

**TOWN OF SILT  
REGULAR BOARD OF TRUSTEES MEETING  
DECEMBER 12, 2022 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, December 12, 2022. Mayor Richel called the meeting to order at 7:05 p.m.

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<b>Roll call</b>	Present	Mayor Keith Richel Mayor Pro-tem Kyle Knott Trustee Justin Brintnall Trustee Chris Classen Trustee Samuel Flores Trustee Derek Hanrahan Trustee Jerry Seifert
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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, Town 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 November 28, 2022 Board of Trustees meeting
2. **Resolution No. 23, Series 2022**, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT TO SET VARIOUS TOWN FEES AND DEPOSITS FROM JANUARY 1, 2023 TO DECEMBER 31, 2023

**Mayor Pro-tem Knott made a motion to approve the consent agenda as presented. Trustee Classen 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** – There were no agenda changes.

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**Resolution No. 26, Series 2022**, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR THE LOCATION OF THE SONLIGHT FOURSQUARE CHURCH AT 701 MAIN ST., WITHIN THE TOWN OF SILT, COLORADO

Planner Chain went through his staff report adding that the Planning Commission has recommended approval. There was discussion regarding whether this area of town was the

best location for a church, the long-term plan on growth and the frequency of its use. There was also discussion regarding the difficulty of getting businesses established in this building over the years. Applicants Aaron and Rebecca Masimer were present to answer questions and also relay their ideas for what they have in mind for community use, adding that they want to create a space that benefits the town in many ways. Planner Chain stated that staff recommends approval.

The public hearing was opened at 7:39 p.m. There were no public comments and the hearing closed at 7:40 p.m.

**Trustee Classen made a motion to approve Resolution No. 26, Series 2022, A RESOLUTION APPROVING THE SPECIAL USE PERMIT TO ALLOW FOR THE LOCATION OF THE SONLIGHT FOURSQUARE CHURCH AT 701 MAIN ST., WITHIN THE TOWN OF SILT, COLORADO. Trustee Hanrahan seconded the motion, and the motion carried with Mayor Pro-tem Knott voting nay.**

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First reading of **Ordinance No. 16, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, APPROVING THE ZONING FOR PREVIOUSLY ANNEXED LAND ONCE KNOWN AS THE SHANHOLTZER ANNEXATION AND NOW COMMONLY KNOWN AS AUTUMN RIDGE**

Planner Chain briefed the Board on this approximate 3-acre parcel that is currently zoned as R1, adding that the applicant has proposed a change to R3. Applicants Joy Zeller and Deric Walter proceeded to go through their presentation and plans for this parcel adding that they would like to subdivide the parcel to separate the current house from the larger parcel. Planner Chain continued to go through his staff report, findings and recommendation.

The Board had discussion on the zoning change request and whether or not it is too dense or not, traffic concerns related to the access onto Highway 6 with such a high density, working with CDoT regarding access to Highway 6, and the types of homes, (possibly tiny homes) that would be built. It was noted for the record that applicant Deric Walter also serves as the Town Engineer. Attorney Sawyer stated that there zoning request doesn't trigger a review by an engineer and that a conflict engineer has been contacted to review this application at the appropriate time. There was brief discussion about the Planning Commission denying the application when it came before them and the concerns the Town has due to the current state of our water plant.

The public hearing was opened at 8:48 p.m.

Alan Ferguson commented about a possible traffic jam on Highway 6 with the number of homes the applicant is proposing.

Tina Cox stated that Cactus Drive can't handle R3 and that it is not big enough to have R3 there. She added that it wouldn't help to have more people living in that area with the water problems and that we should focus on more businesses instead along with tax revenue.

Dawn Henderson voiced her concerns regarding traffic on Cactus and Valley Drive and that without a plan in place now what is to stop the applicant from designing their project and having people use those streets in the future.

The public hearing closed at 8:53 p.m.

Mayor Richel addressed the concerns of the citizens who spoke. It was stated that there would be more steps in this process to discuss these concerns.

**Mayor Pro-tem Knott made a motion to approve first reading of Ordinance No. 16, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, APPROVING THE ZONING FOR PREVIOUSLY ANNEXED LAND ONCE KNOWN AS THE SHANHOLTZER ANNEXATION AND NOW COMMONLY KNOWN AS AUTUMN RIDGE with the three noted items in the packet. Trustee Hanrahan seconded the motion, and the motion carried with Trustees Flores, Classen and Seifert voting nay.**

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**Request to continue the public hearing for the Autumn Ridge Minor Subdivision Final Plat**

**Mayor Pro-tem Knott made a motion to continue the public hearing for the Autumn Ridge Minor Subdivision Final Plat. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

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**Resolution No. 28, Series 2022, A RESOLUTION TO ADOPT THE TOWN OF SILT'S BUDGET FOR CALENDAR YEAR 2023, APPROPRIATE FUNDS AND LEVY PROPERTY TAX**

Administrator Layman went over the final budget presentation. There was a consensus of the Board to remove the donation to the Chamber and utilize that money towards the shop local campaign.

The public hearing was opened at 9:30 p.m. There were no public comments and the hearing closed at 9:31 p.m.

**Mayor Pro-tem Knott made a motion to approve Resolution No. 28, Series 2022, A RESOLUTION TO ADOPT THE TOWN OF SILT'S BUDGET FOR CALENDAR YEAR 2023, APPROPRIATE FUNDS AND LEVY PROPERTY TAX. Trustee Seifert seconded the motion, and the motion carried unanimously.**

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**Resolution No. 29, Series 2022, A RESOLUTION TO ADOPT THE SILT HOUSING AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS**

Administrator Layman stated that this fund was addressed during the budget summary. Trustee Hanrahan led discussion on this item as he is in the Chair person for the Housing Authority.

The public hearing was opened at 9:33 p.m. There were no public comments and the hearing closed at 9:34 p.m.

**Trustee Seifert made a motion to approve Resolution No. 29, Series 2022, A RESOLUTION TO ADOPT THE SILT HOUSING AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

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**Resolution No. 30, Series 2022, A RESOLUTION TO ADOPT THE SILT URBAN RENEWAL AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS**

Administrator Layman stated that this fund was also addressed during the budget summary.

The public hearing was opened at 9:36 p.m. There were no public comments and the hearing closed at 9:36 p.m.

**Trustee Classen made a motion to approve Resolution No. 30, Series 2022, A RESOLUTION TO ADOPT THE SILT URBAN RENEWAL AUTHORITY BUDGET FOR CALENDAR YEAR 2023 AND APPROPRIATE FUNDS. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously.**

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**November 2022 Financial Report**

Treasurer Tucker went over the November 2022 financial report.

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**Administrator and Staff Reports**

Administrator Layman stated that he would be attending the closing of the lot for the Family Dollar store on Friday.

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**Updates from Board / Board Comments**

The Board wished everyone happy holidays and thanked staff for all of their hard work on the budget. The public was invited to come to the open house on the water plant. It was also stated what a great town Silt is to live in and raise children and that the more people who live here, the more people there are to share the burden of the costs of the water plant. It was cautioned that we don't want to stunt growth because that is what the town needs to survive and provide services.

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**Executive Session**

**Mayor Richel made a motion for a discussion of a personnel matter under CRS Section 24-6-402(4)(f) – Town Administrator's Performance Review. Trustee Classen seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 9:42 p.m.**

**At the end of executive session, Mayor Richel made the following statement: "The time is now 10:02 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, Justin Brintnall, Samuel Flores, Derek Hanrahan, Chris Classen, and Jeff Layman. 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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**Adjournment**

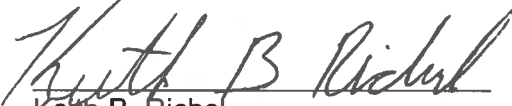
Trustee Brintnall made a motion to adjourn. Trustee Classen seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:03 p.m.

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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

