treat: This was my first time attending the Main Street Trick-or-Treat event, of which I was impressed with its success. It appears fun was had by all the 1,000 plus attendees. I want to thank Director Centeno for leading this effort, but also give a shout out for the efforts of the Public Works crews. A team effort made for a very successful event. This year was marked by our first ever costume contest, with plans of making the contest better and more accessible next year.

SHERIFF OF GARFIELD COUNTY
LOU VALLARIO

107 8th Street
Glenwood Springs, CO 81601
Phone: 970-945-0453
Fax: 970-945-6430



106 County Road 333-A
Rifle, CO 81650
Phone: 970-665-0200
Fax: 970-665-0253

Dear Silt Resident's and Businesses,

The Garfield County Sheriff's Office alongside the Silt Police Department is proud to announce our 4th Annual "Shop with a Cop" Holiday Event, which will take place in mid-December at Walmart in Rifle, CO. Last year, with donations from businesses and families across Garfield County, we were able to sponsor approximately 60 children!

The Shop with a Cop program is designed to unite Garfield County deputies, Silt Police Department officers and public safety employees with local disadvantaged children for a special day of holiday shopping. Children and families will be carefully selected and screened by a committee of local law enforcement officers to reach



those most in need. Approximately \$200 will be spent on each child. Our goal is to sponsor as many children as possible through the support of donations from our citizens and businesses here in Garfield County. Contributions directly benefit the "Shop with a Cop" program.

The GCSO strongly believes "Shop with a Cop" to be a worthwhile program, one that will benefit the less fortunate children and families of Garfield County. Your **tax-deductible donation** will go towards supporting expenses in relation to holiday gifts for less

fortunate children. Donations can be mailed to: Garfield County Sheriff's Office at 107 8th St, Glenwood Springs, CO 81601. Please make checks payable to Garfield County Sheriff's Office with "Shop with a Cop" in the memo line. We are grateful for your consideration and support for this event as we strive to help our community. I am also able to pick up checks if that is more convenient. We further have a digital donation method if that is preferred using givebutter.com/garfieldsheriff.

Sincerely,

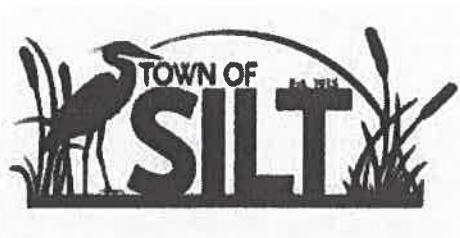
Lou Vallario

Garfield County Sheriff

*Easily donate now by using
your smartphone's camera
to scan this QR code or visit:*



givebutter.com/garfieldsheriff



Date: October 30, 2024

To: Mayor, Trustees and Manager Mann

From: Sheila McIntyre, Town Clerk/ Municipal Court Clerk

Re: Staff report for October 2024

A handwritten signature in blue ink, appearing to be "Sheila McIntyre". The signature is written in a cursive style with a long, sweeping line extending upwards and to the right.

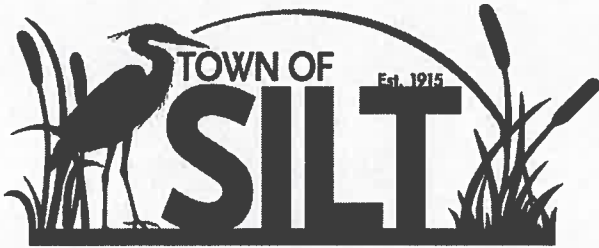
Town Clerk duties:

- Attended staff meetings
- Attended code committee meeting
- Attended Fall Forum at Rislende
- Signed paychecks and A/P checks
- Prepared 2025 meeting calendar
- Misc research for various staff members
- Customer service
- Prepared proclamations for agenda
- Ordered dog tags
- Purging of old records and index filing
- Prepared and sent out BOT packets, attended and followed up on work sessions and meetings, transcribed minutes
- Picked up food for BOT meetings
- Ran errands: Bank, picked up food for work session, Micro Plastics, locksmith
- Prepared directives list
- Sent public notices to newspaper

Municipal Court & Police Dept. duties:

- Processed tickets, parking tickets and payments
- Prepped for and attended court
- Updated penalty assessment schedule for 2025
- Ordered handbooks for officers
- Ordered business cards for officers
- Processed motions from Prosecutor
- Prepared 2025 Court calendar
- Prepared Administrative Orders for Judge to review
- Attended meeting with YouthZone
- Sealed files
- Worked with Judge on form revisions
- 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
- Filing

Has been encouraging to see that people continue to step up to get registered for the election. We have had a higher volume of citizens calling or stopping by to inquire where they can vote or how to get registered.



Community Development Department

MEMORANDUM

TO: Jim Mann, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: October 2024 - November 2024

Building Department

- * Zoning & Building Reviews
- * Inspections - 53 in October
- * Contractor Licensing- 6 New / 246 YTD
- * BEST Tests- 13 New / 107 YTD
- * Miscellaneous Permits – 15 New / 152 YTD
- * Excavation Permits- 4 New / 39 YTD
- * Single Family Permits – 0 New / 7 YTD
- * Commercial Building Permit- 0 New / 2 YTD
- * Stop Work Orders
- * Building Code Second Phase Implementation

Administration

- * Staff Meetings
- * LED/Community Engagement/Communication
- * Business Licenses- 136 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- 34 YTD
- * Housing Needs Assessment Grant
- * GarCo Grant Outreach

Recreation

- * Online Registration Portal Updates
- * Micro Soccer
- * Girls Basketball
- * Boys Basketball Prep

Code Enforcement

- * Non-Compliant Business Licenses
- * Building w/out a Permit
- * Zoning Infractions

Subdivisions/Infrastructure

- * Stoney Ridge 2
(Pending Applicant Phasing Plan)
- * Camario Phase 2
(Site Work is permitted and under construction)
- * River Trace
(2 Buildings Received C.O.; all buildings have now been permitted)

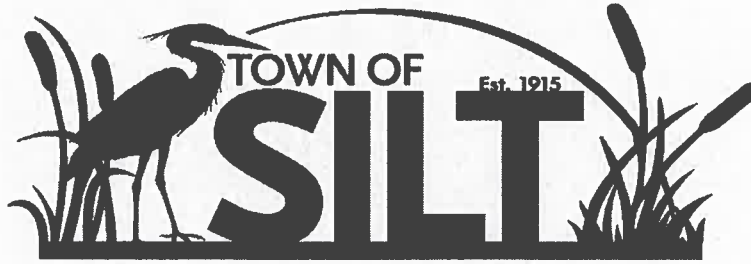
Land Use/Planning & Zoning

- * Riverview Sketch- In Processing
- * Laestadian Annexation- Approved, Waiting to Record
- * River Run Storage Site Plan- Pending
- * Free-Up Storage Out of Town Taps- Waiting on Applicant
- * Consciously Crafted- Special Use (Approved by BOT)
- * Rislende Final Plat- Waiting on Corrections
- * Heron's Nest- Annexation, PUD & Sketch
- * 347 Dogwood Drive- Subdivision

Special Events- Current & Future Planning

- * Create Flyers and Advertise Events
- * Main Street Trick or Treat
- * White Christmas Tree Lighting
- * Coordinating Next Year's Events

- * Code Enforcement Complaints
- * Code Research for Complaints



TOWN OF SILT
STAFF REPORT

Date: October 31, 2024

To: Mayor and Board of Trustees

From: Amie Tucker, Treasurer

A handwritten signature in blue ink, appearing to be 'Amie Tucker', is located to the right of the 'To:' and 'From:' lines.

Tasks Completed in October

- Bulk Water
- 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
- Positive Pay filing and Verification
- Grant Management
- Monthly Disbursements
- Weekly Staff Meetings
- Zoom meeting hosting for Board meetings
- Senior Programs Meeting
- I70 Pedestrian Overpass Meeting
- WTP CMAR and Design Meetings
- Property Tax Webinar
- KnowBe4 meeting
- ClearGov follow-up

I attended the Small Communities Workshop in Rifle. DOLA hosted the meeting. Several communities were in attendance sharing some of the projects they have been working on. Craig, Delta, Gunnison, Hayden, New Castle, Palisade, Carbondale, and Meeker all gave presentations. They gave insights into what worked and what didn't. Shared ideas on how to work within your money and staff constraints along with grant opportunities and awards they received. Other presentations were given by GOCO, Dept of Housing, State Revolving Fund and the Office of Economic Development and International Trade (OEDIT). It was a successful workshop that contained quite a bit of useful information.

Having trouble viewing this? [View it as a webpage](#)



October 24, 2024

News You Can Use

Town of Silt Fall/Winter Events

This October, Silt, is set to host a fantastic combined event that you won't want to miss. The **Main Street Trick or Treat** and the **Fall Fest** will take place on the same day, creating a fun-filled experience for all ages. Kids can dress up in their favorite costumes and collect treats from local businesses along Main Street, while the whole family enjoys the festive atmosphere of the Fall Fest. With live music, delicious food, and a variety of autumn-themed activities, this combined event is the perfect way to celebrate the season and connect with the community. Mark your calendars and join in the fun!

The image contains two promotional banners. The left banner is for the "Family Fall Fest" and features a warm, autumn-themed background with pumpkins, scarecrows, and houses. The text on the banner reads: "Family Fall Fest" in a red, cursive font; "Date: Thursday, October 31st"; "Time: 4:00 P.M. - 6:00 P.M."; "Location: 7th & Main Street, Silt"; and "Join us for Scarecrow Making, Pumpkin Painting & Hayrides!!". The Town of Silt logo is visible at the bottom. The right banner is for the "Main Street Trick or Treat" event and features a green background with Halloween-themed icons like pumpkins, bats, and candy corn. The text on the banner reads: "MAIN STREET TRICK OR TREAT" in bold black letters; "Thursday, October 31st"; "4:00 p.m. - 6:00 p.m."; "Main Street In Silt"; and "Trick or Treat Booths Will Be Set Up On Both Sides Of The Street, Plus Music & Lots Of Fun To Be Had By All!!!". The Town of Silt logo is also visible at the bottom.

Looking ahead to November, the **White Christmas Celebration** will transform Silt into a winter wonderland, complete with sparkling lights, a holiday market, and festive entertainment. And we hear that Santa will be making an appearance... you gotta be there to find out!

Silt's 5th Annual White Christmas
Tuesday, November 26th
Main Street - 7th to 9th Streets
4:30 pm - 8:00 pm Downtown Businesses Open
6:00 pm - 7:30pm Caroling & Lighting Ceremony
Join Silt for a White Christmas Celebration!
There will be a DJ playing Christmas music, A Countdown Ceremony to the Main Street Lighting Displays, Christmas Caroling, Downtown Shops will be open for business, S'mores, Fireworks, Santa plus more!
I'm dreaming
of a *White Christmas*





October 31, 2024

News You Can Use

Town of Silt Fall/Winter Events HAPPENING TODAY!

DON'T MISS IT!

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I'm dreaming of a *White Christmas*

In observance of the holiday, Town Hall will be closed Monday, November 11th & reopen Tuesday November 12th at 7 a.m.

Happy Veterans Day!



...to our Veterans for their Service to our Country.

THANK YOU FOR YOUR SERVICE!

Budget Discussion

The Town of Silt's Board of Trustees is in the process of reviewing the Town's 2025 budget. If the residents of Silt have any input, please join us at the next 4 work sessions, the Board would love to hear them! Nov 12th, Nov 25th and Dec 9th at starting 5:30 pm each evening.

Town News

- * PLEASE READ – IMPORTANT BILLING INFORMATION & TOWN INFO
- * TOWN HALL will be closed Monday Nov 11, 2024 for the Veteran's Day Holiday.
- * TOWN HALL will be closing at 3:30pm on Wed. Nov 27 & closed Thurs Nov 28 for Thanksgiving.
- * SIGN UP for paperless at xpressbillpay.com & get a \$2 discount on your bill!
- * JOIN US on Tues. November 26, 2024 for our 5th annual White Christmas & Tree Lighting Ceremony.
- * FIRST TIME home buyer? Thinking of buying? Join NEWSED & their partner;

Colorado Housing Finance Authority (CHFA) on November 2 at the Morgridge Commons in Glenwood Springs from 9 am to 3 pm for a First-Time Home Buyer class. More info at www.newsed.org/housing-counseling/home-buyer-education-workshop-registration/

* TOWN OF Silt has many ways to communicate with residents! Options include: our website, the 9th Street sign, Channel 10, Facebook, Town Hall, the new Veteran's Park kiosk, suggestion box at Town Hall, Instagram, newsletters, & TextMyGov - Sign up for TextMyGov/newsletters on our website.

* FRIENDLY REMINDER, bills are generated on the 1st of every month & due on or before the 15th. Please know we are not responsible for mail delivery. If payment is not received by due date, penalties will be assessed. Not receiving a bill does not exclude you from these charges.

Special Call Out Section

Please be Advised:

With the upcoming Presidential Election, the Town of Silt would like to remind our residents that Silt does NOT have a polling place. You will need to go to Glenwood Springs at the community center or Rifle at the fairgrounds in order to vote in person. Early in person voting begins October 21.

Silt does however have a freestanding ballot box that is available 24/7 located outside of Town Hall should you want to drop your ballot there.





November 7, 2024

News You Can Use

In observance of the holiday,
Town Hall will be closed Monday,
November 11th & reopen Tuesday
November 12th at 7 a.m.

**Happy
Veterans Day!**



...to our Veterans
for their Service to
our Country.

THANK YOU FOR YOUR SERVICE!

We Need Your Feedback!

We need your feedback!

Community Park is being redesigned and the Town is invested in making sure that it meets the needs of our community!!

English Survey: <https://www.surveymonkey.com/r/ZQ2HPMT>

Spanish Survey: <https://www.surveymonkey.com/r/5F7VYNL>

You can also use the QR Codes on the flyer by saving the image to your phone, then going to your gallery and pressing/holding the QR code to direct you to the website

Community Park Redesign

We want to hear from you!

Please give us feedback, so we can design the park to meet the needs of our community!



Please visit www.townofsilt.org or use the below QR Code, to take the survey!



Boys Basketball Registration is Now Open!

Click on the linked button below to take you to youth sports registration to register your kiddos!

[Register for youth sports here!](#)

Silt Basketball

Registration Now Open For Boys

Ages: 3rd/4th & 5th/6th Grade

Cost: \$65 per player

Dates: January 6th - March 1st

Space is limited, registration will close Jan 1st or when teams are full

Practice Days, Times & Locations Will Depend On Gym Availability

Online registration open at www.townofsilt.org

For More Information, Call Town Hall at (970) 876-2353 ext 110



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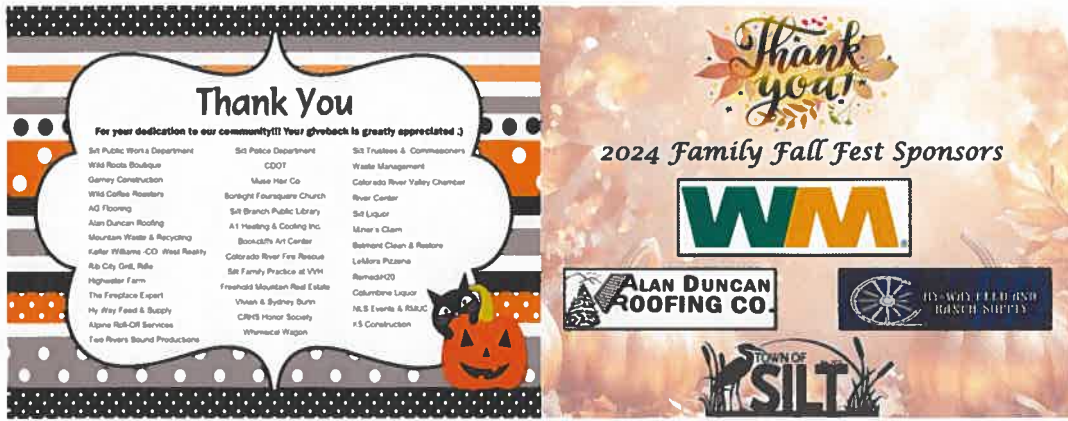


Thank You



The Town of Silt extends a heartfelt thanks to our wonderful community for making our Family Fall Fest and Trick or Treat Street on 10/31/24 a resounding success. Your participation made it all possible. Check out our flyers and photos below for our sponsors, our list of thank you's, and the winners of our youth and adult costume contests. We hope you enjoy the memories of the fun we had together!





Special Call Out Section

Budget Discussion

The Town of Silt's Board of Trustees is in the process of reviewing the Town's 2025 budget. If the residents of Silt have any input, please join us at the next 4 work sessions, the Board would love to hear them! Nov 12th, Nov 25th and Dec 9th at starting 5:30 pm each evening.

La Junta Directiva de la Ciudad de Silt está en el proceso de revisar el presupuesto de la Ciudad para 2025. Si los residentes de Silt tienen alguna opinión, por favor únense a nosotros en las próximas 4 sesiones de trabajo, ¡a la Junta le encantaría escucharlos! 12 de noviembre, 25 de noviembre y 9 de diciembre a partir de las 5:30 pm cada noche.