

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

The Silt Board of Trustees held their regularly scheduled meeting on Monday, February 22, 2021. Mayor Richel called the meeting to order at 7:00 p.m.

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<b>Roll call</b>	Present	Mayor Keith Richel Mayor Pro-tem Kyle Knott Trustee Justin Brintnall Trustee Samuel Flores Trustee Andreia Poston Trustee Jerry Seifert Trustee Sam Walls
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Present remotely were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Town Treasurer Amie Tucker, Police Chief Mike Kite, Attorney Michael Sawyer, Planner Mark Chain and members of the public.

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**Pledge of Allegiance and Moment of Silence**

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**Public Comments** – There were no public comments.

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**Consent Agenda**

1. Minutes of the February 8, 2021 Board of Trustees meeting

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

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**Conflicts of Interest** – There were no conflicts of interest.

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**Agenda Changes** – Mayor Richel presented Michael Churchill with a Certificate of Appreciation for all of his work updating the town’s audio and video system.

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**Miner’s Claim Restaurant 8<sup>th</sup> Street License Agreement**

Administrator Layman stated that staff clarified with the Fire Marshal and that he approved of the closure of 8th Street between Home and Main to accommodate the temporary outdoor seating area for Miner’s Claim. The Fire Marshal also required that the town establish a fire lane on the east half of 8<sup>th</sup> Street. Staff also met with the new owners of Silt Gourmet Foods who expressed some concerns about 8<sup>th</sup> Street being obstructive to their customers but staff

was able to come to an agreement between the new owners, Miner's Claim and the Town. Administrator Layman stated that they were able to establish a loading zone and that staff helped them to lay out their parking lot. He stated that the license agreement provides for a sixty-day review period so that the Town can see if the arrangement is working for everybody.

Trustee Poston stated her concerns about how the public feels about 8<sup>th</sup> Street being blocked. The Board stated that they want to make sure that the new owners are comfortable with the tent being there. There was discussion to possibly make the alley behind the new business one way to help with traffic flow. Staff stated that they would talk with the business to get their input.

Christian Harra, owner of Miner's Claim stated that he is all for working with the new business. He added that he is unsure how the new COVID restrictions will loosen things up, adding that he would still be held to a 50% occupancy.

**Trustee Seifert made a motion to approve the Miner's Claim Restaurant 8<sup>th</sup> Street License Agreement. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

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### **Land Ark RV proposal**

Administrator Layman stated that the town has had some interest on its property at 1535 River Frontage Road in front of the Holiday Inn. Brian Buzarde with Land Ark RV was present to go over his proposal to the Town adding that their company builds travel trailers and modular homes. He stated that they would like to purchase this parcel from the town to build a light industrial shop in which to relocate their business. He stated that they hope to employ up to ten people within the first year. Mr. Buzarde stated that he would like to find a permanent place for their home base. He stated that everything would be inside the building but hopes to eventually have a sales yard once they get a surplus of products.

There was some discussion regarding the hours of operation and noise from the business since they would be located in front of the hotel. Mr. Buzarde stated that he would like to put in attractive landscaping such as a berm or wall on the southern side of the property to help create some separation between his business and the hotel. Attorney Sawyer explained that the developer would need go through the commercial design review process before they can develop which would include a site plan and landscape plan at which time some of these issues could be addressed. Mr. Sawyer stated that this parcel would require a Special Use Permit and that items of concern could be address in that as well. Planner Chain added that it would be better if the parcel was zoned B-1 but that staff could make it work without changing the zoning.

Mr. Buzarde concluded by stating that they would like to see if this request is feasible, and if the town would consider entering into a purchase agreement so that it could be in place long enough for them to finalize their SBA loan.

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### **Executive Session**

**Mayor Richel made a motion to go into an executive session to discuss the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest under C.R.S. Section 24-6-402(4)(a). Mayor Pro-tem Knott 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 8:21 p.m., and the executive session has concluded. No formal action was taken in executive session. The participants in the executive session were: Keith Richel, Jerry Seifert, Kyle Knott, Andreia Poston, Sam Walls, Justin Brintnall, Samuel Flores, Michael Churchill, Jeff Layman, Sheila McIntyre, Amie Tucker, Trey Fonner, Mike Kite 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.

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Mayor Richel addressed Mr. Buzarde stating that the Board has had their discussions and that town staff would be reaching out to him to have further discussions with him.

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### **2020 Restricted Sales Tax Funds – Street expenditures recommendation**

Administrator Layman stated that the municipal code requires the town to spend one-third of all sales tax revenues on the repair, maintenance, installation, and improvement of streets, alleys, drainage, curbs and gutters within the town, adding that there is no time frame in which to spend this money. He stated that due to the pandemic and the Town’s conservative spending in 2020, there is about \$134,000 that has remained unspent for this purpose from 2020. The Town has budgeted for \$100,000 to be spent in 2021. Staff has developed a recommendation for spending the entire \$134,000 from 2020, \$94,000 from 2021 and an additional amount of approximately \$40,000 for the following street projects:

- Overlay 7<sup>th</sup> Street from Skyline Drive to the town boundary
- Overlay 1<sup>st</sup> Street from Iron Horse Drive to the town boundary
- Overlay Home Avenue from 1<sup>st</sup> to 9<sup>th</sup> Street
- Chip seal roads in Eagle’s View
- Design, engineering and cost estimates for the 500 block of Main Street final phase

Administrator Layman stated that staff would like to bring back an amended budget at a future meeting demonstrating that change from \$100,000 in this line item to \$268,000.

**Mayor Pro-tem Knott made a motion to direct staff to present an amended 2021 budget at a future Board of Trustees meeting demonstrating the change from \$100,000 in this line item to \$268,000. Trustee Walls seconded the motion, and the motion carried unanimously.**

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### **Electric Car Charging Station update**

Director Fonner provided an update on the electric car charging station that was installed last year. He stated that the station has two ports that serve on average five vehicles per month with a cost to the town of approximately \$353.92 for the first year. Administrator Layman stated that the town’s stations are on a directory for people who search for a location to charge.

There was discussion on at what point does the Town consider putting a meter on these stations and start charging people for their use. Director Fonner stated that the stations could be activated at any time so that people would have to pay when they use it. Administrator Layman explained that the town's goal was to have an introductory period before charges would be assessed.

The Board discussed charging for this service in the future especially if there is an increase in usage. It was suggested that staff provide a quarterly usage report to the Board.

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### **Bulk Water update**

Director Fonner provided an update on the usage of the bulk water station since the installation of the new station in New Castle in mid-December. Staff has not seen a decrease at the quarter fill station as of yet. He added that in January 2020 that station dispensed 349,270 gallons of water compared to January 2021, where 369,533 gallons were dispensed.

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### **January 2021 financial report**

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

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### **Administrator & Staff comments**

Administrator Layman stated that he had erroneously asked for additional Trustee representation on the Parks, Recreation and Culture Subcommittee at the last meeting and that Trustees Poston and Seifert had already volunteered to serve on that committee. At the last meeting Mayor Pro-tem Knott and Trustee Brintnall volunteered to serve as well based on his request. Trustee Seifert stated that with his other commitments he would be willing to step down and Mayor Pro-tem Knott offered to take his spot. Trustee Walls who had volunteered as an alternate stated that he would step down and Trustee Brintnall took the alternate position.

Administrator Layman provided an update on the Rural Jump Start program stating that the State's Economic Development Council did approve the ability for Western Garfield County to apply for a designation to the Rural Jump Start Zone program. Staff will bring a resolution before the Board on March 8 to support this program. He explained that this program would provide eligible businesses relief from state income taxes and sales and use taxes, and from county and municipal business personal property tax. It also allows for state income taxes to be waived for eligible employees.

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### **Updates from Board / Board comments**

The Board thanked the staff for everything that they have gotten done around town and for all that was accomplished tonight. Mayor Pro-tem Knott commented that with the update in the state dial and level change for Garfield County that he was glad to see that the 5-Star Committee put a pause on the program and that maybe we are turning the corner on COVID. He added that we still need to respect others and what makes them feel safe.

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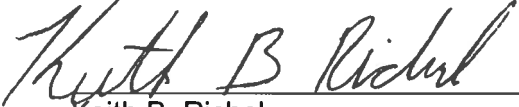
**Adjournment**

**Mayor Pro-tem Knott made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting 8:52 p.m.**

Respectfully submitted,

Approved by the Board of Trustees

  
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Sheila M. McIntyre, CMC  
Town Clerk

  
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Keith B. Richel  
Mayor

