

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
JULY 25, 2022 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, July 25, 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 Trustee Chris Classen Trustee Samuel Flores (remotely) Trustee Jerry Seifert
	Absent	Trustee Derek Hanrahan

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, Planner Mark Chain, 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 July 11, 2022 Board of Trustees meeting
2. Renewal of Retail Liquor License – Burning Mountain Pizza and Subs

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Rislende Planned Unit Development Rezoning and Subdivision Sketch Plan; aka Divide Creek Center PUD (continued discussion from June 27, 2022 and July 11, 2022)

Planner Chain provided his presentation regarding the rezoning, stating that most of this has been addressed during prior meetings. He proceeded to go over the zoning for the Planned Unit Development, the site plan review and the phasing/development schedule. He stated that an agreement has been reached between the applicant and staff and recommends approval of the PUD rezone with his conditions as stated in the staff report. Planner Chain also went through the sketch plan and recommended approval.

There was discussion regarding the dedication of land/easements for the trail, access points to the river, the bike trail under County Road 311, passive and active parkland and the dedication of the land along the river and its benefits to the town. Attorney Sawyer explained that the Board could continue the public hearing and then direct staff to bring back an ordinance for the PUD rezone at the next meeting.

The public hearing was opened at 9:05 p.m. There were no comments and the hearing was closed at 9:06 p.m.

Mayor Richel made a motion to approve the subdivision sketch plan as presented. Trustee Seifert seconded the motion, and the motion carried unanimously.

Mayor Richel then directed staff to bring back on ordinance for the PUD zoning consistent with the recommendations made by Planner Chain in his staff report along with Board input received tonight.

Mayor Pro-tem Knott made a motion to continue the public hearing for the PUD zoning to the August 8, 2022 meeting. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Rislende ARADA (Amended and Restated Annexation and Development Agreement) Discussion

Applicants Doug Pratte and Mitchell Weimer were present and went through their presentation which included the access along the county road and the path/easement proposed to be built by the applicant to access the river. Mr. Pratte also went over the amount of land that they would be dedicating in both active (2.3-acres) and passive parkland (.6-acres). He also commented about the underpass that they had hoped to construct under the bridge but it was determined that it would not be feasible but that they would construct a path on the 15' easement down to the river during the appropriate time. He stated that a combination of all of the trails equal 1.2-acres that would go towards their parkland dedication. Mr. Pratte stated that they would also like a credit of .6-acres of passive parkland for the twelve acres of river dedication to the Town.

There was Board discussion about the dedication of the easement as parkland, recreational needs for youth and adults as well as the amount of use that the trails would receive. Mr. Weimer stated that they would be happy to increase the width of the trail in an effort to increase the sound barrier between the project and the interstate. They would also be open to creating a design that would provide for landscaping with perhaps benches to create more of a park like setting. Applicant Dennis Carruth stated that the trail could eventually serve as a regional trail connection and that he believes that the trail would be more aesthetically pleasing than what is being communicated tonight. Mr. Carruth added that he believes that the Town is getting a lot in terms of the entire river along with the connections to the river for fishing and boating access. He stated that if they were asked to do a soccer field complex it would be a multi-acre challenge and that it would totally disrupt the plan that their team is wanting to bring forward. He added that he understands what the Board wants to do, but that there are limitations.

There was continued discussion to require the applicant to provide 2.3-acres in actual parkland along with the trails that the applicant is already proposing. Attorney Sawyer clarified that there would be active parkland within the property. Some Board members also expressed how the

large amount of property that would be utilized towards the trail should be counted towards the parkland dedication. Attorney Sawyer summarized that the developers would get credit for the .6-acres of passive parkland for the dedication of the river, they would get credit for 1.4-acres in trails that would be developed and that they would be obligated to develop .9-acres in parks or pay a cash in lieu fee of up to 50%.

Attorney Sawyer also went over the improvements to be made such as the trail under county road 311 and the options available. Planner Chain stated that it is his opinion that it wouldn't be feasible to put the trail under the bridge but to perhaps bring the trail along the west side of tract 4 and then cross the county road. There was additional discussion regarding the safest location of the trail and signage that would be needed.

Attorney Sawyer proceeded to go through the following changes that are being proposed to the various sections of the ARADA:

- Deferral of fees
- Non-potable water irrigation
- Other fees
- Parkland Dedications and River Access
- Water Rights Dedication
- Flood Study
- Drainage Improvements
- CDoT Access Permit
- Trails
- Existing Well and Septic
- Site Plan Review
- Existing Use of Property
- Zoning and Comprehensive Plan
- Issuance of Building Permits
- Vested Rights

Second reading of **Ordinance No. 12, Series 2022**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS.

Town Clerk McIntyre and Attorney Sawyer briefed the Board on this ordinance and its intent.

The public hearing was opened at 9:11 p.m. There were no comments and the hearing was closed at 9:12 p.m.

Mayor Pro-Knott made a motion to approve second reading of Ordinance No. 12, Series 2022, AN ORDINANCE OF THE TOWN OF SILT, COLORADO REFERRING TO THE REGISTERED ELECTORS OF THE TOWN OF SILT, AT THE NOVEMBER COORDINATED ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2022, A QUESTION ASKING

WHETHER SECTIONS 5-3, 5-9, AND 2-2 OF THE TOWN CHARTER SHALL BE AMENDED TO CHANGE THE REGULAR MUNICIPAL ELECTION TO THE STATE OF COLORADO COORDINATED ELECTION IN NOVEMBER IN ODD NUMBERED YEARS, GIVE THE TOWN EXPRESS AUTHORITY TO PARTICIPATE IN COORDINATED ELECTIONS, AND CHANGE THE ELECTION FOR THE MAYOR AND TRUSTEES TO OCCUR IN NOVEMBER IN ODD NUMBERED YEARS. Trustee Classen seconded the motion, and the motion carried unanimously.

Backflow and Cross Connection Control Program Discussion

Director Fonner went over his report explaining that Colorado Primary Drinking Water Regulation 11 requires that water suppliers that own and/or operate public water systems to protect the drinking water from potential contamination through cross connections. The Colorado Department of Public Health and Environment is responsible for ensuring that water suppliers comply with Section 11.39 of Regulation 11, effective 1, 2016.

CDPHE reviews a public water system's backflow prevention and cross-connection control implementation procedure and records them during sanitary surveys to determine whether or not the water supplier is compliant with Section 11.39.

The Town has been making attempts to contact all of the property owners that are in need of a backflow or cross connection control device. Director Fonner stated that there are still 43 properties that are not in compliance and that they would all be receiving the attached letter that states that the Town would be required to shut-off their services until they come into compliance.

Park Projects Briefing

Administrator Layman started by saying that the 2022 budget contained funds to undertake a number of parks improvements plus the Town received a \$200,000 grant (Conservation Trust Fund money) from Garfield County for other projects on our wish list that were scheduled for future years. Administrator Layman went through his slideshow presentation on each of the parks and the improvements that have taken place or are planned for in the future.

There was discussion about installing 5-6 horseshoe pits at the Community Center Park due to increased interest in this sport and the number of tournaments that now take place in the area. There was also discussion about a future water park somewhere in town and staff was asked to get an idea of what the cost would be to install both items.

June 2022 Financial Report

Treasurer Tucker went over the June 2022 financial report and answered questions. She added that budget would be starting next month.

Mosquito Surveillance Traps Update

Director Fonner went over the agreement that the Town has with Garfield County and provided a chart of the mosquitos that have been trapped this summer.

Administrator & Staff Comments

There were no reports or comments.

Updates from Board / Board comments

Trustee Flores thanked Water Department employee Victor Tellez for his work on the back flow program. He brought up the fact that Garfield County announced a 5% raise due to inflation to all of their employees and that the Town should keep this on their radar and be proactive. He also commented about the length of Board meetings lately and that maybe we should consider other options especially in terms of the larger developments so that they meetings don't go past 10:00 p.m. Trustee Brintnall reminded everyone of Heyday that would be taking place on August 20. Trustee Classen stated that the parks look great. He also commented about an irrigation leak at Domelby Court and Main Street.

Mayor Richel recognized Trustee Flores's comments stating that the Trustees all have the option of voting no on a motion to go past 10:00. He did agree that the larger projects could be handled through an additional meeting/work session. He commended staff for the amount of time that they have spent working on the Rislende project before it has even made it to the Board. He also asked that Town staff to pay attention while driving town vehicles and to make certain that they adhere to the rules of the road.

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 10:05 p.m.

Respectfully submitted,


Sheila M. McIntyre, CMC
Town Clerk



Approved by the Board of Trustees


Keith B. Richel
Mayor