

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
OCTOBER 24, 2022 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, October 24, 2022. Mayor Richel called the meeting to order at 7:04 p.m.

Roll call	Present	Mayor Keith Richel Mayor Pro-tem Kyle Knott Trustee Justin Brintnall Trustee Chris Classen Trustee Samuel Flores Trustee Derek Hanrahan Trustee Jerry Seifert (left at 9:06 p.m.)
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Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, Community Development Manager Nicole Centeno, Chief of Police Mike Kite, 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 October 11, 2022 Board of Trustees meeting

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – Administrator Layman pointed out that Planner Mark Chain has a memo at the end of the packet regarding a land use application update and that staff would be scheduling time in the future to go over community development issues that are coming up.

Special Use Permit – Canyon Creek Custom Flooring

Community Development Manager Centeno went through her staff report regarding this marble shop that is asking to occupy units 6 & 7 at 401 Main Street. She stated that this application has been before the P&Z and was approved unanimously. There was discussion by the Board of the pros and cons of having this type of business in this building and the Board also talked about having the applicant provide a solid metal wall on the south side of the building in which to store their product and make it more visually appealing.

The public hearing was opened at 8:13 p.m. There were no public comments and the hearing was closed at 8:13 p.m.

Trustee Classen made a motion to approve the special use permit for Canyon Creek Custom Flooring at 401 Main Street Units 6 & 7, with all of the Planning & Zoning recommendations along with wing fences 6 feet high, 20-34 feet in length solid decorative permanent metal fencing extending from the south side of the building and that all outside storage to be moved into the enclosed storage space by March 1, 2023. Trustee Hanrahan seconded the motion, and the motion carried unanimously.

2021 Audit Presentation by Blair & Associates

Brian Blair with Blair and Associates was present remotely to go over the 2021 audit results. He stated that everything looked great with the Town last year and then proceeded to go over the highlights of the audit and answered questions.

Mayor Pro-tem Knott made a motion to accept the 2021 Audit as presented by Blair & Associates. Trustee Seifert seconded the motion, and the motion carried unanimously.

Garfield Clean Energy Cooperative Presentation and Update – Alice Laird

Christina Matzl and Heidi McCullough were present tonight to provide an update on GCE results, share next year's scope of work and submit a funding request for 2023. The ladies proceeded to go through their power point presentation regarding the services they offer and the programs they have to help make homes more energy efficient.

GCE is asking the town for \$3150 in 2023. Administrator Layman stated that this amount has been built into the budget but that the Board can certainly discuss this in more depth during budget season.

Housing Discussion – Carolyn Tucker

Administrator Layman stated that Silt has long played an important role in providing affordable housing to those who work all over the region through private development of housing stock. Silt's Trustees recently asked that we explore whether, how and when the Town should get involved in helping to solve these issues. Carolyn Tucker, Regional Business Services Coordinator, State of Colorado Department of Labor and Employment, was present to lead a discussion about the housing challenges faced by workers in the Colorado River Valley and beyond. She is well-versed in the topic, being involved in several committees and boards studying the issue. Ms. Tucker proceeded to go through her presentation.

Administrator Layman stated that good growth is good, and that staff has budgeted next year to start the process of looking at and revising the code and comprehensive plan.

September 2022 Financial Report

Treasurer Tucker went over the September 2022 financials and answered questions.

Approval for Staff to Make Consultant Selections

Administrator Layman explained that we have learned that if we are able to complete our Project Needs Assessment with the State for the funding for our much-needed water plant improvements by early in December, we will likely be included in the process for a December grant evaluation. The only items still to be completed are the Environmental Assessment and Revenue/Rate Study. Both require consultants familiar with the process to be engaged. Both may exceed the threshold of \$25,000, for which our Financial Policy requires Board approval.

Staff has received some proposals, but are awaiting others. In order to “fast-track” our approval process, and in order to make December deadlines, we ask the Board of Trustees for the authority to engage the most appropriate consultants and report the decision to the Board at the next meeting. Public Works Director Trey Fonner, Town Attorney Michael Sawyer, Dewberry Engineer Patrick Radabaugh and Administrator Layman would consult on the decisions. We have approximately \$100,000 available in the budget to do this work.

Mayor Pro-tem Knott made a motion to allow town staff as identified to make consultant selections, based on criteria most beneficial to the Town of Silt and to report on its selections at a future Board of Trustees meeting. Trustee Classen seconded the motion, and the motion carried unanimously,

Administrator & Staff Comments

Administrator Layman stated that he wanted to reach out one last time for anyone who might be interested in sitting on the Middle Colorado Watershed Council. If anyone is interested, please let him know.

Updates from Board / Board comments

Citizens were reminded of the upcoming Halloween activities that would be taking place downtown next Monday. Mayor Pro-tem Knott stated that he wanted to advocate to stop having hybrid meetings and have everyone attend in person.

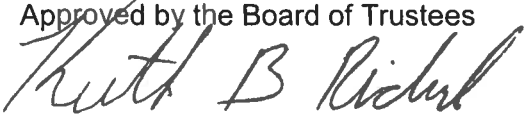
Adjournment

Mayor Pro-tem Knott made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:01 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk



Approved by the Board of Trustees

Keith B. Richel
Mayor