

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
NOVEMBER 22, 2021 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, November 22, 2021. Mayor Richel called the meeting to order at 7:05 p.m.

Roll call	Present	Mayor Keith Richel Mayor Pro-tem Kyle Knott Trustee Justin Brintnall Trustee Derek Hanrahan Trustee Samuel Flores Trustee Andreia Poston Trustee Jerry Seifert
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Present remotely were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Town Treasurer Amie Tucker, Chief of Police Mike Kite, Town Attorney Michael Sawyer, Planner Mark Chain 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 November 8, 2021 Board of Trustees meeting

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – Mayor Richel asked for an executive session to take place after Board comments regarding the purchase, acquisition, lease or sale of property and for a conference with the Town Attorney for legal advice.

Resolution No. 26, Series 2021, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR A BREWERY AND ASSOCIATED BOTTLING/PACKAGING FACILITY AT 701 MAIN STREET, UNIT B WITHIN THE TOWN OF SILT, COLORADO

Planner Chain went through his staff report regarding the applicant's proposal to develop a brewery and bottling/packaging facility at 701 Main Street, Unit B. The applicant has proposed to lease 1265 square feet with a possible additional 400 square feet upstairs and he would also be providing a food truck. This application has been reviewed and approved with conditions by

the Planning & Zoning Commission. Planner Chain stated that the application complies with the code, is a desirable use that would be a good addition to downtown and meets the comprehensive plan and required parking needs. He added that staff recommends approval.

Applicant Richard Lynch was present tonight. Mr. Lynch stated that his plans are to keep everything small and personal and serve his craft beer in small batches. He stated that he would have a food truck that would stay on this property that would serve simple foods and that he plans on being open 4-5 days per week. He added that he has talked with all of his neighbors in the area and would work with them wherever needed. He stated that he would repurpose things from the area for his brewery and he also talked about how he would handle any excess yeast so as not to cause issues with the treatment plant.

Trustee Poston stated her concerns about having diversity in the downtown area and that having another liquor establishment may throw off the balance of the downtown businesses. Trustee Brintnall suggested that the applicant monitor the parking to see that he has sufficient spaces available between him and the other neighboring businesses. Mr. Lynch added that he would be putting up a nice fence out back between him and the funeral home out of consideration of their customers. He stated that he would also hire local people.

The public hearing opened at 7:38 p.m. Amy Perrin, Leasing Agent for the owner clarified that the owner of the building is Western Colorado Exchange, not Skips Market, adding that they are in full support of the brewery. The hearing closed at 7:39 p.m.

Mayor Pro-tem Knott made a motion to approve Resolution No. 26, Series 2021, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR A BREWERY AND ASSOCIATED BOTTLING/PACKAGING FACILITY AT 701 MAIN STREET, UNIT B WITHIN THE TOWN OF SILT, COLORADO with the conditions read into the record by Planner Chain. Trustee Flores seconded the motion, and the motion carried with Trustee Poston voting nay.

Roaring Fork Outdoor Volunteers (RFOV) Update – Jacob Baker

Director Fonner stated the RFOV is a non-profit group whose mission is to promote stewardship of our public lands by engaging our community in education, restoration and conservation projects. Over the last couple of years RFOV have proven to be useful in the improvements at the Silt River Preserve in building trails, maintenance and clearing out limbs and dead fall. He added that staff felt it was relevant to have them do a presentation to the Board to explain in more detail what their organization is all about. Staff would also ask the Board to consider donating to RFOV to help support them in their continued efforts.

Present was Jacob Baker who is in charge of community relations with RFOV. Mr. Baker went through his presentation explaining what RFOV is all about and what they do. He stated that they receive their funding from government and other institutional sources, foundations, individuals and businesses. He added that they also work very closely with the forestry service.

Mr. Baker stated that they would like to strengthen their partnership with the town and asked the Board to consider making a donation to RFOV to help support them in their continued efforts. RFOV has been a proven partner over the last few years, and will be partners going forward in work that would be completed at the Silt River Preserve.

Draft 2022 Budget Presentation

Administrator Layman stated that tonight's presentation was publicly noticed so as to give the public an opportunity to comment if they so desire adding that copies of the line-item budget are available at Town Hall. Mr. Layman proceeded to go through his budget presentation.

The public hearing opened at 8:23 p.m. There were no public comments and the hearing closed at 8:24 p.m.

October 2021 Financial Report

Treasurer Tucker went over the October 2021 financials and answered questions.

Appointment of Trustee as Associated Governments of Northwest Colorado (AGNC) Representative

Administrator Layman stated that at the recent meeting with the County Commissioners, Commissioner Samson suggested that the Board appoint a Trustees to represent Silt with the Associated Governments of Northwest Colorado. Trustee Hanrahan stated that he would be interested in filling this position.

Trustee Brintnall made a motion to nominate Trustee Derek Hanrahan as the AGNC representative. Trustee Seifert seconded the motion, and the motion carried unanimously.

Administrator & Staff Reports

Administrator Layman invited everyone to come down to the tree lighting tomorrow night. He stated that the event would include the closing of Main Street while businesses remain open, a parade, singing of Christmas carols, trolley rides, Santa and more.

Updates from Board / Board comments

Trustee Hanrahan stated that he is happy to be the town liaison to the AGNC Board and appreciated Trustee Poston's comments tonight during the brewery discussion. Trustee Brintnall asked everyone to get out and support the local businesses. Trustee Poston stated that the Board has everyone's interests at heart and wants good things for Silt.

Mayor Pro-tem Knott stated that the Town is trying to make it easy for people to do business here and asked businesses to come here because we would love to have them.

All of the Trustees wished everyone a happy Thanksgiving!

Mayor Richel made a motion to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest under CRS Section 24-6-402(4)(a) and for the purpose of receiving legal advice on a specific legal question under CRS Section 24-6-402(4)(b) regarding the property adjacent to Camario to the east and Kim Drive to the west. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 8:37 p.m.


At the end of executive session, Mayor Richel made the following statement: "The time is now 9:17 p.m., and the executive session has concluded. No formal action was taken in the executive session. The participants in the executive session were: Keith Richel, Kyle Knott, Jerry Seifert, Andrea Poston, Justin Brintnall, Samuel Flores, Derek Hanrahan, Jeff Layman, Sheila McIntyre, Amie Tucker, Trey Fonner, Mark Chain and Michael Sawyer. 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.

Mayor Pro-tem Knott made a motion to direct staff to pursue the annexation and open dialog with the property owner of the 2-acre county parcel due west of the Camario Subdivision. Trustee Seifert seconded the motion, and the motion carried unanimously.

Adjournment


Mayor Pro-Tem Knott made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 9:18 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Board of Trustees



Keith B. Richel
Mayor

