

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
JUNE 27, 2022 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, June 27, 2022. Mayor Richel called the meeting to order at 7:00 p.m.

Roll call

Present

Mayor Keith Richel
Mayor Pro-tem Kyle Knott
Trustee Justin Brintnall (left early)
Trustee Chris Classen
Trustee Samuel Flores
Trustee Derek Hanrahan
Trustee Jerry Seifert

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Manager Nicole Centeno, Public Works Director Trey Fonner, Chief of Police Mike Kite, Planner Mark Chain, Attorney Joely Denkinger, Attorney Michael Sawyer 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 June 13, 2022 Board of Trustees meeting

Trustee Seifert 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 – There were no agenda changes.

Silt Water/Wastewater Treatment Facilities Master Plan Project: Dewberry Report

Administrator Layman introduced the topic explaining that the studies done would be used to develop costs for implementing improvements to the current plants so that the town can remain in compliance with the primary drinking water regulations of CDPHE. This work is critical to obtaining the grants and loans necessary to improve the plants by completing the “Project Needs Assessment” for the State of Colorado by their June 30, 2022 deadline.

Present tonight were Patrick Radabaugh and Kyria Bosma with Dewberry and Tony Zancanella, Town of Silt ORC to go over the findings of the studies on both plants. The anticipated cost and time frame for accomplishing the improvements are:

- Water Treatment Plant: \$25-30M over the next 24 months
- Wastewater Treatment Plant: \$42-62M by between 2028 and 2032

The group went through their presentation touching on:

- demand projections
- wastewater flow/load projections
- water and wastewater regulatory reviews
- water treatment plant evaluation
- water treatment plant short-term and long-term alternatives
- alternative site plans
- summary of process improvements
- summary of water treatment plan costs and annual costs
- water treatment plant alternatives matrix
- wastewater treatment plant evaluation
- wastewater short-term and long-term alternatives
- wastewater alternatives
- Aeromod and Johannesburg site plans
- summary of process improvements
- summary of total wastewater costs
- summary of short-term and long-term wastewater costs
- wastewater alternatives matrix

Mr. Radabaugh provided their conclusions and recommendations, adding that the water plant is not in a good spot and that it is operating at capacity. It was recommended that the improvements to the water plant be performed in two phases. Mr. Radabaugh then proceeded to go over funding options that included a loan forgiveness program that would be available to the Town through the State (from the Federal Government under the SRF Program) for the water plant improvements. Dewberry will continue to move forward on this project.

Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD

Planner Chain stated that this topic would take at least two meetings to get through due to the size of this application. He went on to explain that the applicant is bringing before the Board the rezoning of the entire property along with a subdivision sketch plan. There are nine tracts proposed which would include an events center, commercial mixed use, multi-family residential, and single family residential.

Present tonight were applicants Doug Pratte, Mitchell Weimer and Dennis Carruth. They proceeded by giving a brief history of the property in addition to an overview for this 51.1-acre parcel which would be a campus type style development in that the buildings would all be interrelated and would serve the greater western Colorado region. Mr. Weimer proceeded to go through his presentation outlining each of the parcels and what is being envisioned for each.

Planner Chain stated that the applicants have met the Town's PUD approval criteria and recommends approval based on the staff's conditions provided. Attorney Sawyer clarified that

the Annexation and Development Agreement would need to be modified since the PUD zoning is being amended. He added that the PUD zoning should be approved concurrently with the preliminary plan so that the zoning provisions could be measured against the requirements of the preliminary plan.

There was Board discussion on the following: a traffic study on River Frontage Road, infrastructure, paths within the project with the inclusion of language into an agreement that would require a connection to a path under County Road 311 by a certain date when the 15-acres develops next to it, possible affordable housing, zoning, size/height of buildings, irrigation water demand and the installation of a well to address additional water needed.

There was discussion between the developer and the Board regarding dedicated parkland and dedicating the island parcel to the Town. Mr. Weimer stated that he would be willing to have discussions and work out something with the Town regarding this park parcel but that they are currently against dedicating it to the Town. Mr. Weimer explained the parcel as being public space with limited river access. Attorney Sawyer added that the code also allows for the developer to pay a parkland fee in lieu so that the Town can use it to acquire parkland in another area.

The public hearing was opened at 10:33 p.m. There were no comments and the hearing closed at 10:33 p.m.

The Board reiterated to the applicant that it is a great project and that they want them here and would continue to work with them.

Mayor Pro-tem Knott made a motion to continue the Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD public hearing until the July 11, 2022 meeting to discuss the sketch plan. Trustee Seifert seconded the motion, and the motion carried unanimously.

Mayor Pro-tem Knott made a motion to continue the meeting since it is after 10:00 p.m. Trustee Classen seconded the motion, and the motion carried unanimously.

First reading of **Ordinance No. 11, Series 2022**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 12.12 OF THE TOWN CODE TO ALLOW THE TOWN TO REQUIRE THE INSTALLATION OF CONDUIT AS A CONDITION OF AN EXCAVATION PERMIT (continuance requested by staff to July 11, 2022)

Mayor Pro-tem Knott made a motion to continue first reading of Ordinance No. 11, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO AMENDING CHAPTER 12.12 OF THE TOWN CODE TO ALLOW THE TOWN TO REQUIRE THE INSTALLATION OF CONDUIT AS A CONDITION OF AN EXCAVATION PERMIT and the public hearing until the July 11, 2022 meeting. Trustee Classen seconded the motion, and the motion carried unanimously.

May 2022 Financial Report

Treasurer Tucker went over the May 2022 financials.

Administrator & Staff Comments

Administrator Layman reminded the Board of the second reading of the OHV Ordinance that would be going before the County Commissioners on July 5 and encouraged anyone who wanted, to attend and support this Ordinance. It was stated that support could even be provided via email.

Updates from Board / Board comments

The Board stated how great the Dog Park looks now that the improved parking lot have been completed and suggested that extra patrols take place by the Police Department to address those people who might go there after the park is closed after dark. It was also asked if the new parking lot could be chip sealed in the future. The Board also commented about all of the great information presented tonight.

Mayor Pro-tem Knott thanked Trustee Flores for his expertise during the water discussion tonight. He also commented about a handful of dead trees throughout town that are located on private property and what the Town could do to address them and also mentioned a tree on 16th Street that is hanging onto the sidewalk. Mayor Richel thanked everyone who came out to the last concert. He also reminded everyone of the next concert, the movies in the park and the Farmer's Market that would be starting up soon.

Executive Session


Mayor Richel 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 regarding renewal of the Town's cable franchise agreement with Comcast, pursuant to CRS Section 24-6-402(4)(e). Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 10:53 p.m.

At the end of executive session, Mayor Richel made the following statement: "The time is now 11:23 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, Derek Hanrahan, Sam Flores, Chris Classen, Jeff Layman, Sheila McIntyre, Amie Tucker and Joely Denkinger. 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.

Adjournment

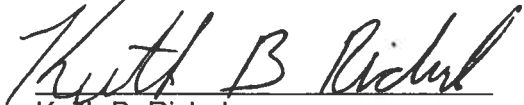
Trustee Classen made a motion to adjourn. Trustee Seifert seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 11:24 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk

Approved by the Board of Trustees



Keith B. Richel
Mayor

