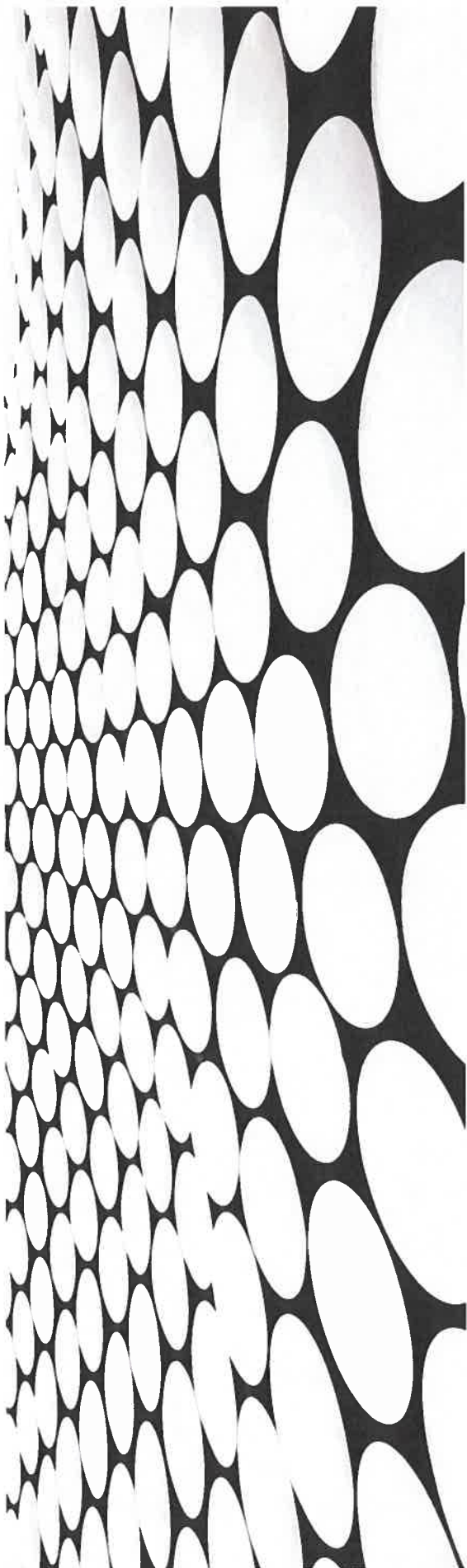
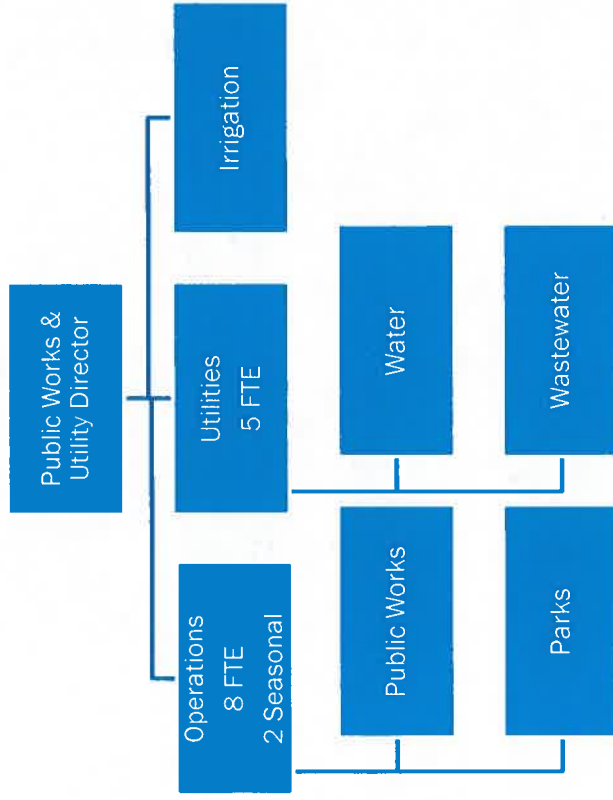

**2025 BUDGET WORKSHOP #2:
PUBLIC WORKS, CAPITAL PLAN, & REVENUES**



ORGANIZATION



YEAR IN REVIEW



Silt River Preserve Observation Deck, Swings & Bridge
Water Treatment Plant Project Award

Home Avenue Project
Town Hall Electronic Sign
Town Hall Front Door & Window Replacement
Water Treatment Plant Construction
Skate Park Lights
Wastewater Treatment Fan Press & Basin Maintenance



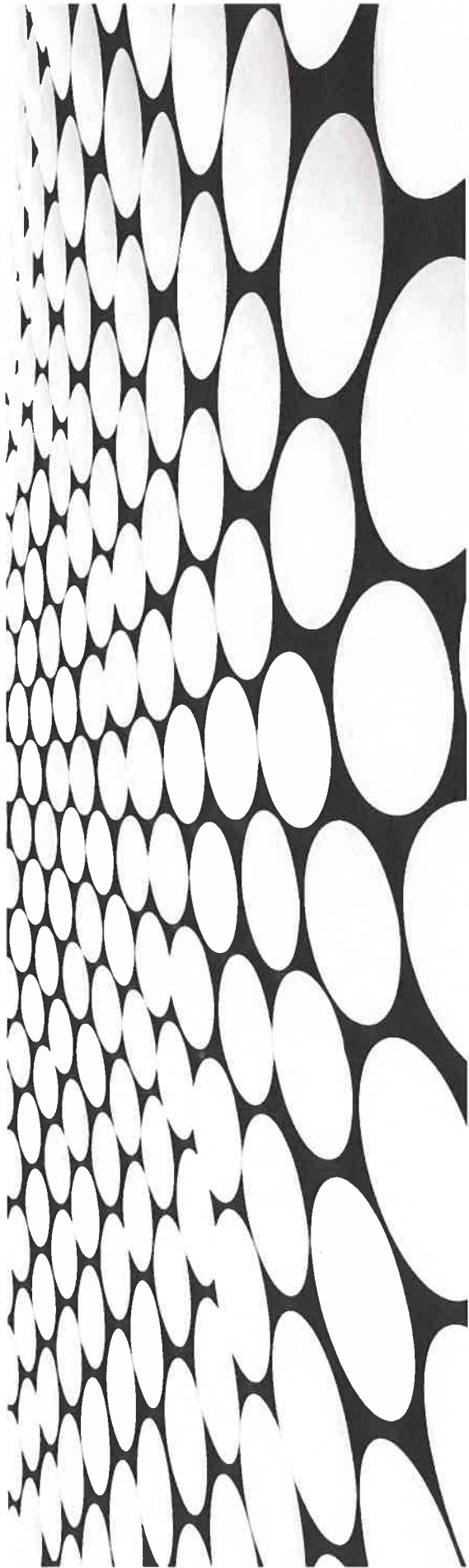
Water Treatment Plant Construction
Solar Speed Display Signs
Spruce Meadows Basketball Improvements
Tara Park Fall Protection & Shelter Pad
Sunrise Water Storage Tank #2 Rehabilitation

2025 BUDGET CALL-OUTS

- Public Works/Parks
 - Phase I & II of Grand Avenue Reconstruction (FMLD Grants)
 - 8th Street Overlay
 - 4th, 5th, & 6th Street Overlays
 - Pedestrian Bridge & 7th Street Mall
 - Community Park Reconstruction
 - Gateway Park Xeriscape
 - Jensen Property Acquisition – Front Street/Parking Improvements
 - Water Conservancy Property Acquisition – Pedestrian Bridge
- Utilities
 - Phase I - Water Treatment Plant Construction
 - Phase II – Water Treatment Plant Improvements
 - Ice Piggings
 - Ductile Iron Pipe Replacement
 - Continue w/Basin Maintenance
 - Planning for Regulation 85 Improvements
 - Lift Station?
- Irrigation
 - Overall Rate Analysis
 - Capital Plan Development



2025 CAPITAL PLAN DETAIL



2025 CAPITAL PLAN SUMMARY

- Major Initiatives
 - Property Acquisition
 - Pedestrian Bridge/7th Street Plaza
 - Grand Avenue
 - Spruce Meadows Park
 - Space Needs Analysis
- Planned Use of Reserves - \$856,516
 - Lease financing for public works equipment

	Year	Cost	2025
Capital Asset			
General Administration (Includes ComDev)			230,000
Parks & Recreation			1,480,000
Police Department			113,803
Public Works			3,243,411
Total Capital Asset			5,067,214
Equipment Asset			
General Administration			11,700
Parks & Recreation			0
Police Department			113,803
Public Works			330,158
Total Equipment Assets			455,661
Total Capital Plan			5,522,875
Sources			
Sales Tax			500,000
Grants			
AGNC			5,000
FMLD			743,239
DOLA			75,000
Federal			913,000
GOCO			900,000
Other			100,000
Irrigation			5,016
Wastewater			16,552
Water			516,552
Housing Authority			50,000
Lease Proceeds			280,000
URA			200,000
Total Sources			4,304,359
Required GF Support/Borrowing			1,218,516
Funds Allocated From Prior Years			
Community Park	General		300,000
Administration Build	General		50,000
Net Planned Use of Reserves			\$868,516

ADMINISTRATION/COMMUNITY DEVELOPMENT – CAPITAL PLAN

PROJECT DETAIL

- Administration
 - Project Scope
 - Space Needs Analysis \$100,000
 - Anderson Property Acquisition \$130,000
 - New Phone System \$3,500
 - Total Projects: \$233,500
 - Sources:
 - DOLA Grant \$75,000
 - Brownfields \$50,000
 - General \$96,800
- Community Development Software:
 - Project Scope: Software to automate the Town's licensing and permitting process.
 - Permitting
 - Land-use
 - Building
 - Inspections
 - Licensing
 - Business
 - Vendor
 - Liquor
 - Contractor
 - Project Cost: \$8,200 (first year, \$6,200 thereafter)
 - Project Source: \$8,200 (2025 Budget)

POLICE DEPARTMENT – CAPITAL PLAN PROJECT DETAIL

- Equipment Purchases
 - Project Scope
 - Patrol Rifles \$45,100
 - Ballistic Helmets \$14,817
 - Rifle Rated Threat Plates \$6,000
 - 40mm Less-Lethal Launchers \$14,282
 - Axon Vehicle Dashcams \$33,604
 - Total Equipment Needs \$113,803
 - Source: \$113,803 General Purpose

PUBLIC WORKS/PARKS - CAPITAL PLAN PROJECT DETAIL

- Grand Avenue Project – Phase 1
 - Project Scope: Replace water lines and pavement
 - Project Cost Estimate - \$1,172,759
 - Project Revenue Sources
 - \$500,000 FMLD Grant Award (Fall 2024)
 - \$500,000 Water Budget (2024)
 - \$172,759 Streets Budget (2025)
- Ballard Avenue – 1400 Block
 - Project Scope: Remove and replace asphalt to match sidewalk grade. Subgrade work to be done by public works.
 - Project Cost Estimate: \$257,652
 - Project Revenue Sources:
 - \$257,652 Streets Budget (2025)

PUBLIC WORKS/PARKS - CAPITAL PLAN PROJECT DETAIL

- Community Park Refurbishment
 - Project Scope: Refurbish entire park based on community feedback.
 - Project Cost: \$1,200,000
 - Project Sources:
 - \$900,000 GOCO Grant
 - \$300,000 Parks Budget (2024)

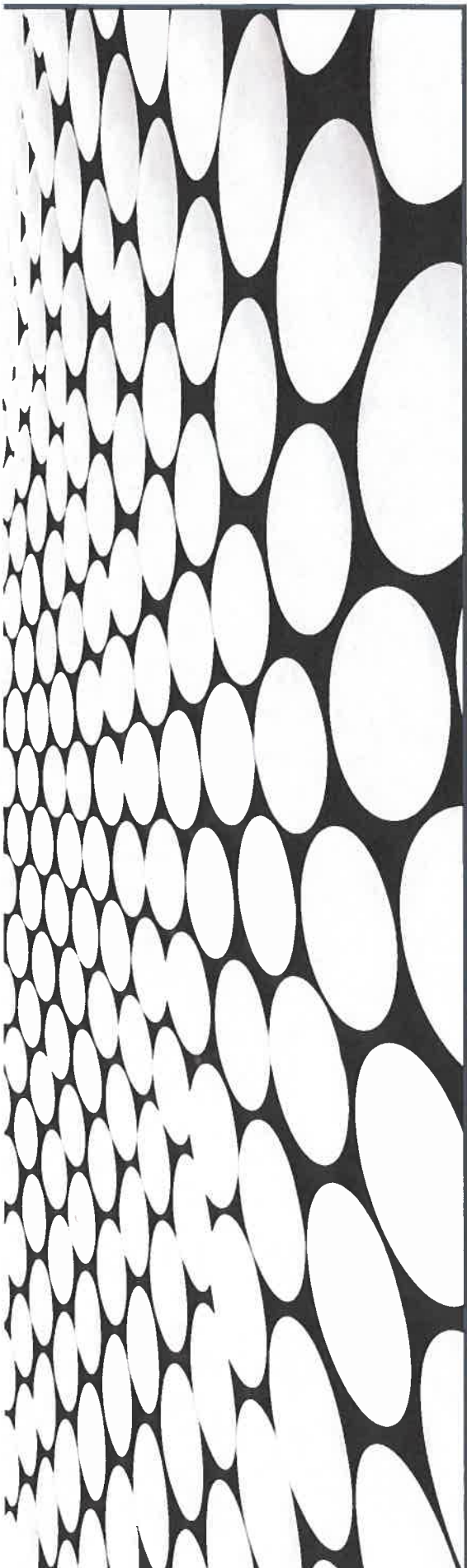
- Annual Street Maintenance
 - Project Scope:
 - 4th Street – Grand Avenue north to end
 - 5th Street – Grand Avenue north to ditch
 - 6th Street – Grand Avenue north to ditch
 - Ballard Avenue – 4th Street to 6th Street
 - 8th Street – Main Street to Grand Avenue
 - Project Cost: \$500,000
 - Project Sources
 - \$500,000 – Streets Budget (2025)

PUBLIC WORKS/PARKS - CAPITAL PLAN PROJECT DETAIL

- Pedestrian Bridge/7th Street Plaza – Planning and Design
 - Project Scope: Pedestrian bridge over I-70 and UPRR at 7th Street, and 7th Street Plaza Design Plans
 - Project Cost: \$1,103,000
 - 2024 – Estimate \$190,000
 - 2025 – Estimate \$913,000
 - Project Sources:
 - \$1,003,000 Grant
 - \$100,000 Beautification Fund (2024 Budget)
- Miscellaneous Public Works/Parks
 - Project Scope:
 - Spruce Meadows Fall Protection - \$175,000
 - Veterans Park Redesign - \$25,000
 - Jensen Property Acquisition - \$200,000
 - Non-Motorized Trails Master Plan - \$60,000
 - Total Cost: \$595,000
 - Project Source:
 - \$45,000 Grant
 - \$550,000 General (2025 Budget)



2025 REVENUE DISCUSSION





FUND BALANCE

- Information to be provided at meeting

FEE REVENUE – PROPOSED INCREASES

- Police Department Fines & Forfeitures
 - Budgetary Increase from \$30,000 to \$55,000
 - Increase number of patrol officers
 - Increase fines & forfeitures 5% across board
 - Community Development:
 - Permit Fees/Licenses Information to be provided Monday

BUDGET WORKSHOP #3

- Shoshone Water Rights Purchase Discussion
- Board Directed Modifications

Town of Silt
Capital Projects Fund

Purchase/ Replacement Year	Program Year										Total	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Cost												
Capital Asset												
General Administration (Includes ComDev)	230,000	1,654,267	8,299,480	0	0	0	0	0	0	0	0	10,183,747
Parks & Recreation	1,480,000	400,000	160,000	150,000	1,864,839	11,941	12,299	12,668	13,048	13,439	13,439	4,118,232
Police Department	113,803	164,366	287,906	342,557	398,847	456,826	493,878	508,694	523,955	539,674	539,674	3,830,506
Public Works	3,243,411	19,800,000	950,000	800,000	779,637	897,026	714,937	833,385	852,387	971,958	971,958	29,842,741
Total Capital Asset	5,067,214	22,018,633	9,697,386	1,292,557	3,043,323	1,365,793	1,221,114	1,354,747	1,389,389	1,525,071	1,525,071	47,975,227
Equipment Asset												
General Administration	11,700	0	10,000	0	0	0	0	0	45,667	0	45,667	67,367
Parks & Recreation	0	0	0	35,000	0	0	0	0	45,667	0	45,667	80,667
Police Department	113,803	164,366	287,906	342,557	398,847	456,826	493,878	508,694	523,955	539,674	539,674	3,830,506
Public Works	330,158	50,158	320,737	184,163	255,741	254,936	147,472	246,683	381,552	229,560	229,560	2,401,160
Total Equipment Assets	455,661	214,524	618,643	561,720	654,588	711,763	641,350	755,377	996,841	769,234	996,841	6,379,701
Total Capital Plan	5,522,875	22,233,157	10,316,029	1,854,277	3,697,911	2,077,556	1,862,463	2,110,125	2,386,231	2,294,305	2,294,305	54,354,928
Sources												
Sales Tax	500,000	515,001	530,451	546,365	562,756	579,638	597,028	614,938	633,386	652,388	652,388	5,731,952
Grants												
AGNC	5,000	0	5,000	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	40,000
FMLD	743,239	500,000	350,000	337,653	0	358,216	0	380,031	0	403,175	403,175	3,072,313
DOLA	75,000	1,000,000	1,076,491	78,786	500,000	0	0	0	0	0	0	2,730,277
Federal	913,000	18,053,000	688,418	709,071	0	0	0	0	0	0	0	20,363,489
GOCO	900,000	300,000	0	0	1,000,000	0	0	0	0	0	0	2,200,000
Other	100,000	0	0	0	0	0	0	0	0	0	0	100,000
Irrigation	5,016	5,016	401,984	10,538	12,822	14,747	14,747	12,001	15,974	13,549	13,549	506,393
Wastewater	16,552	16,552	815,832	34,775	42,313	48,666	48,666	39,602	52,714	44,710	44,710	1,160,381
Water	516,552	16,552	815,832	34,775	42,313	48,666	48,666	39,602	52,714	44,710	44,710	1,660,381
Housing Authority	50,000	50,000	0	0	25,000	25,000	50,000	50,000	50,000	50,000	50,000	350,000
Lease Proceeds	280,000	0	229,473	78,786	127,520	107,465	0	126,677	221,811	94,074	94,074	1,265,806
URA	200,000	0	0	0	0	0	0	0	0	0	0	200,000
Total Sources	4,304,359	20,456,121	4,913,480	1,830,746	2,317,724	1,187,397	764,106	1,267,851	1,031,601	1,307,606	1,307,606	39,380,991
Required GF Support/Borrowing	1,218,516	1,777,036	5,402,549	23,531	1,380,187	890,159	1,098,357	842,273	1,354,630	986,699	986,699	14,973,937

Town of Silt

Administration

3.00%

Inflation

	Cost	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	Total
Capital Asset												
Space Needs Analysis	100,000	100,000										100,000
Town Hall Land			829,948									0
Design & Engineering	4,494		3,928,572									829,948
Town Hall Facility Construction	5,000		4,370,908									3,928,572
PD Facility Construction	5,180		824,319									4,370,908
Public Works Shop Addition		130,000										824,319
Anderson Property												130,000
												0
												0
Total Capital Asset		230,000	1,654,267	8,299,480	0	0	0	0	0	0	0	10,183,747

Equipment Asset

Rolling Stock												
Staff Vehicle	2024	35,000							45,667			45,667
Miscellaneous Equipment												
New VOIP System	2025	3,500										
Community Development Software		8,200										
AV Equipment		10,000		10,000								10,000
												0
Total Equipment Assets		56,700	0	10,000	0	0	0	0	45,667	0	0	55,667
Total Administration		230,000	1,654,267	8,299,480	0	0	0	0	0	0	0	10,239,414

Sources

Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0
Grants												
AGNC												
FMLD			350,000									350,000
DOLA			1,000,000									1,075,000
Federal												0
GOCO												
Other												
Irrigation			392,857									50,000
Wastewater			785,714									392,857
Water			785,714									785,714
Total Sources		125,000	0	3,314,286	0	0	0	0	0	0	0	3,439,286
Required GF Support/Borrowing		105,000	1,654,267	4,985,194	0	0	0	0	0	0	0	6,800,128

- Note 1 Space Needs Analysis - Includes Town Hall, PD, and PW
- Note 2 Town Hall Land is not anticipated to be needed
- Note 3 Back of the envelope estimate of Town Hall and PD
- Note 4 Planned 70x74 addition out the front of the existing shop (includes offices and heated storage)

Town of Silt
Parks & Recreation

Cost	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	Total	Inflation 3.00%
	1,200,000										1,200,000	
			150,000								150,000	
	10,000										10,000	
					1,854,839						1,854,839	
2,000											0	
800											0	
	10,000		10,000		10,000						30,000	
	175,000										175,000	
				150,000							150,000	
	25,000	400,000				11,941	12,299	12,668	13,048	13,439	425,000	
10,000	60,000										123,394	
	1,480,000	400,000	160,000	150,000	1,864,839	11,941	12,299	12,668	13,048	13,439	4,118,232	

Equipment Asset

Rolling Stock												
Recreation				35,000					45,667		80,667	
Miscellaneous Equipment											0	
?											0	
?											0	
Total Equipment Assets	0	0	0	35,000	0	0	0	0	45,667	0	80,667	
Total Parks & Recreation	1,480,000	400,000	160,000	150,000	1,864,839	11,941	12,299	12,668	13,048	13,439	4,198,899	

Sources

Sales Tax	0	0	0	0	0	0	0	0	0	0	0	
Grants												
AGNC	5,000		5,000		5,000	5,000	5,000	5,000	5,000	5,000	40,000	
FMLD	25,000										25,000	
DOLA					500,000						500,000	
Federal											0	
GOCO	900,000	300,000			1,000,000						2,200,000	
Other	50,000										50,000	
Irrigation											0	
Wastewater											0	
Water											0	
Total Sources	980,000	300,000	5,000	0	1,505,000	5,000	5,000	5,000	5,000	5,000	2,815,000	
Required GF Support/Borrowing	500,000	100,000	155,000	150,000	359,839	6,941	7,299	7,668	8,048	8,439	1,383,899	

Town of Silt
Police Department

Inflation 3.00%

Purchase/ Replacement Year	Cost	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	Total
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Capital Asset

Total Capital Asset	0	0	0	0	0	0	0	0	0	0	0	0
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Equipment Asset

Rolling Stock													
Chief	1	2023	90,000		101,296				114,009	117,430		218,725	
LT	1	2022	90,000	98,345								212,355	
Det	1	2024	90,000			104,335					120,952	225,287	
Corporal	1	2019	90,000				107,465					107,465	
Patrol Squads	7	Varies	90,000	95,481	98,345	104,335	107,465	107,465	114,009	117,430	120,952	1,080,690	
Miscellaneous Equipment												0	
Patrol Rifles												45,100	
Ballistic Helmets												14,817	
Rifle Rated Ballistic Threat Plates												6,000	
40mm Less-Lethal Launchers												14,282	
AXON Fleet 3 In-Vehicle Dashcams												33,604	
New Squad Branding			25,000									25,000	
Depreciation	10	Years	200,000	Est	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	
Lease Costs			0	22,667	69,361	117,455	166,992	218,016	247,903	255,340	263,001	270,891	
Total Equipment Assets			650,000		113,803	164,366	287,906	342,557	398,847	456,826	508,694	523,955	2,198,881

Total Police Department

	113,803	164,366	287,906	342,557	398,847	456,826	493,878	508,694	523,955	539,674	2,198,881
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Sources

Sales Tax	0	0	0	0	0	0	0	0	0	0	0	0
Grants												
AGNC												
FMLD												
DOLA												
Federal												
GOCO												
Other												
Irrigation												
Wastewater												
Water												
Lease Proceeds												
Total Sources	0	95,481	196,691	202,592	208,669	214,929	221,377	228,019	234,859	241,905	1,844,522	

Required GF Support/Borrowing

	113,803	68,885	91,215	139,965	190,178	241,897	272,501	280,676	289,096	297,769	2,198,881
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Town of Silt

Public Works

	Purchase/ Replacement Year	Cost	Program Year										Total	
			1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034		
3.00%														
Road Rehabilitation Program														
Grand Ave.	2024	1,172,759	1,000,000											2,172,759
13th south of Grand			600,000											600,000
12th and 13th north of Grand				450,000										450,000
Ballard Avenue	2024	257,652	300,000											557,652
Linda, Em and Charlin Ave				500,000										500,000
Front Street		200,000												
Annual Program - Unspecified	2024	500,000					614,937	579,637	597,026	614,937	633,385	652,387	671,958	4,249,330
Road Maintenance Program														
Flying Eagle														100,000
Mesa View	2024	100,000						100,000						100,000
Stoney Ridge PH. 1														200,000
Eagles View								100,000						100,000
Spruce Meadows														200,000
Lyons Res.			100,000											200,000
Lyons com.														100,000
Painted Pastures														100,000
Tara Pond														100,000
Miscellaneous Transportation Projects														
Yearly road and sidewalk repair		110,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
7th Street Pedestrian Bridge/Plaza			913,000	18,000,000										18,913,000
Total Transportation Improvements		2,340,411	19,800,000	950,000	800,000	779,637	714,937	833,385	852,387	971,958	29,642,741			

Equipment Asset

2022 mini x		100,000													126,677
2015 mini x		100,000													100,000
2006 back hoe		110,000						127,520							127,520
Skidsteer		80,000											104,382		104,382
2021 sweeper		280,000													0
1998 new holland		70,000													78,786
2005 dump		120,000													131,127
2007 1ton		90,000													90,000
Plow Trucks	2024	70,000													94,074
Work Trucks		90,000													117,430
Lease Costs	Varies	90,000													159,740
Total Equipment Assets		1,110,000	50,158	320,737	184,163	255,741	147,472	246,683	381,552	229,560	2,401,160				

	3,573,569	19,850,158	1,270,737	984,163	1,035,378	1,151,963	862,409	1,080,068	1,233,938	1,201,518	32,043,901	
Total Public Works												
Sources												
Sales Tax	485,438	500,000	515,001	530,451	546,365	562,756	579,638	597,028	614,938	652,388	5,731,952	
Grants												
AGNC											0	
FMLD	300,000	718,239	500,000		337,653		358,216		380,031	403,175	2,697,313	
DOLA			1,000,000								1,000,000	
Federal		913,000	16,000,000								16,913,000	
GOCO											0	
Other											0	
Irrigation		5,016	5,016	9,126	10,538	12,822	14,747	14,747	12,001	15,974	113,535	
Wastewater		16,552	16,552	30,117	34,775	42,313	48,666	48,666	39,602	52,714	374,667	
Water		516,552	16,552	30,117	34,775	42,313	48,666	48,666	39,602	52,714	874,667	
Lease Proceeds		280,000	0	229,473	78,786	127,520	107,465	0	126,677	221,811	94,074	
URA		200,000										
Total Sources	3,149,359	18,053,121	829,285	829,285	1,042,890	787,724	1,157,397	709,106	1,212,851	976,601	1,252,606	27,705,134
Required GF Support/Borrowing	424,210	1,797,037	441,452	(58,727)	247,654	(5,435)	153,303	(132,783)	257,338	(51,088)	4,338,767	

Town of Silt

Irrigation

3.00%

Purchase/ Replacement Year	Cost	Program Year											
		1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034 Total		
TRIP		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
Annual Program - Unspecified	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	236,156	
Total Transportation Improvements	20,000	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	336,156	

Equipment Asset

Included in Public Works

Total Equipment Assets	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Irrigation	0	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	336,156	0

Sources

Sales Tax
Grants
AGNC
FMLD
DOLA
Federal
GOCO
Other
Irrigation
Wastewater
Water

Total Sources	30,600	31,218	31,855	32,510	33,185	33,881	34,597	35,335	36,095	36,878	336,156
Required GF Support/Borrowing	0	0	0	0	0	0	0	0	0	0	0

Town of Silt

Wastewater

Purchase/Replacement Year Cost Program Year 1 2 3 4 5 6 7 8 9 10

2025 2026 2027 2028 2029 2030 2031 2032 2033 2034

System Maintenance

Treatment Plant Upgrade								500,000											15,500,000
Collection System Improvements																			0
Lift Stations																			0

Total System Improvements 0 0 0 0 500,000 15,000,000 0 0 0 0 0 0 15,500,000

Equipment Asset

Included in Public Works

Total Equipment Assets 0 0 0 0 0 0 0 0 0 0 0 0 0

Total Wastewater 0 0 0 0 500,000 15,000,000 0 0 0 0 0 0 15,500,000

Sources

Sales Tax																			
Grants																			
AGINC																			
FMLD																			
DOLA																			
Federal																			
GOCO																			
Other																			
Irrigation																			
Wastewater									500,000										5,500,000
Water											0								0

Total Sources 0 0 0 0 500,000 5,000,000 0 0 0 0 0 0 5,500,000

Borrowing 0 0 0 0 0 10,000,000 0 0 0 0 0 0 10,000,000

Town of Silt
Water

Purchase/ Replacement Year	Cost	Program Year										Total		
		1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034			
	12,000,000													
Water Treatment Plant Phase I														12,000,000
Water Treatment Plant Phase II		2,053,000												2,053,000
Main Replacement	309,000	318,270	327,818	337,653	347,782	358,216	368,962	380,031	391,432	403,175	403,175	3,542,339		
Raw Water Inlet												0		
Water Storage Improvements	150,000			168,826				190,016				358,842		
Water Meter System												0		
Total System Improvements		12,309,000	2,371,270	327,818	506,479	347,782	358,216	570,047	391,432	403,175	403,175	17,954,181		

Equipment Asset
Included in Public Works

Total Equipment Assets	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Water		12,309,000	2,371,270	327,818	506,479	347,782	358,216	570,047	391,432	403,175	403,175	17,954,181	

Sources

Sales Tax													
Grants													
AGNC													
FVILD													
DOLA													
Federal													
GOCO		2,053,000										2,053,000	
Other													
Irrigation													
Wastewater													
Water		12,309,000	318,270	327,818	506,479	347,782	358,216	570,047	391,432	403,175	403,175	15,901,181	
Total Sources		12,309,000	2,371,270	327,818	506,479	347,782	358,216	570,047	391,432	403,175	403,175	17,954,181	
Borrowing		0	0	0	0	0	0	0	0	0	0	0	

Town of Silt
Housing Authority

Purchase/ Replacement Year	Cost	Program Year										2034 Total		
		1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10			
3.00%														
	1,400,000	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	50,000	50,000	50,000	1,902,765
Total Facilities Maintenance	1,400,000	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	50,000	50,000	50,000	1,902,765

Equipment Asset

Total Equipment Assets	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Housing Authority	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sources

Sales Tax	0													
Grants														
AGNC														
FMLD														
DOLA			76,491	78,786										155,277
Federal			688,418	709,071										1,397,489
GOCO														0
Other														0
Irrigation														0
Wastewater														0
Water														0
Housing Authority	50,000	50,000			25,000	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Total Sources	50,000	50,000	764,909	787,856	25,000	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,902,765

Borrowing

	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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**TOWN OF SILT
BOARD OF TRUSTEES WORK SESSION AGENDA
MONDAY, OCTOBER 28, 2024 – 5:30 P.M.
MUNICIPAL COUNCIL CHAMBERS**

EST. TIME	DISCUSSION TOPIC	PRESENTER
5:30 80 min	Budget discussion #2	Manager Mann

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

ESTIMATED TIME	AGENDA ITEM	PUBLIC HEARING or ACTION ITEM	STAFF PRESENTER
	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 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 	Action Item	Tab B Mayor Richel
	Conflicts of Interest		
7:25	Agenda Changes		

7:25 15 min	Garfield Clean Energy 2025 Budget Funding Request	Info Item	Tab C Manager Mann
7:40 15 min	Colorado River Valley Economic Development Partnership – Alicia Gresley	Info Item	
7:55 15 min	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	Public Hearing	Tab D Director Centeno
8:10 5 min	September 2024 Financial Report	Info Item	Tab E Treasurer Tucker
8:15 5 min	Manager and Staff Comments	Info Item	Tab F Manager Mann
8:20 10 min	Updates from Board / Board Comment		
8:30	Adjournment		
<p>The next regularly scheduled meeting of the Silt Board of Trustees is Tuesday, November 12, 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.</p>			

Tentative upcoming meetings / work sessions topics:

November 12 – Budget Work Session 3
November 25 – Budget Work Session 4 (if required)
December 9 – Adopt 2025 Budget

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
OCTOBER 15, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Tuesday, October 15, 2024. Mayor Richel called the meeting to order at 7:01 p.m.

Roll call

Present

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

Present were Town Manager Jim Mann, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Director Nicole Centeno, Public Works Director Joe Lundeen, Chief of Police Mike Kite, Lieutenant Matt Gronbeck 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 September 23, 2024, Board of Trustees meeting
2. **Resolution No. 34, Series 2024**, A RESOLUTION OF THE BOARD OF TRUSTEES APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH WRIGHT WATER ENGINEERS FOR WATER RIGHT ANALYSIS FOR THE TOWN OF SILT, COLORADO

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Water Plant Construction Update – Dan Galvin with Garney Construction

Present tonight was Dan Galvin with Garney Construction to provide a monthly update on the construction of the new water plant. He stated that there have been no safety incidents to date and that workers are changing over to the current weather conditions. Foundation concrete

work continues along with under slab pipe encasement and electrical duct bank installation. The project continues to be on schedule and they have billed out approximately \$5.1M to date. Mr. Galvin went over the contingency log and stated that they are looking into acquiring an intake screen.

River Center Request for 2025 Funding – Executive Director Gina Long

Gina Long was present to provide an update on the services that River Center provides, stating that they are about neighbors helping neighbors and only assist people who live in Silt and New Castle. She went over their life assistance outreach program that helps people in need so that they can remain sustainable and part of the community. The program assists with items such as rent, utilities, vehicle repair and things such as water heater replacement. The River Center also offers the Angel Tree program, a lunch program for kids, senior lunches and community garden. They run off of funding from grants and both individual and corporate assistance.

Ms. Long stated that the town had assisted the River Center in 2020 with COVID funding but would hope that the town would considering supporting them again. Manager Mann stated there has been a line item in the budget the last two years of \$2000 that has not been requested or distributed.

Flock Camera System Update

Chief Kite and Lieutenant Gronbeck were present to go through the Flock Camera update. Lt. Gronbeck stated that four cameras have been installed, adding that they have already been tampered with. He explained the purpose of the cameras and that they do not focus on traffic violations, issue speeding tickets or any other tickets but that they do assist in apprehending criminals, stolen vehicles, wanted people and also to locate endangered persons (Amber Alerts, missing and suicidal persons). He provided the Board with the benefits of the program and how it has already been useful in locating a local missing person.

Offer to Purchase – Holiday Inn Express Property

Manager Mann stated that the Holiday Inn Express is located on land that is leased from the Town's Water Utility Enterprise in the amount of \$500/month. The person who is trying to purchase the Holiday Inn Express and is having difficulty obtaining financing without owning the property that the building sits on.

Staff believes that it is in the Town's best interest to dispose of the property and if the Town is desirous of accepting the offer, then the Town could direct staff to execute the offer to purchase, and if the Town is interested in providing a counter offer, then the matter should be discussed in Executive Session to confer with legal counsel on a negotiating strategy.

Executive Session

Trustee Ingelhart made a motion to go into 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 24-6-402(4)(e) – Sale of

Holiday Inn Express Property. Mayor Pro-tem Hanrahan seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 7:45 p.m.

At the end of executive session, Mayor Richel made the following statement: “The time is now 8:30 p.m. and the executive session has concluded. No formal action was taken in the executive session but negotiators were given direction. The participants in the executive session were: Keith Richel, Derek Hanrahan, Justin Brintnall, Jerry Seifert, Chris Classen, Andreia Poston, Kim Ingelhart, Jim Mann, Joe Lundeen, Nicole Centeno, and Lawrence Bond. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record”. No objections were stated.

Manager and Staff Reports

Manager Mann went over his staff report and add that the Fall Leaders forum was well attended. He also provided information regarding Representative Velasco’s visit to the water treatment plant, the status of the Home Avenue paving project and a Pedestrian Bridge update.

Director Lundeen stated that Home Avenue has been paved and that his crew worked on a water break on Em Avenue today. Staff was asked about the licensing of food trucks in town as well as vendors who set up on various street corners.

Updates from Board / Board Comments

The Board commented about the benefits of CML, the Fall Leaders Forum at Rislende last week, the lights not working at the roundabout, an update on the Anderson parcel, improving trails, not riding ATV’s and dirt bikes on the trails, a discussion regarding motorized and non-motorized vehicles on trails, patching of the potholes on the overpass and the process for taking care of damages to the jersey barriers on the overpass.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Brintnall seconded the motion and the motion carried unanimously. Mayor Richel adjourned the meeting at 8:57 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
OCTOBER 28, 2024**

AGENDA ITEM SUMMARY

SUBJECT: 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

PROCEDURE: Action Item

RECOMMENDATION: Approve

SUMMARY AND BACKGROUND OF SUBJECT MATTER: As you may recall, the Town applied for a Federal Mineral Lease District grant to assist in the purchase of a new administrative vehicle. The Town was recently informed that FMLD awarded the Town \$25,000 for the project.

In order to complete the project as designed, the following funding stack will be used:

- | | |
|-------------------------------|----------|
| 1. FMLD Grant | \$25,000 |
| 2. General Fund (2024 Budget) | \$10,000 |

RESOLUTION FIRST READING: October 28, 2024

FUNDING SOURCE: As noted above.

INTRODUCED BY:

PRESENTED BY: Jim Mann, Town Manager

DOCUMENTS ATTACHED:

TOWN ATTORNEY REVIEW [] YES [] NO INITIALS _____

SUBMITTED BY:



Jim Mann, Town Manager

REVIEWED BY:



Sheila M. McIntyre, Town Clerk

**TOWN OF SILT
RESOLUTION NO. 35
SERIES OF 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

WHEREAS, the Town of Silt ("Town") is a municipal corporation, i.e. political subdivision, of the State of Colorado, and therefore is an eligible applicant for a Garfield County Federal Mineral Lease District Grant (GCFMLD).

WHEREAS, the Town has submitted a Garfield County Federal Mineral Lease District Grant for purchasing a new administration Vehicle, receiving an award of \$25,000 from GCFMLD, with an overall budget of \$35,000, and

WHEREAS, the GCFMLD Grant would allow for the Town to purchase of a new administration vehicle; and,

WHEREAS, the Town believes that the timing of this project is critical in the continuing effort to make Silt's administration department to do its job more safely and efficiently; and

WHEREAS, the Board recognizes that the grant would help relieve the general fund of the cost of such improvements, as the Town has historically struggled with lack of sales tax and property tax for such improvements; and

WHEREAS, the Town Board of Trustees ("Board") supports staff in its grant approval for the Garfield County Federal Mineral Lease District and if funded, ensures that such project will be complete as per the grant guidelines, and submittal of associated documents: and

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

Section 1

- 1) The above recitals are hereby incorporated as findings by the Town of Silt;
- 2) The Board strongly supports the Garfield County Federal Mineral Lease District approval in the total amount of \$25,000, with a contribution from the Town's General fund in the amount of \$10,000 for the purchase of a new administration Vehicle

3) The Board strongly supports the purchase of a new administration Vehicle

4) The Board authorizes the expenditure of in-kind labor and budget funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the GCFMLD for the purchase of a new administration vehicle

5) The Board hereby authorizes the Town Administrator to execute the GCFMLD Agreement

Section 2

This resolution will be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED this 28th, day of October 2024.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
OCTOBER 28, 2024**

AGENDA ITEM SUMMARY

SUBJECT: 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

PROCEDURE: Action Item

RECOMMENDATION: Approve

SUMMARY AND BACKGROUND OF SUBJECT MATTER: As you may recall, the Town applied for a Federal Mineral Lease District grant to assist in the replacement of water main and restoration of pavement earlier this year with a total project amount of \$1,172,759. The Town was recently informed that FMLD awarded the Town \$500,000 for the project.

In order to complete the project as designed, the following funding stack will be used:

- | | |
|-------------------------------|-----------|
| 1. FMLD Grant | \$500,000 |
| 2. Water Funds (2024 Budget) | \$500,000 |
| 3. Streets Fund (2025 Budget) | \$172,759 |

RESOLUTION FIRST READING: October 28, 2024

FUNDING SOURCE: As noted above.

INTRODUCED BY:

PRESENTED BY: Jim Mann, Town Manager

DOCUMENTS ATTACHED:


TOWN ATTORNEY REVIEW [] YES [] NO INITIALS _____

SUBMITTED BY:

REVIEWED BY:



Jim Mann, Town Manager



Sheila M. McIntyre, Town Clerk

**TOWN OF SILT
RESOLUTION NO. 36
SERIES OF 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

WHEREAS, the Town of Silt ("Town") is a municipal corporation, i.e. political subdivision, of the State of Colorado, and therefore is an eligible applicant for a Garfield County Federal Mineral Lease District Grant (GCFMLD).

WHEREAS, the Town has submitted a Garfield County Federal Mineral Lease District Grant for the installation of 12" C-900 and the removal of 12" Ductal Iron pipe starting at Pickett Lane west on Grand Avenue, receiving an award of \$500,000 from GCFMLD, with an overall budget of \$1,172,759, and,

WHEREAS, the GCFMLD Grant would allow for the Town to design and install; 12" C-900 and the removal of 12" Ductal Iron pipe on Grand Avenue starting at Pickett Lane traveling west and,

WHEREAS, the Town believes that the timing of this project is critical in the continuing effort to make the Town's water system safer for the resident of Silt; and

WHEREAS, the Board recognizes that such grant would help relieve the water fund of the cost of such improvements, as the Town has historically struggled with lack of sales tax and property tax to design and engineer for such improvements; and

WHEREAS, the Town Board of Trustees ("Board") supports staff in its grant approval for the Garfield County Federal Mineral Lease District and, ensures that such project will be complete as per the grant guidelines, and submittal of associated documents: and

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

Section 1

- 1) The above recitals are hereby incorporated as findings by the Town of Silt;
- 2) The Board strongly supports the Garfield County Federal Mineral Lease District Grant approval in the total amount of \$500,000, with a contribution from the

- Town's Water Fund in the amount of \$500,000 and \$172,000 from the Town's General (streets) fund for the Grand Avenue Replacement Project Phase 1;
- 3) The Board authorizes the expenditure of in-kind labor and budget funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the GCFMLD for the Grand Avenue water main Improvement project Phase 1
 - 4) the Board hereby authorizes the Town Administrator to execute the GCFMLD Agreement

Section 2

This resolution will be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED this 28th, day of October 2024.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
October 28, 2024**

AGENDA ITEM SUMMARY

SUBJECT: Funding Requests

PROCEDURE: Information

RECOMMENDATION: NA

SUMMARY AND BACKGROUND OF SUBJECT MATTER: This evening two organizations will be in attendance to request annual funding for their organizations. Appearing this evening are:

- Garfield Clean Energy
- Colorado River Valley Economic Development Partnership

FUNDING SOURCE:

INTRODUCED BY:

PRESENTED BY: Jim Mann, Town Manager

DOCUMENTS ATTACHED: Garfield Clean Energy

TOWN ATTORNEY REVIEW [] YES [] NO INITIALS _____

SUBMITTED BY:

REVIEWED BY:



Jim Mann, Town Manager



Sheila M. McIntyre, Town Clerk



Town of Parachute | City of Rifle | Town of Silt
Town of New Castle | City of Glenwood Springs
Town of Carbondale | Roaring Fork Transportation Authority
Garfield County | Colorado Mountain College
Holy Cross Energy

Managed by CLEER: Clean Energy Economy for the Region / (970) 704-9200 / P.O. Box 428, Carbondale, Colorado 81623

To: Mayor Richel and the Silt Board of Trustees
Through: Jim Mann, Town Manager
From: Garfield Clean Energy Collaborative
Date: October 23, 2024
Re: **Garfield Clean Energy 2025 budget request**

Thank you to the Board of Trustees for the time on your October 28th agenda to present on Garfield Clean Energy.

The Town of Silt's participation in the Garfield Clean Energy (GCE) Collaborative is deeply appreciated and has been critical to GCE's original founding and continued success. As a county-wide effort we have significantly benefited residents, businesses, and governments in Garfield County. Looking ahead to 2025, we have significant opportunities to continue to grow the positive results of GCE for our region.

As the Town of Silt starts the 2025 budget process, the Garfield Clean Energy (GCE) Board would like to request that GCE membership be included in the Town's 2025 budget.

The GCE Board is asking all GCE members to increase their contributions to the collaborative in 2025 in order to continue to sustain and grow these essential GCE programs and to help reach adopted targets. The GCE Board is requesting a contribution of **\$3,600** from the Town of Silt in 2025.

We look forward to speaking with the Board of Trustees. Please let us know if any additional background on the budget request would be helpful.



Garfield Clean Energy

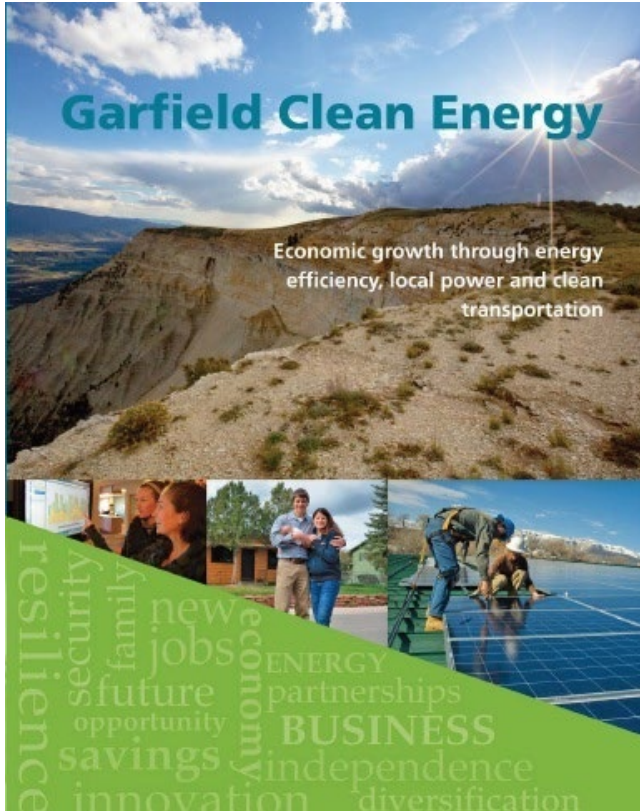
Programs update and 2025 plans

Morgan Hill and Christina Matzl

Clean Energy Economy for the Region (CLEER)

October 28, 2024

Background on Garfield Clean Energy (GCE)



- 9 Member Governments
- Holy Cross Energy and Garfield County Libraries are affiliate members
- Established first as advisory board under the County in 2009; became a government Collaborative in 2012
- Town of New Castle was a founding GCE partner
- Clean Energy Economy for the Region (CLEER) manages programs under contract

Garfield Clean Energy Vision

Garfield Clean Energy will be an innovative leader in advancing energy efficiency, renewable energy, and clean transportation to protect the environment and build a strong, resilient and diverse economy.



Residential and commercial energy programs

Garfield County residents, businesses, and commercial property owners can receive free energy coaching through GCE.

- Biggest bang-for-the-buck energy saving measures
- Available rebates and other financing options
- Recommendations on appliances
- Contractor lists



ReEnergize Garfield County



- Income-qualified residential energy efficiency program
- Provides rebates from \$2,000-\$4,000
- Up to 150% area median income (AMI)
- Work performed by Northwest Colorado Council of Governments (NWCCOG)
- Projects include
 - Insulation & air sealing
 - Pipe & duct wrapping
 - Heating/cooling system upgrade
 - LED lighting

ReEnergize Garfield County

Community	Homes qualified to date	2022 -2023 ReEnergize funding allocated	2024 ReEnergize funding allocated to-date
Parachute / Battlement	27	\$49,701	\$4,000
Rifle	31	\$47,896	\$20,000
Silt	20	\$31,540	\$11,000
New Castle	41	\$45,114	\$37,000
Glenwood Springs*	38	\$44,977	\$29,000
Carbondale	31	\$35,928	\$13,000
Countywide total	140	\$255,156	\$114,000

GCE has saved Silt residents **\$4,600 annually** on utility bills through ReEnergize upgrades since 2022

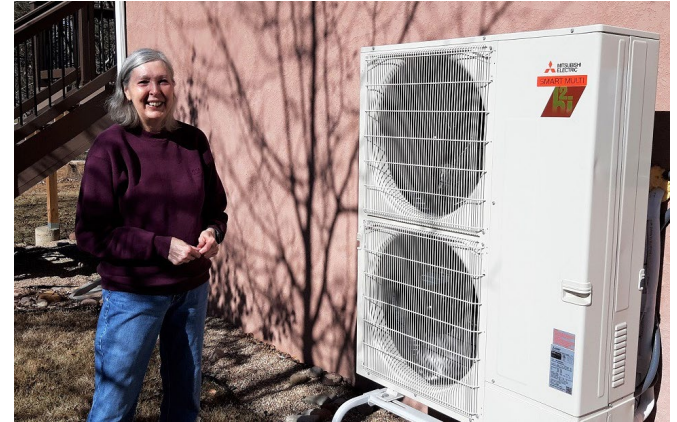
ReEnergize stories from the field

- 4 Mile townhome with multiple upgrades
 - Annual energy savings=\$1,625
- Duct insulation in crawl space
 - Annual energy savings=\$792
- Mini-split heat pump installation
 - Annual energy savings=\$1,813



Accessing residential energy efficiency resources

- Contact our energy coaches at CLEER at (970) 704 -9200 or visit garfieldcleanenergy.org/res-buildings
- Access to ReEnergize program information and application can be found at garfieldcleanenergy.org/reenergize



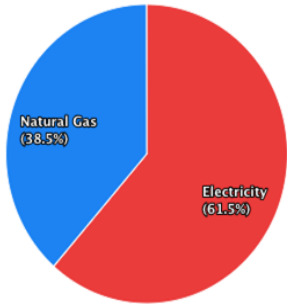
Town of Silt: Advanced Energy Management

Advanced Energy Management (AEM) utilizes both monthly energy invoice data and near-real-time electricity data to continuously monitor energy use at both commercial buildings and municipal facilities

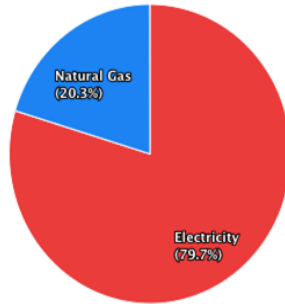
Use/Cost Breakdown (Oct 2023 - Sep 2024)



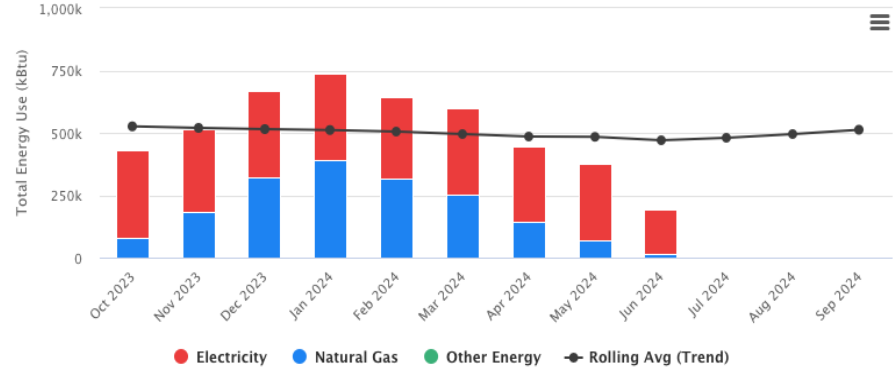
Energy Usage



Energy Cost



Energy Use Trend

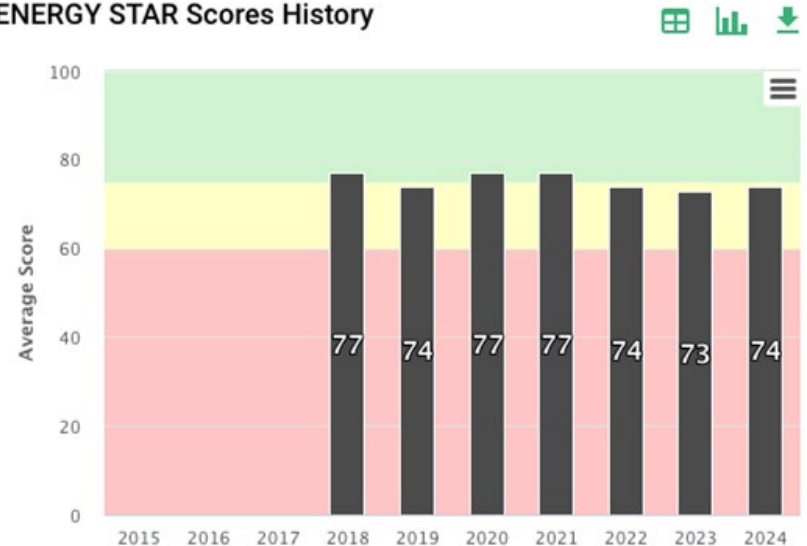


Includes tracking savings from Community solar subscriptions.

AEM Services: Utility bill tracking and analysis

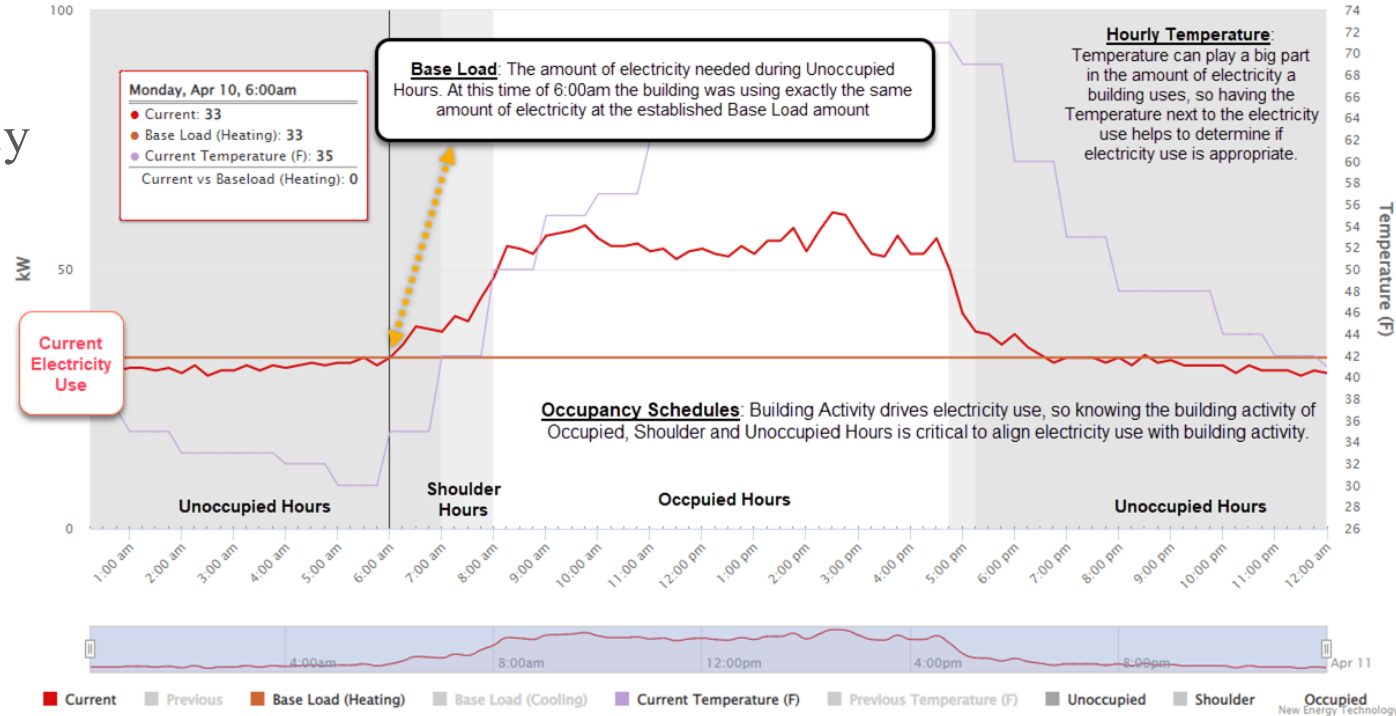
- Tracking utility bills for 3 Town of Silt buildings
- Town buildings are recorded in Portfolio Manager for benchmarking
- As buildings are required to benchmark we will provide ENERGY STAR scores
- Reviewed Xcel billing issues related to solar production. Available to support the town in solving the issue.

ENERGY STAR Scores History



AEM: Interval Data

Use this data, combined with utility bills, to provide quarterly reports, and to identify opportunities for saving energy and money.



Commercial Program

- Free energy consulting services to business and commercial property owners
- Includes a detailed walkthrough for any businesses or other commercial buildings interested in improving efficiency
- Anyone interested can reach out to us at info@garfieldcleanenergy.org
- Or complete the form here <https://garfieldcleanenergy.org/com-form/>



Clean transportation

- EV charging infrastructure grant assistance
- Countywide EV Readiness plan
- Charge Ahead Colorado and EV Fast-Charging Plazas
- EV Ride and Drives
- Workshops in Spanish



Clean transportation

- 50 e-bikes provided to Garfield County residents
- Over 50 attendees at Silt Branch Library BikeThere



Events and outreach

- Silt Heydays in 2023
- WinterWise energy efficiency campaign
- Monthly GCE newsletter
- Lodging workshop Oct 24



What's ahead in 2025

- Continuing to grow residential and commercial energy efficiency programs
- Implementation of EV Readiness plan
- Optimization of state and federal resources
- Enhanced advanced energy management coaching
- Support for renewable energy projects
- Economic and workforce development

Consideration of Board representative

- Currently Mayor Richel
- Each member designates a representative for the Board
- An alternate is also beneficial
- Meetings are typically bimonthly in Glenwood Springs with a virtual option available

Thank you Town of Silt

GCE countywide collaborative programs would not have been possible without the Town of Silt's ongoing participation from Town Council and Town staff.

GCE contact:

Morgan Hill, Associate Director

(970) 704 -9200 x101

mhill@cleanenergyeconomy.net

**TOWN OF SILT
BOARD OF TRUSTEES REGULAR MEETING
October 28, 2024
Council Action Form**

SUBJECT: Consciously Crafted, LLC- Retail Marijuana Store Special Use Permit

PROCEDURE: Public Hearing to consider Resolution 37, Series of 2024, a resolution approving the renewal of a Special Use Permit, allowing Consciously Crafted to operate a retail marijuana store on the property known as Section: 10 Township: 6 Range: 92 Subdivision: Original Townsite 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.

RECOMMENDATION: On October 1, 2024, the Planning & Zoning Commission unanimously recommended approval of the Consciously Crafted LLC Retail Marijuana Store Special Use Permit, with the conditions as listed in the staff report and resolution.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Consciously Crafted, LLC, bought the retail marijuana business that is operating out of 730 Main Street. This business, formally known as High Q, has been operating under a Special Use Permit. High Q's previous Special Use Permit required a renewal every two years. The last renewal was in 2020, so the Town appreciates Consciously Crafted working towards meeting the necessary criteria to be able to operate in Town.

FUNDING SOURCE: Consciously Crafted, LLC

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

RESOLUTION READING DATE: 10/28/24

ORIGINATED BY: Consciously Crafted, LLC

PRESENTED BY: Director Centeno

DOCUMENTS ATTACHED:

1) Staff Report; 2) Resolution 37, Series of 2024; 3) Consciously Crafted, LLC Application

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

SUBMITTED BY:

REVIEWED BY:

Nicole Centeno, Community Development Director

Sheila McIntyre, Town Clerk

Town of Silt Board of Trustee Meeting**Monday, October 28, 2024 7:00 PM****Special Use Permit – Consciously Crafted, 730 Main Street****Staff Report**

Name of Project	Consciously Crafted
Property Owner	Tom & Naomi Laidlaw 37836 River Frontage Road New Castle, CO 81647
Applicant/Representative	Consciously Crafted Dylan Damavandi 5000 E. 41 st Avenue Denver, CO 80216
Civil Engineer	N/A
Architect	NA
Water Engineer	NA
Property Location	730 Main Street Silt, CO 81650
Legal Description	Section: 10 Township: 6 Range: 92 Subdivision: ORIGINAL TWNSTE SILT Block: 20 Lot: A REPLAT OF E2 LT 17 & LT 18- 20
Existing Zoning & Use	B-1
Surrounding Land Uses	Commercial / Mixed Use
Surrounding Zoning	B-1
Proposed Use	No Change Proposed
Parcel Square Footage	4,791
Account Numbers	R350678

1. Description of Request

Consciously Crafted has applied for a Special Use Permit, to operate a retail establishment, selling marijuana. Given the B-1 zoning, this proposed business is not a use by right, requiring a special use approval.

There has previously been an approved Special Use Permit for this location, under the trade name High Q. Consciously Crafted purchased the business from High Q and will continue to

operate under that DBA, until approval from the state has been received to change the marijuana license.

As stated in the memo, High Q was delinquent in their Special Use Permit renewals, so it's appreciated that Consciously Crafted is going through the proper steps to obtain their approvals.

2. Operating Plan

The applicant did submit an operating plan, explaining the below key points:

- The store will operate Sunday – Thursday from 10am-8pm and Friday-Saturday from 10am-9pm.
- There will be 2 sales counters and terminals
- The staff will be trained to sale in accordance with state licensing laws, confirming patrons or anyone entering the establishment to be at least 21 years old.
- An ATM will be provided, inside of the building for convenience
- There will be security cameras at all 3 exterior doors and throughout all areas of the building.
- The front of the building will be the licensed marijuana location, while the locked rear of the building will be used for non-cannabis storage and an employee breakroom. The rear of the building will not be used by the public.
- No portion of the property or structure will be used for living or sleeping.
- There are no childcares, schools or other marijuana establishments within 500 feet.

3. Location Map

This property is located at 730 Main Street, Silt CO 81652.



4. Silt Comprehensive Plan

The proposed location is designated as “Downtown”, in the Town’s Comprehensive Plan.

This designation supports retail, as this designation is the Town’s commercial core. There is also a western look to the building, fitting in with the western theme of the downtown corridor.

Overall, the proposal aligns with the Comprehensive Plan, however, it is specified that the Town should carefully scrutinize marijuana applications in this area.




Comprehensive Plan - Future Land Use 2017: Town of Silt, CO



0 250 500 1,000 1,500 2,000 2,500 3,000 Feet

Agricultural/Rural Residential Reserve	Natural Resource Extraction/Future Public Quasi-Public Parks & Open Space	Recreation Commercial
Downtown	Neighborhood Residential	Service and Commercial Support
Mixed Use/Neighborhood Center	Public/Quasi Public Parks & Open Space	Walkable Residential

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Downtown</p> <p>Zone Districts: B-1, B-2, R-2, and R-3</p> 	<p>Those properties within the Comprehensive Plan Land Use Designation of “Downtown” are clearly the Town’s retail commercial core, with attractive storefronts and high visibility to those traveling on State Highway 6. Over time, the Town will continue to improve State Highway 6 to include wide sidewalks, planters, trees, street art, benches and other pedestrian friendly amenities within a sixteen-block area, from 1st Street to 16th Street, and potential pedestrian and landscaping facilities east the eastern border of Town.</p> <p>These “Downtown” properties should be very visually attractive, with architectural features normally encountered in historic downtown areas. The Town’s western heritage can play a role in the layout of the lots, with entrances to the buildings in classic fashion facing the street and large windows for the display of goods and services, with front patios for cafes, where citizens and visitors alike can co-mingle.</p> <p>The Town should encourage business owners to adopt a similar signage for this area, so that visitors to the area become familiar quickly and can locate retail stores of interest. The Town should also encourage building improvements and may adopt certain provisions in the code that reduce the cost of permitting, in order for a greater focus to be placed on the quality of materials that improve the storefronts and provide a western theme.</p> <p>The Town should discourage businesses that detract from the overall appearance of the “Downtown,” do not provide a western theme, or have uses that are not compatible with the Town’s retail vision for this area, such as lower level residential. Mixed uses like lower level retail and upper level residential within the same building should be encouraged to create a synergy of live/work that reduces vehicular focus and enhances the pedestrian experience, as well as provides for more affordably-sized units. Density in this manner can be fairly high if small unit apartments or condominiums, and can range from one (1) to twenty (20) units per acre, of course providing for the appropriate off-street parking. The Town should carefully scrutinize marijuana applications.</p>	<p>Along Main Street (State Highway 6), and the rail road. Downtown should be expanded in the future along Main Street from 1st Street to 16th Street, and from the alley north of Front Street to Grand Avenue, between 4th Street and 9th Street, all as more particularly described on the Comprehensive Plan Land Use Designation Map. Special attention should be paid to design at build-out to ensure buildings and uses are visible and easily accessible to highway traffic but maintain provisions for pedestrian use (bicycle and on foot).</p>

5. Silt Zoning Designation

This property is located in a B-1 Zone District, which allows retail marijuana by a Special Use Permit only.



17.13.020 Appendix A

TYPE OF BUSINESS	B-1
X = permitted use; SU = special use; PR = prohibited use	
Marijuana cultivation facility	PR
Marijuana products manufacturing facility	PR
Marijuana testing facility	SU
Marijuana clubs, bars or other facilities that include or consist of the consumption of marijuana in a public setting	PR
Medical marijuana store or retail marijuana store	SU

VI. Staff Comments & Recommendations:

Overall, staff finds that the applicant's proposal acceptable, with minimal negative impact to the adjacent properties.

The largest concern is the mixed-use occupancy, in an un-sprinkled building, with inadequate fire separation. There is too large of a health and safety risk, to allow anyone to live or sleep in this commercial building. The applicant addressed this concern and has worked hard to get the beds removed, with the understanding that nobody can live or sleep there.

Given that the original application was submitted in 2014, and retail marijuana has been located at this property for 10 years, staff is supportive of this application.

Staff recommends approval of the Special Use Permit, with the following conditions:

- 1) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
- 2) That applicant provides any additional requested documents and pay all related fees.
- 3) That the applicant uses the property and structure for the purposes of the marijuana business, with the acknowledgement that this building is NOT approved to be used as a residence. Nobody is allowed to live or sleep at this property.
- 4) That this approval is not for construction. All future improvements will require permitting through the Community Development Department.
- 5) That the applicant complies with all marijuana local, state and federal laws.
- 6) That the applicant renews their marijuana and business license annually.
- 7) That the applicant renews their Special Use Permit every two years.

Recommended Motion: I move to approve the Resolution 37, Series 2024 and application for a Special Use Permit, allowing Consciously Crafted to operate an establishment for retail marijuana at 730 Main Street, with the conditions written in the staff report and spoken during this meeting.

**TOWN OF SILT
RESOLUTION NO. 37
SERIES OF 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 TOWNSTE 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

WHEREAS, on or about September 12, 2024, Consciously Crafted, LLC (“Applicant”) submitted a renewal Special Use Permit Application to continue to allow a retail marijuana store to operate within the Town of Silt (“Town”), at the commonly known location of 730 Main Street, Town of Silt, Garfield County, State of Colorado (“Subject Property”); and

WHEREAS, on October 1, 2024, the Planning and Zoning Commission met at a regularly scheduled meeting; unanimously recommending to the Board of Trustees (“Board”) to approve the Special Use Permit, with the conditions as stated in the staff report and this resolution; and

WHEREAS, on October 28, 2024, the Board held a public hearing to consider the Consciously Crafted Retail Marijuana Store Special Use Permit Application at the Board’s regularly scheduled meeting; and

WHEREAS, on October 28, 2024, the Board made a motion to approve the renewal of the Special Use Permit, with the conditions listed in this resolution; and

WHEREAS, the renewal of this Special Use Permit is in correlation with Resolution 37, Series 2014; Resolution 31, Series 2016; Resolution 30, Series 2018, Resolution 34, Series 2020 and now Resolution 37, Series 2024, with a required renewal every two years; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT the renewal of the Consciously Crafted LLC Retail Marijuana Store Special Use Permit is hereby approved and shall be issued to operate at the subject property, with the following conditions:

- 1) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.

- 2) That applicant provides any additional requested documents and pay all related fees.
- 3) That the applicant uses the property and structure for the purposes of the marijuana business, with the acknowledgement that this building is NOT approved to be used as a residence. Nobody is allowed to live or sleep at this property.
- 4) That this approval is not for construction. All future improvements will require permitting through the Community Development Department.
- 5) That the applicant complies with all marijuana local, state and federal laws.
- 6) That the applicant renews their marijuana and business license annually.
- 7) That the applicant renews their Special Use Permit every two years.

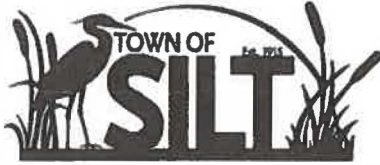
INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 28th day of October, 2024.

TOWN OF SILT

ATTEST:

Mayor Keith B. Richel

Town Clerk Sheila M. McIntyre, CMC



Community Development Department
 231 N. 7th Street, Silt, CO 81652
 (970) 876-2353 (office) (970) 876-2937 (fax)
 www.TownOfSilt.org

Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Metro District or Special District
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> ADA or ADA Amendment
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Intergovernmental Agreement	<input type="checkbox"/> Other: _____

Project Name: Consciously Crafted LLC **Project Description:** Special Use Permit

Owner's Name: Consciously Crafted LLC **Owner's Number:** 310-395-9030 **Owner's Email Address:** Jeff@verdenatural.com

Address: 730 Main Street, Silt, CO 81652 **Parcel ID Number:** 2179-102-15-010

Legal Description (attach additional sheets if necessary): Lot A replat of E2 LT 17 & LT 18-20, Block: 20

Access to Property: Highway 6

Acreage or Square Footage: 2,555 SQFT **Existing Land Use Designation:** Commercial

Proposed Land Use Designation: Commercial

Existing Zoning: B-1 **Proposed Zoning:** B-1

Proposed Use / Intensity of Use: Continue Operating Retail Marijuana Store

- Submittal Requirements:**
- A completed original application with original signatures and two copies (2 full sets) shall be submitted to the department for review. The application shall include two sets of 24" x 36" plans, plats and other appropriate drawings. Full application must also be submitted in electronic format.
 - In addition to this application, all information on the supplemental checklist must be submitted.
 - Incomplete applications will not be accepted and will delay processing.
 - When the documents are deemed adequate, additional copies as required by the department shall be submitted no less than ten (10) days before the public hearing.
 - All documents submitted for Land Use Applications shall be collated and paper-clipped (no staples). All plans, plats or drawings shall be organized and submitted ready for review, to avoid delays in processing. Fees and Deposits are collected at the time of submittal.

STAFF USE ONLY

Pre-app conference: _____ (date) **Fees:** _____

Application Received: _____ (date) **Deposits:** _____

PZC approval: _____ (date) **Date Fees Collected:** _____

BOT approval: _____ (date)

Billable Party Agreement

Property Owner(s): Name: Tom F Laidlaw, Naomi M Laidlaw Phone: _____
Company: HQ LLC Fax: _____
Address: 37836 River Frontage Rd, New Castle, CO, 81647
Authorized Rep.: Name: Dylan Damavandi Phone: 310.487.9576
Company: Verde Natural Fax: _____
Address: 5000 E 41st Ave, Denver, Co 80216
Billable Party: Owner _____ Representative X

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed): Dylan Damavandi
Address: 5000 E 41st Ave, Denver, Co 80216
Phone: 310.487.9576 Email: dylan@verdenatural.com
Type of Identification: _____ Identification Number & Expiration: _____
Signature: [Signature] Date: 8/19/24

County of Los Angeles)
State of CA) §

Sworn to and subscribed before me this 28 day of August, 2024
(Day) (Month) (Year)

By Dylan Damavandi Witness my hand and official seal [Signature]
(Notary Name) (Notary Signature)

Notary Public
My Commission Expires 12.26.2026



Disclosure of Property Ownership

- If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

Property Owner Affidavit

I/We, Naomi M Laidlaw & Tom F. Laidlaw, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Naomi M. Laidlaw
 Name (printed)
37836 River Frontage Rd
New Castle, CO 81647
 Address
970-216-2468
 Phone
970-315-3579
 Fax

Tom F. Laidlaw
 Name (printed)
37836 River Frontage Rd
New Castle, CO 81647
 Address
970-618-6051
 Phone
 Fax

Naomi M. Laidlaw
Signature

Tom F. Laidlaw
Signature

Personally Known
Type of Identification

CODL-92-128-2003
August 26, 2024
Signature

Garfield
County of
Colorado
State of

NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

Nicole Centeno

Sworn to and subscribed before me this 23rd day of August, 2024
(fill in day) (fill in month) (fill in year)

By Naomi M. Laidlaw
(name printed)

Witness my hand and official seal.
Marilyn Mondragon
Notary Public

MARILYN MONDRAGON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20124067158
My Commission Expires November 3, 2024

My Commission expires: 11-03-2024

Authorized Representative

I/We further permit Consciously Crafted to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Tom LAIDLAW
Name (printed)

37836 River Frontage Rd New Castle CO - 81647
Address

970-618-~~16051~~ - 970-216-2468
Phone

Fax
Tom Laidlaw

Signature
CODL 92-128-2003
Type of Identification

County of Garfield
State of Colorado

ss.

Sworn to and subscribed before me this 26 day of August, 2024
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

Witness my hand and official seal.
[Signature]
Notary Public

NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

My Commission expires: 2-19-28

TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: Consciously Crafted LLC Special Use Permit

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on _____, 20__

In addition, I hereby affirm that on _____ day of _____, 20__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at _____, Colorado, addressed to those property owners on the submitted and approved list.

The Town has been provided with the following:

1. Certificate(s) of Mailing (original mailing receipts and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Dylan Damavandi
Name of Applicant (printed)

[Signature] 8/28/24
Signature of Applicant Date

County of LOS ANGELES)
State of CA)

ss.

Sworn to and subscribed before me this 28 day of August, 2024.
(fill in day) (fill in month) (fill in year)

By Dylan Damavandi
(name printed)

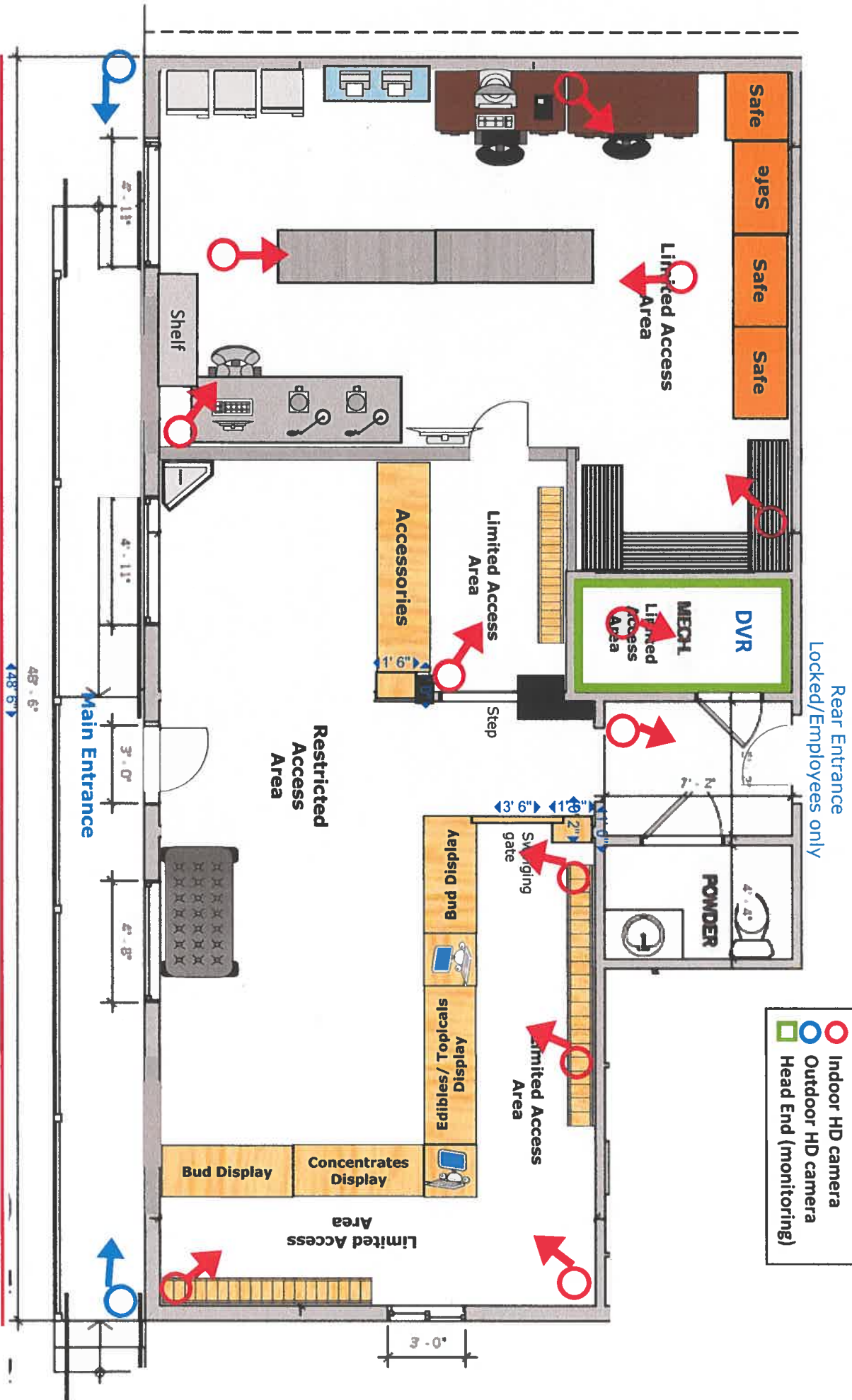
Witness my hand and official seal.

Hani Damavandi
Notary Public

My Commission Expires: 12.26.2026

Address	Name	Mailing Address	City State Zip
730 Main St	LAIDLAW, TOM F & NAOMI M	PO BOX 962	SILT CO 81652
601 Front St	WIGHT, DOUGLAS JAMES	PO BOX 453	SILT CO 81652
670 Front St	670 LLC	670 FRONT STREET	SILT CO 81652
690 Front St	MONROY, ERICK	260 DOGWOOD DRIVE	SILT CO 81652
Empty Lot Next to 690 Front St	MONROY, ERICK	260 DOGWOOD DRIVE	SILT CO 81652
120 S 6th St	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE	RIFLE CO 81650
611 Main St	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE	RIFLE CO 81650
CRFR	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE	RIFLE CO 81650
CRFR	SILT WATER CONSERVANCY DIST	PO BOX 8	SILT CO 81652
120 S 7th St	ALVAREZ TERRAZAS, ARTURO	135 SOUTH 8TH STREET	SILT CO 81652
135 S 8th St	FRONTIER SQUARE TOWNHOUSES COND ASSOCIAT	345 HUTTON AVENUE	RIFLE CO 81650
777 Main St	FRONTIER SQUARE TOWNHOUSES COND ASSOCIAT	345 HUTTON AVENUE	RIFLE CO 81650
777 Main St	INTERNATIONAL CHURCH OF THE FOURSQUARE G	PO BOX 26902	LOS ANGELES CA 90026
701 Main St	INTERNATIONAL CHURCH OF THE FOURSQUARE G	PO BOX 26902	LOS ANGELES CA 90026
701 Main St	GROSS, ROBERT S	810 GARFIELD AVENUE	CARBONDALE CO 81623
140 S 8th St	CHAIRES RAMOS, PEDRO & CHAIRES, OLGA M	PO BOX 2183	GYPSSUM CO 81637
130 S 8th St	SANCHEZ, MARTHA & FELIPE	146 RABBIT ROAD	CARBONDALE CO 81623
130 S 9th St	BASALT TRADE ASSOCIATES, LLC	PO BOX 710	BASALT CO 81621
120 S 8th St	SHUSTER, KAREN P	4778 COUNTY ROAD 331	SILT CO 81652
831 Main St	SLATON, MARCUS TYLER	3600 HARBOR BLVD, SUITE 110-190	OXNARD CA 93035
840 Main St	HIGENS, JASON ALLEN	100 EAST 3RD STREET	RIFLE CO 81650
820 Main St	BULLDOG PROPERTIES LLC	100 RIVER BEND WAY	GLENWOOD SPRINGS CO 81601
810 Main St	DELGADILLO, VALENTIN VELAZQUEZ & CARRASC	815 HOME AVENUE UNIT 4	SILT CO 81652
815 Home Ave	MORGANSTEIN, EVAN	519 CANYON CREEK DRIVE	GLENWOOD SPRINGS CO 81601
104 8th St	WOODPECKER PROPERTIES LLC	PO BOX 519	GLENWOOD SPRINGS CO 81602
106 8th St	HARRA, CHRISTIAN CHARLES	PO BOX 169	SILT CO 81652
740 Main St	BUCK CANYON RANCH, LLC	PO BOX 710	BASALT CO 81621
710 Main St	SILT, TOWN OF, HOUSING AUTHORITY	PO BOX 70	SILT CO 81652
101 N 7th St	BANK LLC	100 WILLIAMS RANCH DRIVE	ASPEN CO 81611
empty lot on the corner of 7 & Home	ROMERO MAYO, ELEUTERIO & RODRIGUEZ, MARB	1443 DOGWOOD DRIVE	RIFLE CO 81650
832 Home Ave	PEYTON, DARLENE SUE	832 HOME AVENUE	SILT CO 81652
812 Home Ave	RAE, DENNIE & ROWE, TERILYNN	812 HOME AVENUE	SILT CO 81652
740 Home Ave	FAZZI, SHARON K	1090 COUNTY ROAD 214	SILT CO 81652
210 N 7th St	FISHER, JERRY	PO BOX 964	SILT CO 81652
230 7th St	ANDERSON, MARK S	230 N 7TH STREET	SILT CO 81652

730 Main Street
 Silt, CO 81652



Legend	
	Indoor HD camera
	Outdoor HD camera
	Head End (monitoring)

ASSIGNMENT OF COMMERCIAL LEASE

This Assignment of Lease ("Assignment") is made as of December 12, 2023 by and between HQ LLC ("Assignor") and Consciously Crafted LLC ("Assignee"), which shall inure to the benefit of Tom F. Laidlaw and Naomi M. Laidlaw ("Landlord"). All capitalized terms not defined herein shall have the meaning attributed to them in the Lease.

WITNESSETH

A. WHEREAS, Tenant leases from Landlord and Landlord leases to Tenant approximately 2,497 square feet of commercial retail space located at 730 Main St, Silt, CO 81652 ("Premises"), pursuant to that certain Lease Agreement dated June 5, 2023 (the "Lease");

B. WHEREAS, Rent shall be payable monthly at a rate of four thousand, three hundred, fourteen and 58/100 dollars (\$4,314.58) per month, beginning on the Effective Date of this Assignment. The Rent shall be due on the first day of each month during the Term, and prorated accordingly per the Effective Date of this Assignment.

C. WHEREAS, This Lease is a NNN lease. Tenant's responsibility includes, but is not limited to, the following: taxes, building insurance, and maintenance (collectively "Additional Rent"), as provided for herein. All Additional Rent shall be paid by Tenant to Landlord in equal monthly installments concurrently with the Rent. Payments of Additional Rent shall be calculated as follows: on, or before the Effective Date of this Lease, Landlord shall give Tenant a statement of the estimated annual Additional Rent ("Estimate of Costs"). Tenant shall pay Additional Rent to Landlord based upon the Estimate of Costs divided by twelve (12). The Estimate of Costs shall be the basis of such Additional Rent calculated until Tenant is notified by Landlord of a change thereof. Within ninety (90) days after the end of each calendar year, Landlord shall compute actual Additional Rent for the preceding year (the "Actual Costs"). Landlord shall provide Tenant with a statement of Actual Costs. In the event that Tenant's payment of Additional Rent for said calendar year is less than the Tenant's Pro-Rata Share of the Actual Costs, Tenant shall be obligated to pay Landlord, within thirty (30) days of receipt of the statement, the difference between Tenant's Pro-Rata Share of Actual Costs and the Additional Rent actually paid for said calendar year. In the event Tenant's Additional Rent actually paid for said calendar year exceeds Tenant's Pro-Rata Share of Actual Costs, such excess shall be credited to Tenant's account within ten (10) days of receipt of the statement, or if the Lease is then expired, shall be paid to Tenant within thirty (30) days of the statement. The Actual Costs of the prior calendar year shall be used for the purpose of calculating the Estimate of Costs for the then current year.

D. WHEREAS, Assignor has executed the Lease as described above, now desires to assign its interest in the Lease and Assignee desired to accept such assignment.

E. WHEREAS, Landlord hereby agrees to consent to the Assignment of the Lease.

NOW, THEREFORE, for good and valuable consideration including the recitals contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Granting.** Assignor hereby grants, assigns and transfers all of its beneficial interest under the Lease. Assignee hereby accepts and consents to each and all of the terms, covenants and conditions set forth herein, as well as those contained in the Lease. Assignee understands that current Lease expires on June 5, 2033.

2. **Assignor's Warranties.** Assignor hereby represents and warrants to Assignee and Landlord as follows:

(a) Assignor acquired its interest in the Lease and has not assigned any interest in the Lease to any person or entity other than Assignee; and the Lease is free and clear of all adverse claims and all liens, encumbrances or security interests whatsoever;

(b) The execution of this Assignment by Assignor does not violate any of the terms or conditions of any agreement, document or instrument to which Assignor is a signatory or by which he is bound; and

(c) Assignor is not in default under any of the terms, conditions or covenants of the Lease to be performed or complied with by Assignor, and no event has occurred, and no situation exists, which would, with the passage of time and/or the giving of notice, constitute a default under the Lease.

(d) Tenant (Assignor) has no outstanding balance of past-due monies owed to Landlord or public utility or governmental body, whether in the form of previously incurred Base Rent charges, Additional Rent or CTI Expenses, prior year CAM Reconciliation charges, late fees, or publicly assessed taxes/fees/penalties and/or direct utility charges.

3. **Landlord's Consent.** Landlord hereby consents to the Assignment of Assignor's interest in the Lease to the Assignee. It is expressly understood that Assignee shall now become the Tenant under the Lease with Landlord.

4. **Assignment Binding.** This Assignment shall be binding upon Assignor and shall inure to the benefit of the successors and assigns of Assignee and Landlord.

5. **Additional Instruments.** Assignor shall, at the reasonable request of Assignees, execute (either alone or with Assignees as Assignees may require) and deliver to Assignees any and all additional instruments and documents, and Assignor will perform all actions which from time to time may be necessary, to carry into the effect the provisions of this Assignment.

6. **Counterparts.** This Assignment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

7. **Notices.** All notices or other communications required or permitted hereunder shall be in writing and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested, the following addresses:

To Assignor: HQ LLC
730 Main St
Silt, CO 81652

To Assignee: Consciously Crafted LLC
5000 E 41st Ave
Denver, CO 80216
P: 310.487.9576
E: dylan@verdenatural.com

To Landlord: Tom F. Laidlaw and Naomi M. Laidlaw
37836 River Frontage Road
New Castle, CO 81647
E: njohnson523@yahoo.com
E: tnlaidlaw@yahoo.com

Notice shall be deemed given according to Section 29, **Notices**, of the Commercial Lease.

8. **Severability.** If any provision of this Assignment, as applied to any party or to

any circumstance, shall be adjudged by a court of competent jurisdiction to be void, invalid or unenforceable, then the same shall in no way affect any other provisions of this Assignment, the application of any such provision in any other circumstance, or the validity or enforceability of the other provisions of this Assignment or the Commercial Lease.

9. **Governing Law.** This Assignment shall be construed under the laws of the State of Colorado.

10. **Effective Date.** This Assignment shall be effective as of 11:59pm local time ("Effective Time") on the date of closing of the Hava APA (the "Effective Date"). If the Hava APA is terminated for any reason, this Assignment shall automatically become null and void. This Assignment is conditioned on the consent of the Successor Landlord.

11. **Assignor's Obligations.** The nullification, voiding or cancelation of this Assignment shall not excuse the Assignor of any obligation, claim or action of any kind whatsoever, embodied in any of the matters referred to in the Commercial Lease Agreement and/or this Assignment. Assignor shall be liable for any of the demands, obligations, actions, claims, debts, liabilities, rights, contracts, damages, attorneys' fees, costs, expenses, losses, or claims referred to in the Commercial Lease and Landlord maintains all rights under the Commercial Lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

ASSIGNOR:

HQ LLC



By: Renee Grossman, Manager

ASSIGNEE:

Consciously Crafted LLC



By: Jeff Damavandi, 12/19/2023

LANDLORD:

Tom F. Laidlaw and Naomi M. Laidlaw

By: Tom F. Laidlaw 12/15/2023
Tom F. Laidlaw
OWNER

By: Naomi M. Laidlaw 12/15/2023
Naomi M. Laidlaw
OWNER

SPECIAL WARRANTY DEED

THIS DEED, made this 7th day of June, 2023, between

HQ HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

whose address is 314 Sopris Circle, Basalt, CO 81621, GRANTOR(S), and
TOM F. LAIDLAW AND NAOMI M. LAIDLAW

whose address is 234 County Road 236, Silt, CO 81652, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Five Hundred Forty Five Thousand and 00/100 Dollars (\$545,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, not in tenancy in common but **IN JOINT TENANCY**, all the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND FORMING A PART HEREOF

also known by street and number as: **730 Main Street, Silt, CO 81652**

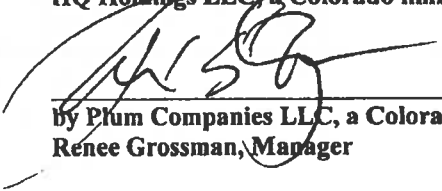
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

HQ Holdings LLC, a Colorado limited liability company



by Plum Companies LLC, a Colorado limited liability company
Renee Grossman, Manager

STATE OF: Colorado
COUNTY OF: Garfield

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 7th day of June, 2023 by Renee Grossman, manager of Plum Companies LLC, a Colorado limited liability company, manager of HQ Holdings LLC, a Colorado limited liability company.

My Commission expires: 1-18-25

Witness my hand and official seal.

REBECCA BLANCHARD
Notary Public
State of Colorado
Notary ID # 19924017123
My Commission Expires 01-18-2025



Notary Public



EXHIBIT "A"

Attached to and forming a part of
SPECIAL WARRANTY DEED
between

GRANTOR: HQ HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

GRANTEE: TOM F. LAIDLAW AND NAOMI M. LAIDLAW

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 17, 18 AND 19, BLOCK 20, TOWN OF SILT, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 17 WHENCE THE
SOUTHWEST CORNER OF SAID LOT 17 BEARS SOUTH 89° 46' 40" WEST 12.50 FEET:
THENCE NORTH 00° 13' 20" WEST 105.00 FEET TO A POINT ON THE NORTHERLY LINE
OF SAID LOT 17;
THENCE ALONG SAID NORTHERLY LINE NORTH 89° 46' 40" EAST 39.00 FEET;
THENCE SOUTH 00° 13' 20" EAST 36.10 FEET;
THENCE NORTH 89° 46' 40" EAST 10.00 FEET;
THENCE SOUTH 00° 13' 20" EAST 28.81 FEET;
THENCE NORTH 85° 46' 40" EAST 4.00 FEET;
THENCE SOUTH 00° 13' 20" EAST 40.09 FEET TO A POINT ON THE SOUTHERLY LINE OF
SAID LOT 19,
THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 46' 40" WEST 53.00 FEET TO TEE
POINT OF BEGINNING.**

County of Garfield, State of Colorado.

also known by street and number as: 730 Main Street, Silt, CO 81652



SPECIAL WARRANTY DEED - JOINT TENANCY

0604305
June 6, 2023
4:53 PM

Consciously Crafted LLC

**SPECIAL USE PERMIT TO OPERATE A RETAIL
MARIJUANA STORE**

**730 Main Street, Silt, CO, 81652
Garfield County Tax Parcel Number: 2179-102-15-010**

**Submitted to the Town of Silt, CO
September 12, 2024**

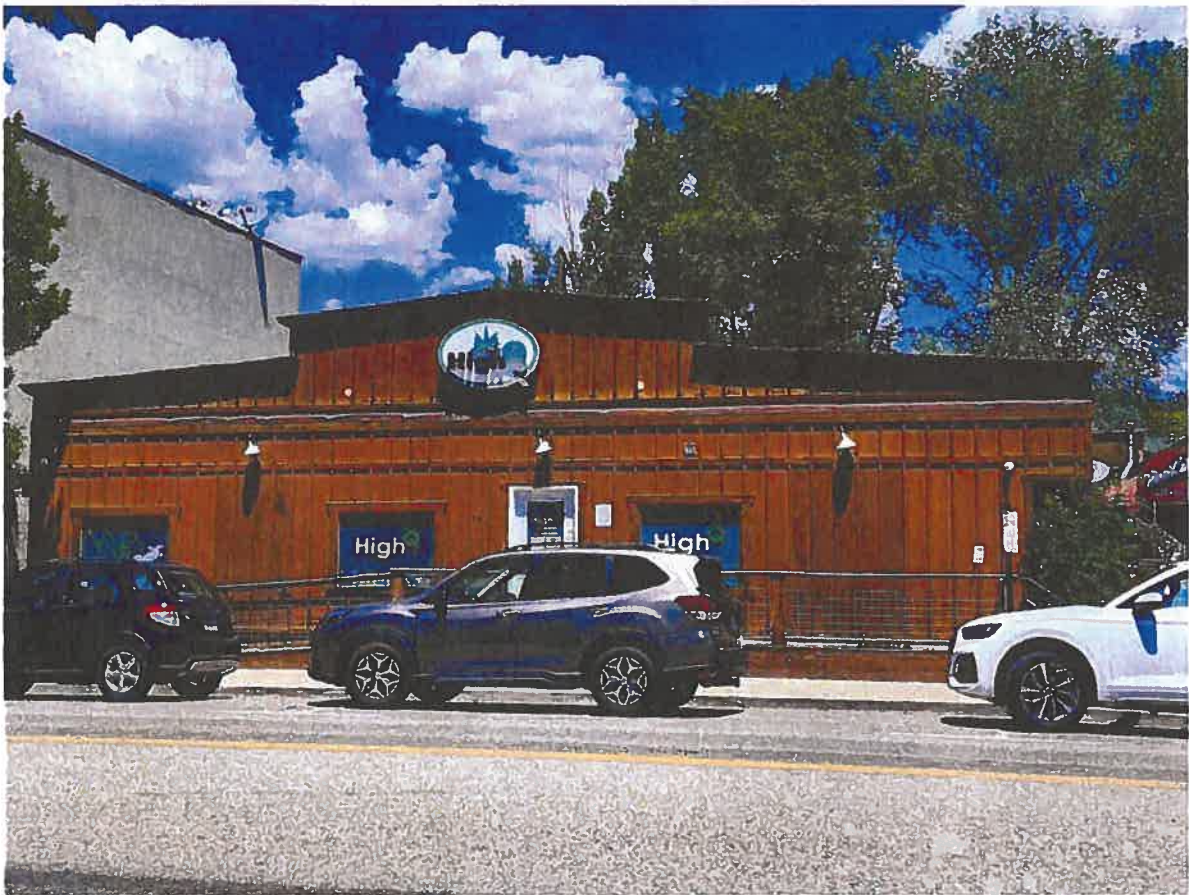
PROPOSAL

Consciously Crafted LLC (the "Company") is submitting this application for a Special Use Permit to continue operating a Retail Marijuana Store in the building located at 730 Main Street, Silt, CO, Garfield County tax parcel number 2179-102-15-010, which is located in the B-1 zone district. The building has a total of 2,555 square feet. The store will continue to operate under the High Q name until DBA name change is approved and new signage and vendor contracts are in place to change the name to Verde Natural. The store will service adult customers over the age of 21.

LOCATION

The Company's dispensary is currently an operating retail store located at 730 Main Street, Silt, CO, known as High Q. This is a highly-desirable location because it is only 0.2 miles from Interstate 70 and is in the heart of downtown Silt, on the main commercial road, between a well-known liquor store and a popular restaurant. It is also on the North side of the street, which makes for easy ingress from Interstate 70. There is ample parking in the front of the building and the rear parking lot.

The following is a photograph of the front of the building.



The Company executed a lease for the Property with an expiration of June 5, 2033. The building has a total of 2,555 square feet, which has been updated and meets all current codes.

REQUEST AND REASON FOR REQUEST

We are requesting a continuation on our Special Use permit to continue operating the dispensary, but under its new ownership, Consciously Crafted LLC. We are fully licensed, insured, and have a track record of successful operations across Colorado. When a signage change is in order, we will seek approval from the town of Silt to ensure compliance.

EXPLANATION OF HOW THE REQUEST MEETS SILT MUNICIPAL CODE

The Company's proposed use is a Retail Marijuana Store in the B-1 zone, which is permitted upon the prior approval of the Town of Silt board and the granting of a Special Use Permit pursuant to Section 17.13.020 of the Silt Municipal Code, for which the Company is applying hereto: Further, Section 17.73.030 of the Silt Municipal Code states that: (A) no retail marijuana store may be within 500 feet of any other retail marijuana store; (B) no retail marijuana store may be located within a residential zone district; and (C) no retail marijuana store may be located within 500 feet of a private or public school, including but not limited to daycares and preschools (Daycare or preschool facilities located in the B-Industrial, B-1, B-2 or B-3 zone districts shall not be considered schools for purposes of applying this setback). The Company's proposed location is: (A) not within 500 feet from the retail marijuana store application that was submitted to the Town of Silt; (B) not in a residential zone; and (C) not within 500 feet from any private and public schools, daycares and preschools.

COMPATIBILITY WITH THE TOWN OF SILT COMPREHENSIVE PLAN

The Company's dispensary is highly congruous with the Town of Silt's Comprehensive Plan. The dispensary promotes growth within the core of town, diversifies the economy and creates jobs. Moreover, the Company believes that the upscale nature of its store will continue to enhance the Silt and attract tourists and visitors to Silt. The company has a customer base all around Colorado.

The dispensary will continue to enhance the pedestrian neighborhood center of downtown because it will occupy a retail store that is located in an area that has been "beautified" by the Town of Silt. The Company plans to maintain the existing façade of the building to preserve the historic western theme, remain compatible with the character of the immediate surrounding area and ensure that the property is visually attractive. However, the Company has upgraded doors and other areas of ingress to offer greater security and offer guests and passers-by a highly-attractive, upscale store consistent with the "Downtown" properties. The rear (storage area) space will be utilized entirely by employees, and no one else, as non marijuana storage. *There will be zero allowance for any portion of the structure to be used for living or sleeping.* The rear doors are commercial grade doors with commercial grade locking systems.

THE PROPOSED IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND DESIRABLE FOR THE TOWN OF SILT (LU:1)

The proposed use is compatible with the character of the surrounding area. The Company is leasing an existing building in the downtown commercial center. The building is currently an operating dispensary under new ownership. The Company will continue to use the building as an upscale retail marijuana dispensary that will provide guests with high quality products and a sophisticated sales experience, all in accordance with the Colorado Retail Marijuana Code. The Company plans to maintain the existing façade of the building to preserve the historic western theme, remain compatible with the character of the immediate surrounding area and ensure that the property is visually attractive. The Company has received an overwhelmingly positive reception from neighboring business owners who believe the Company's store will continue to increase patronage of their businesses.

The Company's dispensary is consistent with the needs and wishes of the voters of Silt, 53% of whom approved Amendment 64. The Company will continue to only service adults age 21 or over.
NEED FOR SPECIAL USE PERMIT AND BEST USE OF LAND FOR SILT

Due to the type of business the Company operates, it was determined that a Special Use Permit was required by the Town of Silt. The site is an ideal location for the Company's dispensary to ensure its success and maximize the tax revenues it will generate for the Town of Silt. It is a very attractive section of downtown Silt in an area that recently underwent the Town of Silt Beautification, in which the town improved the road, constructed new and wider sidewalks with handicap access on every corner, and installed attractive streetlamps and trees. It is in the center of Main Street between a well-known liquor store and popular restaurant, next door to a new retail building.. Last, it is only 0.2 miles from Interstate 70 on the North side of the street, which makes for easy ingress from Interstate 70. There is also ample parking in the front and rear of the building to accommodate customers.

In addition, when taking into consideration Silt's zoning rules, the availability of suitable commercial properties and the overlap of the 500' setbacks from the Southeastern corner of the Cactus Valley Elementary School and the Green Cross dispensary, there are virtually no other properties for which the Company can apply to locate its store.

POTENTIAL ENVIRONMENTAL IMPACTS (LU:2)

The Company does not believe there are any significant adverse environmental impacts that might result from the operational dispensary.

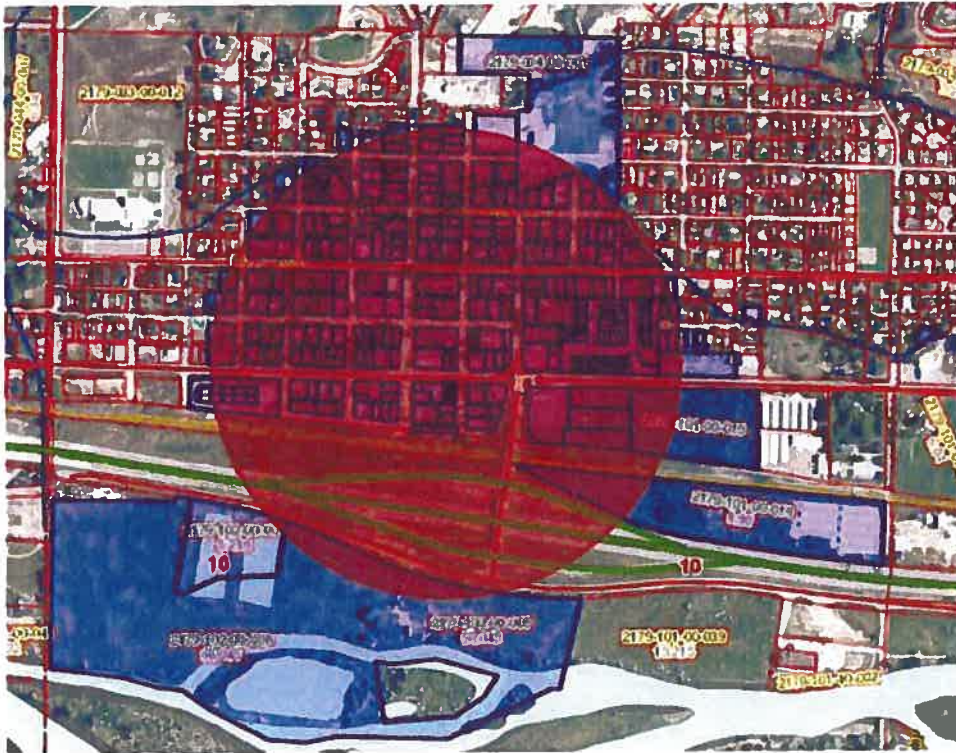
VICINITY MAPS

The following vicinity map attached shows all licensed daycares and schools in the Town of Silt and their distance from 730 Main Street, Silt, CO 81652 (our location). The licensed daycares and their addresses are the following: Gloria Sandoval at 1115 Em Ave, Silt, CO 81652 (1,808 ft from our location), Emma Avina-Munoz at 1210 Ballard Ave, Silt, CO 81652 (1,738 ft from our location), and Karla Cox at 1827 Fawn CT, Silt, CO 81652 (3,491 ft from our location). The licensed school is Cactus Valley Elementary School located at 222 Grand Ave, Silt, CO 81652 (1,941 ft from our location). The red heart is our location and the blue circles with a white square inside of them are the 4 licensed locations listed - 3 daycares and one school.



VICINITY MAP

The following vicinity map from the Garfield County Geographic Information System indicates the properties within a quarter mile radius of the proposed location. Please note that this map is drawn to a scale of 1" = 500'



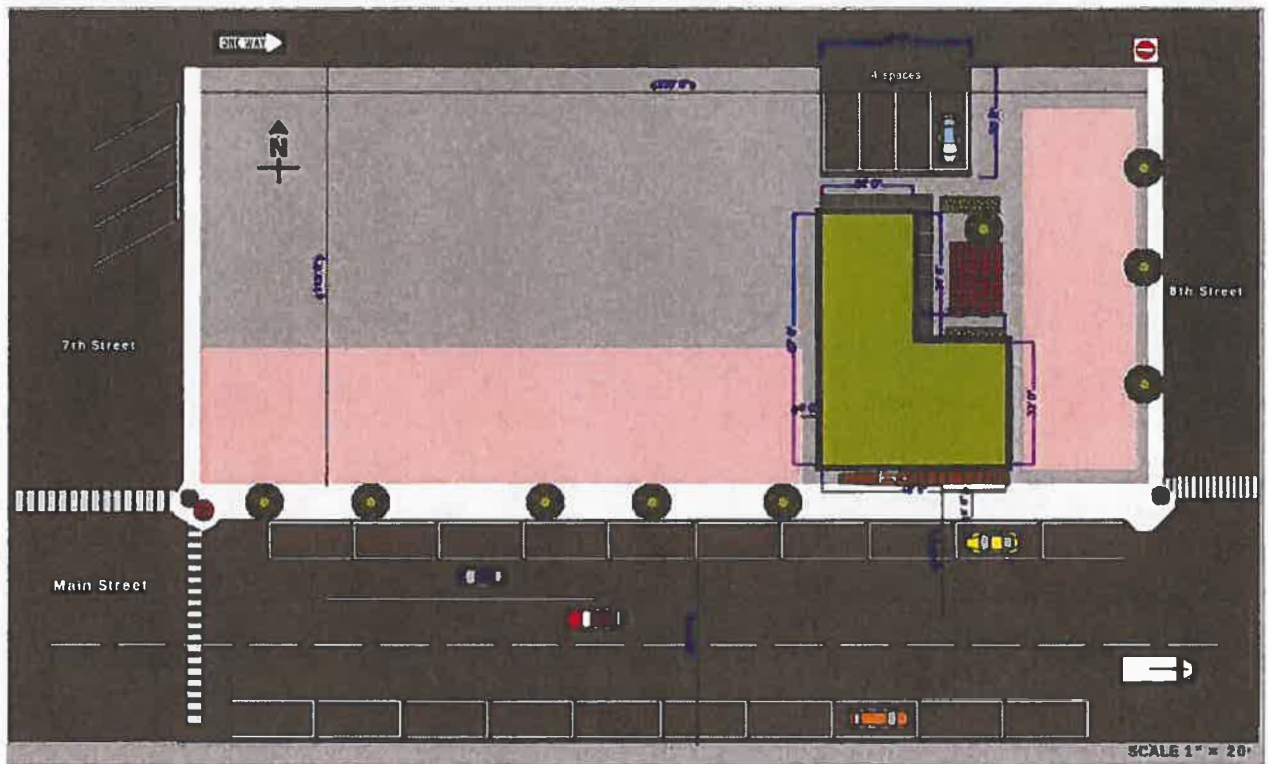
AFFECTED PROPERTY OWNERS

The following map and list below indicate the Affected Property Owners, which are all of the property owners and businesses within 500 feet of the proposed location. The Company selected a 650 foot radius around the proposed property in the Garfield County Geographic Information System to determine the list of Affected Property Owners to ensure compliance with the Silt Municipal Code.



SITE PLAN

The following is a site plan at a scale of 1"=20', indicating the location of the existing marijuana store, and all other items as required for commercial businesses as delineated in the Silt Municipal Code Section 17.42. See attached additional site plan for a complete outline of the building.

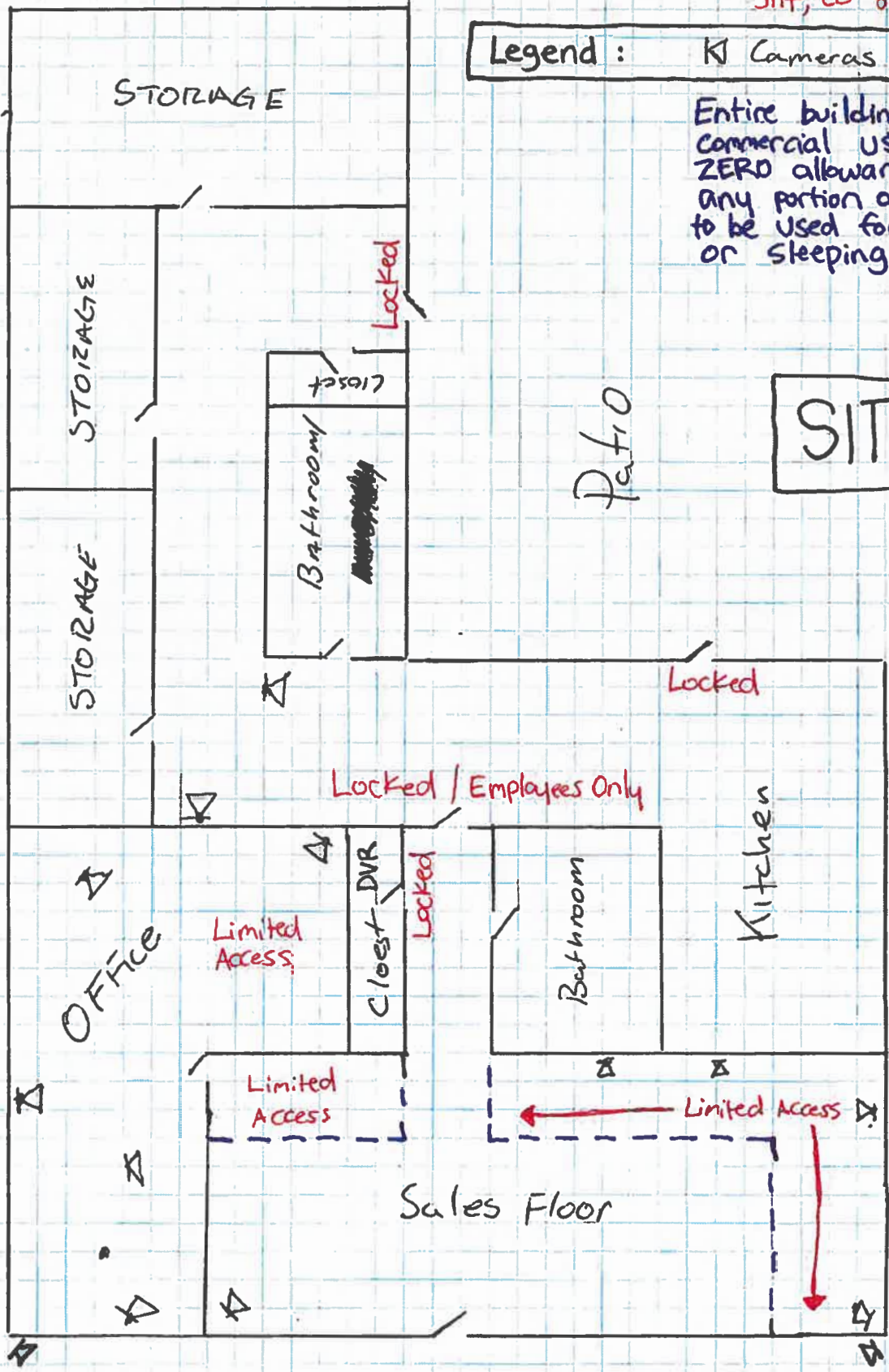


730 Main Street
Silt, CO 81652

Legend : K Cameras Locations

Entire building is for commercial use ONLY. ZERO allowance for any portion of structure to be used for living or sleeping.

SITE PLAN



LAYOUT

The building has a total of 2,555 square feet, which is separated into two retail spaces facing Main Street and a restroom in the front of the building and a kitchen, restroom and three non-cannabis storage rooms in the rear of the building.

SECURITY

There are three exterior doors to the building. All areas of ingress have been fortified with security doors and other security measures. The site also features a modern security system with alarms and all required cameras to monitor all areas of the building.

STAFFING

The Company has retained some of the staff from the former operator, which have been at the location for multiple years and have developed trust by the community. The Company has also hired new staff members who are local and trained to provide excellent customer service to everyone that walks in the door.

The receptionist will check identification of those entering the building and provide sales support for the dispensary. The receptionist, after confirming guests are over the age of 21, will direct guests to the dispensary sales area, which will be furnished with comfortable seating, a lighted display of selected products and computers for use by customers to read about the available products and place orders. The sales manager/sales person will assist guests with purchases. There will be an ATM in the dispensary for the customers' convenience.

SELLING STATIONS

There will be two sales counters and two point-of-sale terminals in the store. All purchases of marijuana and marijuana products will be sold and packaged in accordance with the Colorado Retail Marijuana Code.

HOURS OF OPERATION

The hours of operation are currently:

Friday	10 AM–9 PM
Saturday	10 AM–9 PM
Sunday	10 AM–8 PM
Monday	10 AM–8 PM
Tuesday	10 AM–8 PM
Wednesday	10 AM–8 PM
Thursday	10 AM–8 PM

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 110



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Consciously Crafted LLC Date: 9/25/24

Location of Property: 730 Main St, Silt, Co 81652

Land Use Request: Special Use permit to operate Retail Marijuana Store

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No

2. Is your request compatible with the Silt Comprehensive Plan? Yes/No

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.

See section LU:1

4. How is your request desirable for the Town of Silt?

See section LU:1

5. Detail any real or possible environmental, town service, or other impacts your request may have.

See section LU:2

6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/ No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

- a. _____ traffic
- b. _____ town services (water, sewer, etc.)
- c. _____ signage
- d. _____ open space
- e. _____ schools
- f. _____ emergency services (police, fire, medical)
- g. _____ other utilities (electrical, etc.)
- h. _____ other (pollution, etc.)

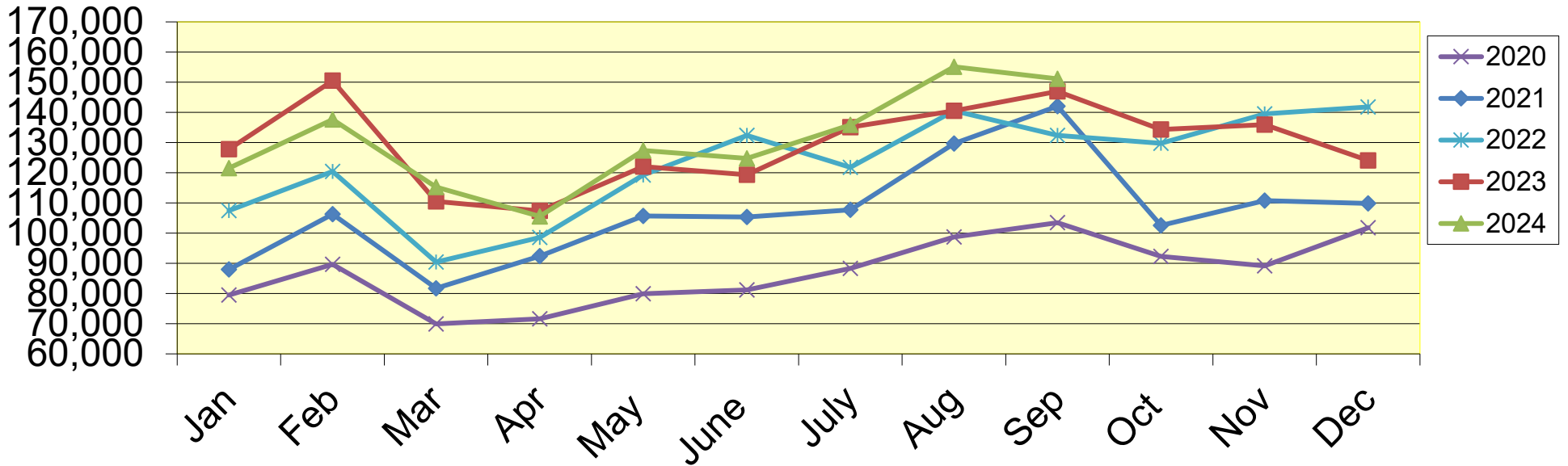
Please list any other items or information which you feel would be of help in assessing your application.

Town of Silt

Month Town Received Funds

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2020	79,495	89,702	69,937	71,613	79,900	81,218	88,277	98,766	103,464	92,270	89,183	101,808	1,045,633
2021	87,992	106,303	81,733	92,390	105,699	105,337	107,768	129,723	142,057	102,590	110,788	109,873	1,282,253
2022	107,452	120,470	90,424	98,562	119,243	132,384	121,773	140,529	132,355	129,730	139,522	141,817	1,474,261
2023	127,798	150,495	110,482	107,367	122,093	119,347	135,129	140,497	146,970	134,306	135,967	124,096	1,554,547
2024	121,524	137,628	115,282	105,563	127,385	124,735	135,849	155,125	151,160				1,174,251

Sales Tax Collected 2019-2023



increase/
decrease

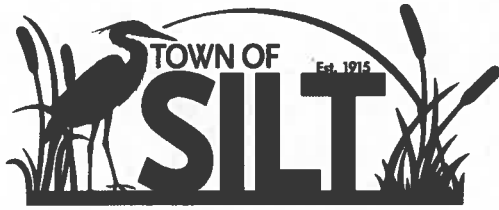
Y-T-D	Total	%	
762,372	2020	1,045,633	20
959,002	2021	1,282,253	22.63
1,063,192	2022	1,474,261	14.9
1,160,178	2023	1,554,547	5.5
1,174,251	2024	1,174,251	0.99

*** \$81,291 from October 2020 tax was remitted by mistake. This amount was deducted from the remittance for the month of January 2021. I have posted numbers in those respective months that reflect the actual/real revenues for comparison purposes.

Town of Silt Monthly Financial / Cash Flow Report

September 2024 (75% of the Year has elapsed)

Fund	YTD Revenues	Budgeted Revenues	%	YTD Expenses	Budgeted Expenses	%	Revenues over/under Expenses	Current Fund Balance
General Fund	3,780,774	5,909,498	64.0%	3,481,064	7,890,370	44.1%	299,710	6,293,968
Conservation Trust Fund	36,216	51,800	69.9%	30,190	30,000	100.6%	6,026	151,539
Water & Wastewater Fund	7,795,348	23,184,915	33.6%	6,215,041	22,667,508	27.4%	1,580,307	2,973,681
Irrigation Fund	232,004	333,000	69.7%	459,355	417,426	110.0%	-227,351	167,106
Victim Assistance Fund	16,252	11,000	147.7%	10,000	15,300	65.4%	6,252	46,693
Beautification Fund	123,192	150,040	82.1%	23,403	130,000	18.0%	99,789	428,814
Park Impact Fund	62,450	66,050	94.5%	0	0	-	62,450	253,249
Construction Impact Fund	30,868	35,000	88.2%	8,088	10,000	80.9%	22,780	64,429
Silt Housing Authority	219,961	308,400	71.3%	237,623	409,400	58.0%	-17,662	255,549
Economic Devel. Revolving	17,442	22,000	79.3%	160	16,288	1.0%	17,282	73,608
Total	12,314,507	30,071,703		10,464,924	31,586,292		1,849,583	10,708,636
	YTD Revenue	% of Budget						
Sales Tax	1,174,252	83.9%						
Use Tax	420,779	105.2%						
	YTD Revenue	% of Budget						
Trash Service Fees	361,758	80.4%						
Water Service Fees	1,519,262	103.4%						
Wastewater Service Fees	985,791	80.2%						
Irrigation Fees	207,193	76.7%						



Date: October 28, 2024
To: Mayor Richel & Board of Trustees
From: Jim Mann, Town Manager
Subject: Manager's Report

Transportation Issues: You are all well aware of some of the difficulties that Silt is experiencing related to our transportation system. Whether it be traveling speeds through the community, primarily on Main Street (HWY 6/24), traffic congestion and back-ups onto I-70 at the WB offramp, the lack of maintenance at the CDOT Park n Ride, or the deterioration of the I-70 interchange in general, staff has continued to work diligently to address these issues. Staff will continue to advocate for improvement, attend the IMTPR meetings, and schedule periodic meetings with CDOT staff.

But there is more that can be done. As is the general case, the squeaky wheel will get the grease, and in this case, we as a community need to be our own advocates. I encourage the Board and members of the community to contact CDOT with maintenance and/or safety concerns, by calling Zsafia Porter, CDOT Risk Manager at 303-757-9491.

AGNC: Attended the Associated Governments of Northwest Colorado Board Meeting on Wednesday, October 23. A couple of topics that were covered included:

- There is a proposed legislative measure that would allow local governments to add a fee to vehicle registrations for the purpose of improving non-motorized (think sidewalks) traffic throughout the community. There was some discussion related to whether this was already available to Town's; regardless, may be an opportunity to bolster sidewalk development throughout the community
- Downtown Colorado, Inc. – Colorado Challenge Accelerator Program is a program designed to provide technical assistance to transform community redevelopment challenges into opportunities. The program will help
 - Transform the community's challenge into an opportunity
 - Establish a project toolkit
 - Identify a peer network of downtown champions to support and expand downtown ideals
 - Build momentum for a catalyst site in the community

Currently, our downtown core from 5th to 9th Main Street south to Front Street has several sites that are primed for redevelopment activity. This program will help us develop a focus on one of those sites by pulling a group together to advocate for redevelopment activities.

While I have mentioned that we will be working with DCI on bringing our URA into compliance and revitalizing its use, this is an additional step that we will use to foster community input, buy-in, and ultimate action to improve our downtown vibrancy.

- Housing – DOLA operates the Affordable Housing Investment Fund that provides capital resources to provide flexible financial support to increase new housing developments, the preservation of existing home stock, property conversions, and non-traditional housing capacity efforts. This may be a program that we can access to assist improvement of our housing stock in need of replacement/repair.

Economic Development: Staff will be meeting with a prospective business that is interested in relocated to the Silt Trade Center. The prospective business would bring 65 well paying jobs to the community. Stay tuned for more information.



October 10, 2024

News You Can Use

Town Hall will be closed
Monday, Oct 14th &
reopen
7 am Tuesday, Oct 15th
in observance of the
Holiday.



We Are Hiring



Join Our Team!

The Town of Silt is hiring a Building Inspector!

The Town of Silt is looking for a Building Inspector. This position works closely with the public to issue building permits, conduct building inspections, and enforce construction codes, local zoning code, and flood plain ordinances. This position reports directly to the Community Development Director and the Town's Building Official.

ESSENTIAL DUTIES: Reviews plans submitted with permit applications for compliance to applicable codes prior to issuance of a permit. Determines valuation of proposed construction. Inspects building sites during and upon completion of construction to ensure compliance with plan submittals and local codes. Issues certificates of occupancy for completed projects. **SKILLS:** Require written and verbal communication skills; detailed organizational acumen; general construction code interpretation and understanding.

EDUCATION/EXPERIENCE: High School graduate, or equivalent, plus two years additional training in building and construction. Prefer three (3) years continuous experience as a Building Inspector with a municipal or independent agency. Extensive experience in the construction or building trades may be substituted.

CERTIFICATES/LICENSES/REGISTRATIONS: Must have ICC certification as a residential and commercial building inspector. ICC certification and State of Colorado Manufacturing Housing Certified Inspector or ability to obtain within six (6) months of employment.

COMPENSATION: Salary range of \$76,500 to \$101,500, with an anticipated hiring range is \$83,000 to \$93,000, dependent upon qualifications and experience. The Town offers a competitive benefit package and may assist in moving expenses.

For more information, please email nicole@townofsilt.org or visit www.townofsilt.org

The Town is Hiring!

Town of Silt Fall/Winter Events

First on the October agenda is our much-anticipated fall cleanup! You can bring your yard waste to the Town Shop at 612 N 7th Street, and we'll take care of the disposal for you. Please remember to bring only yard waste and limbs up to 4 inches in diameter.

SILT FALL CLEAN-UP

Where: Silt Town Shop (612 N. 7th)
When: October 15th - 26th (Not Open Sunday)
Time: 8:00 AM - 4:00 PM

Yard Waste Only
Leaves & Limbs Up To 4" In Diameter

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

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!

Family Fall Fest

Date: Thursday, October 31st
Time: 4:00 P.M. - 6:00 P.M.
Location: 7th & Main Street, Silt

Join us for Scarecrow Making, Pumpkin Painting & Hayrides!!

MAIN STREET TRICK OR TREAT

Thursday, October 31st
4:00 p.m. - 6:00 p.m.
Main Street In Silt

Trick or Treat Booths Will Be Set Up On Both Sides Of The Street, Plus Music & Lots Of Fun To Be Had By All!!!

Looking ahead to December, 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!



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 located outside of Town Hall that will be available 24/7 on October 12, 2024 should you want to drop your ballot there.

YOUR

✓OTE

COUNTS



October 17, 2024

News You Can Use

Saying Goodbye

It is with mixed emotions that we announce the departure of Detective Roxana Carrillo from the Silt Police Department. She has accepted a position as an Investigator with the District Attorney's Office in Glenwood Springs, Colorado, and will begin her new role next week.

During her five years with the Silt Police Department, Detective Carrillo has been instrumental in fostering trust and strengthening relationships between law enforcement and the Hispanic community. Her dedication to public safety, coupled with her empathy and professionalism, has had a profound impact on our town. Notably, she has been recognized for her exceptional work in handling sensitive investigations and for her unwavering commitment to justice.

While we are saddened to see her leave, we are proud of her accomplishments and wish her the utmost success in her new endeavor. Please join us in thanking Detective Carrillo for her service and in wishing her well as she embarks on this new chapter in her career.



Thank You!

The Town of Silt would like to thank the residents that were impacted by the Home Avenue Project for their patience while the project was on going. Please enjoy!

Town of Silt Fall/Winter Events

The Fall Clean-up is Happening Now! (through the 26th)

First on the October agenda is our much-anticipated fall cleanup! You can bring your yard waste to the Town Shop at 612 N 7th Street, and we'll take care of the disposal for you. Please remember to bring only yard waste and limbs up to 4 inches in diameter.



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Special Call Out Section

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!' Oct 28th, Nov 12th, Nov 25th and Dec 9th at starting 5:30 pm each evening.

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