

**TOWN OF SILT  
REGULAR BOARD OF TRUSTEES MEETING  
MARCH 27, 2023 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, March 27, 2023. Town Clerk McIntyre called the meeting to order at 7:02 p.m.

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<b>Roll call</b>	Present	Trustee Justin Brintnall Trustee Chris Classen Trustee Samuel Flores Trustee Derek Hanrahan
	Absent	Mayor Keith Richel Mayor Pro-tem Kyle Knott Trustee Jerry Seifert

Also present were Town Administrator Jeff Layman, 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.

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**Pledge of Allegiance and Moment of Silence**

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**Trustee Flores made a motion to nominate Trustee Hanrahan to Chair the meeting this evening. Trustee Classen seconded the motion, and the motion carried unanimously. Trustee Hanrahan then continued the meeting in the capacity of Chair.**

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

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**Consent Agenda**

1. Minutes of the March 13, 2023 Board of Trustees meeting
2. **Resolution No. 9, Series 2023**, A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A DEPARTMENT OF LOCAL AFFAIRS ENERGY AND MINERAL IMPACT ASSISTANCE GRANT IN THE AMOUNT OF \$767,325.00, FOR A TOTAL PROJECT COST OF \$1,534,650.00, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE INSTALLATION OF A NEW WATER MAIN UNDER THE UNION PACIFIC RAILROAD AND INTERSTATE 70 WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
3. Approval of the 2023 Intergovernmental Agreement for Mosquito Control with Garfield County

**Trustee Classen made a motion to approve the consent agenda as presented. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

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

**Agenda Changes** – Administrator Layman stated that he would like to add a brief presentation from Silt Energy Development, LLC who are proposing to purchase the town owned parcel at 1555 River Frontage Road and who would like to present to the Board their intentions for that property. This item will be heard after the award of bid for the 500 block of Main Street.

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### **Silt Water Treatment Plant Construction Manager at Risk (CMAR) Contract Award**

Administrator Layman introduced Toby Reed and Jared Baker, both representing Garney Construction whom staff is recommending awarding the CMAR contract. He continued by stating that staff and the sub-committee of two Trustees had interviewed the two firms who had submitted bids for this position and that it was felt that Garney Construction was best suited for the job based on:

- Experience in building and starting plants with the technology specified for the Silt plant,
- Exclusive construction experience in water supply, wastewater, pipe, pump, tank and heavy civil projects, and
- The proposed Construction Manager for this project lives 20 minutes from Silt and has extensive Western Colorado construction experience.

Mr. Reed and Mr. Baker provided their comments stating that they have other activities on the Western Slope and felt that they could provide the service to the Town that is needed. They also explained their experience that qualifies them to be the CMAR. Director Fonner provided a brief overview of the interview process between the two companies who provided bids adding that Garney specializes in water and wastewater plants. Members of the subcommittee recommended that the Board contract with Garney for CMAR services for the Silt WTP improvements and it was added that by contracting with Garney at this point does not obligate the Town to actually pursue building the water plant improvements, nor does it obligate the Town to contract with Garney beyond the \$199,416 CMAR process, which would be completed in November 2023.

It was stated that staff would continue to be involved during the entire process and would provide the Board with regular updates. Staff has also followed up by checking references on Garney, all of which were very favorable. Chair Hanrahan asked what kind of incentive their contract has that would help save the town money on the project. Mr. Reed and Mr. Baker stated that relationships with the communities that they work with and that the company's reputation is built on adding value to projects on which they work and that they wish to be awarded the construction project knowing that non-performance on this task would put that award at risk. They also added that the Board would see all of the numbers once they are available. Chair Hanrahan opened it up to public comments.

Resident Chris Hall asked for clarification of the \$199,416 that would be paid to Garney and if that amount could change

Resident Brian Madigan asked about how much of the job would be subcontracted out and if there would be any risk of the Colorado River water being harmed.

**Trustee Classen made a motion to award the Silt Water Treatment Plant Construction Manager at Risk (CMAR) Contract to Garney Construction in the amount of \$199,416. Trustee Flores seconded the motion, and the motion carried unanimously.**

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## **Tier Water Rate Discussion**

Administrator Layman stated that the Board had asked staff to develop an updated water rate structure for the Town that would address both the current state of affairs and future needs. Financial Analyst Jim Mann was present to introduce some options and discuss others. Mr. Mann proceeded to go through his presentation, highlighting the various options available to the town. He stated that there is nothing that needs to be acted upon immediately but that he and staff would like to get feedback from the Board as they refine numbers. It was stated that the current rate structure produces an approximate \$200,000 annual deficit, paid for by wastewater revenue.

There was discussion regarding the following: the different options presented and what each options base and tiered rate structure could look like, that staff has entertained a possible change in how sewer is being charge, how the past bonds were being paid back in regards to their allocation between the water and wastewater plants, the question on whether there should be a separate enterprise fund for each of those accounts, how standby rates are handled and making sure that everyone in town is being billed.

Staff will continue to refine the numbers and bring back at a later meeting.

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Continued first reading of **Ordinance No. 1, Series 2023, AN ORDINANCE OF THE TOWN OF SILT, COLORADO GRANTING A CABLE SYSTEM FRANCHISE TO COMCAST OF COLORADO** (*staff requests a continuance to April 10, 2023*)

**Trustee Brintnall made a motion to continue first reading of Ordinance No. 1, Series 2023, AN ORDINANCE OF THE TOWN OF SILT, COLORADO GRANTING A CABLE SYSTEM FRANCHISE TO COMCAST OF COLORADO to the April 10, 2023 meeting. Trustee Flores seconded the motion, and the motion carried unanimously.**

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## **Presentation of Concept for Potential Development of Property Between the Holiday Inn Express and Camp Colorado – Doug Olson**

Planner Chain introduced Doug Olson who has a contract on the 15-acre parcel west of the Holiday Inn that is zoned as B2 Commercial. Mr. Olson proceeded to go through his presentation that contains a mixed-use component in addition to multi-family sites, pads for restaurants, a gas station, hotel sites and things such as a trail system, boat launch, pond, greenhouses and a riverwalk. He asked for the Boards feedback so that he could get a feel for what the Town would like to see on this property prior to him moving forward. Mr. Olson stated it would be a phased-out project with a 3–5-year buildout.

**There was discussion by the Board regarding open/recreation space, the best use of this property that sits along the river, connecting trails/riverwalk and its easy access. There was a consensus of the that the Board liked the conceptual plan presented tonight.**

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## **Award of Bid for the 500 Block of Main Street and Alley Project**

Director Fonner went over the bid explaining that the bid was not complete as the contractor had a hard time getting pricing from subcontractors for concrete and electrical. K5 had received a bid on electrical that seemed high so they were going to reach out to other contractors. Staff has received the numbers for the concrete as of this afternoon and the bid is in line with the budget. Staff asked that the Board approve the bid and that Director Fonner would continue to work with the contractor to finalize the bid process.

**Trustee Classen made a motion to award the bid for the 500 Block of Main Street and the Alley Project to K5 Construction. Trustee Flores seconded the motion, and the motion carried unanimously.**

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### **Introduction of Silt Energy Development LLC (agenda addition)**

Joe Carpenter introduced the potential applicants. Present tonight were Robert Doherty, Rob Kee, Bob Switzer and Bob White representing the group. They stated that they have made a full price offer on the property and proceeded to go through their presentation that highlighted what they would like to do. The project would be an alternative fuel station that would assist in meeting the clean energy goals for the area and include fast chargers, CNG fuel pumps, hydrogen fuel pumps, parking and charging areas covered by solar carports, greenspace for walking and a dog area. They also talked about grants that they would apply for to assist with this project in an effort to create a fueling station of the future.

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### **February 2023 Financial Report**

Treasurer Tucker went over the February 2023 financials.

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### **Administrator and Staff Comments**

Administrator Layman stated that staff has been following CML regarding the affordable housing initiative adding that more information would be coming out soon. Director Fonner stated that he was notified by Colorado Rural Water Association and that the wastewater plant would be receiving an award next week.

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### **Updates from Board / Board Comments**

The Trustees commented about the following: the ditch at the north end of the Flying Eagle soccer field and if it could be piped and filled in, if the Administration had a town vehicle to use, a reminder of the upcoming Easter Egg Hunt, the vaccine bus that was in town, the great turnout for DMV2GO and the good job that staff has been doing.

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### **Executive Session**

**Trustee Brintnall made a motion to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest under CRS Section 24-6-402(4)(a) – 1555 River Frontage Road. Trustee Classen seconded the**

motion, and the motion carried unanimously. The Board adjourned to executive session at 10:02 p.m.

At the end of executive session, Chair Hanrahan made the following statement: "The time is now 10:25 p.m., and the executive session has concluded. No formal action was taken in the executive session. The participants in the executive session were: Justin Brintnall, Samuel Flores, Derek Hanrahan, Chris Classen, Jeff Layman, Sheila McIntyre, Amie Tucker and Trey Fonner. 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.


Trustee Classen made a motion to extend the meeting past 10:00 p.m. Trustee Brintnall seconded the motion, and the motion carried unanimously.

The Board directed staff to proceed with the acceptance of the real estate offer at 1555 River Frontage Road along with the conditions of closing in regards to the site plan agreement, building permit and other features of the contract deemed advisable by the Town Attorney. An ordinance supporting the sale would be prepared and noticed for first reading at the April 10 meeting of the Board.

**Adjournment**

Trustee Brintnall made a motion to adjourn. Trustee Flores seconded the motion, and the motion carried unanimously. Chair Hanrahan adjourned the meeting at 10:28 p.m.

Respectfully submitted,

  
Sheila M. McIntyre, CMC  
Town Clerk

Approved by the Board of Trustees

  
Trustee Derek Hanrahan  
Acting Chair

Acknowledged by,

  
Jeff Layman, Town Administrator

