

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
APRIL 10, 2023 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, April 10, 2023. Mayor Richel called the meeting to order at 7:03 p.m.

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

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, Deputy Town Clerk/Deputy Town Treasurer Lori Malsbury, Planner Mark Chain, Town Attorney James Neu 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 March 27, 2023 Board of Trustees meeting
2. Recognizing April 21, 2023 as Arbor Day in the Town of Silt

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Kum & Go – Approval of Modification of Premises

Deputy Town Clerk Malsbury explained the people of Colorado voted to allow wine to be sold under a fermented malt beverage off-premises liquor license. As of March 1, 2023, current fermented malt beverage off-premises liquor licenses were automatically converted to include

the sale of wine. The applicant has applied for a modification of premises to allow space for the wine products.

Mayor Pro-tem Knott commented that it would be easy to monitor the wine in the proposed location. Trustee Classen voiced his concern about convenience stores competing with the local business. Deputy Clerk Malsbury explained the applicant already has the authority to sell the wine, and that application is only to increase space within the store for the additional product. District Supervisor Andrew Zwanziger and General Manager Tracy O'Connell were present. Mr. Zwanziger outlined the store's quality control procedures.

The public hearing was opened at 7:12 p.m. There were no public comments and the hearing was closed at 7:13 p.m.

Mayor Pro-tem Knott made a motion to approve the Kum & Go LC modification of premises application. Trustee Seifert seconded the motion, and the motion carried 5-1, with Trustee Classen voting nay.

Irrigation System Action Plan: Introducing the Turf Replacement Incentive Program (TRIP) – Adrian Brown

Administrator Layman recapped the current programs and enforcement procedures the Town currently has in place for conserving water. Introduced Adrian Brown to present the Turf replacement Incentive program. The program would give homeowners an incentive of \$.25 per sq., ft., to replace turf with zero scaping. The Town has budgeted \$10,000 in 2023 for this program.

There was discussion concerning the cost-effectiveness, monitoring, and enforcement procedures, as well as targeting larger lots and new homeowners, as well as the HOA's. The Board suggested a one-year trial period and increasing the incentive amount to \$1.00 per sq foot. All Town properties utilizing either Town portable or irrigation water are eligible.

Resolution No. 10, Series 2023, A resolution extending the approval of the Autumn Ridge Final Plat.

Planner Chain explained that the current extension is set to expire. He asking for an extension until June 1, 2023, to finalize the plat and for time to review.

Mayor Pro-tem Knott made a motion to approve Resolution No. 10, Series 2023, A RESOLUTION OF THE TOWN OF SILT, COLORADO GRANTING AN EXTENSION OF AUTUMN RIDGE FINAL PLAT APPROVAL. Trustee Brintnall seconded the motion, and the motion carried unanimously.

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.

Town Attorney Jim Neu presented the Comcast franchise agreement explaining these agreements are periodically updated to ensure the current regulations and community needs

are being met. The Town did negotiate fiber extensions for wireline video to the Town Center in order to accommodate interactivity between the two buildings.

The public hearing was opened at 8:06 p.m. There were no public comments and the hearing was closed at 8:07 p.m.

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

Resolution No. 11, Series 2023, A resolution extending the approval of the Camario Phase II Final Plat

Planner Chain stated that the Board previously passed Ordinance 19-2022, which approved the final plat and reinstatement of Camario Phase II, with this acceptance the applicant had six (6) months to complete. The applicant was unable to meet this deadline and is seeking an extension until June 13, 2023.

The Board discussed concerns with the applicant not completing the project in the time allowed. Mayor Richel voiced that the Town supported the applicant by expediting the process in the past and does not feel the applicant offered the same courtesy. After some discussion, the board felt if the applicant is unable to complete the project by June 13, 2023, there would be no more extensions allowed and they would have to re-apply.

Mayor Pro-tem Knott made a motion to approve Resolution No. 11, Series 2023, A RESOLUTION OF THE TOWN OF SILT, COLORADO GRANTING AN EXTENSION OF CAMARIO PHASE II FINAL PLAT APPROVAL. Trustee Brintnall seconded the motion, and the motion carried 5-1, with Mayor Richel voting nay.

First reading of **Ordinance No. 2, Series 2023, AN ORDINANCE OF THE TOWN OF SILT, COLORADO APPROVING THE SALE OF TOWN OWNED PROPERTY LOCATED AT 1555 RIVER FRONTAGE ROAD, NORTH OF THE HOLIDAY INN EXPRESS AND PROPERTY UNNEEDED FOR ANY GOVERNMENTAL PURPOSE**

Administrator Layman notified the Board that the Town has received a full-price offer for the property located at 1555 River Frontage Road in the amount of \$299,000.00. It was the Board's desire that the property would be used for a tax-generating business.

Attorney Jim Neu explained that part of the acceptance of the purchase agreement would allow an option agreement that the proposed buyer would start construction within 180 days from closing and there would also be a buy-back option for the Town to purchase the same price if so desired.

Bob Switzer, Lloyd Spencer, and Bob White were present to represent Silt Energy Development LLC. They presented the Board with the proposed business layout for an alternative fuel station with an upscale bodega. The area would provide restrooms, a lounge area, and a dog green, with most of the tax revenue coming from a café.

Silt Energy Development will be constructing a solar farm in the area as well, but the fuel station project would take precedence.

The Board discussed the demographic need and asked for a sales projection to estimate the economic benefits for the town.

The public hearing was opened at 8:36 p.m. Mitchell Weimer voiced his concerns about the increase in traffic and how it would affect the area. There were no additional public comments and the hearing was closed at 8:41 p.m.

Mayor Pro-tem Knott made a motion first reading of Ordinance No. 2, Series 2023, AN ORDINANCE OF THE TOWN OF SILT, COLORADO APPROVING THE SALE OF TOWN OWNED PROPERTY LOCATED AT 1555 RIVER FRONTAGE ROAD, NORTH OF THE HOLIDAY INN EXPRESS AND PROPERTY UNNEEDED FOR ANY GOVERNMENTAL PURPOSE. Trustee Hanrahan seconded the motion, and the motion carried unanimously.

2023 Town of Silt Concert Series Presentation

Community Development Manager Centeno presented an overview of the total 2022 line-up cost, which totaled \$25,895 for six concerts. In the past, the Board had expressed its desire for "Big Name" concerts. Centeno reached out to a few booking agents with price amounts being significantly higher for those artists. She also was told that most artists sign a no-compete clause that prohibits them from performing in the same State within a certain time frame.

The Board would like to see the concert series grow, but not at the cost presented. They suggested reaching out to KMTS radio station, to see if they would be willing to partner with the town. Board agreed to increase the 2024 budget to \$30,000.

Administrator and Staff Reports

Administrator Layman stated the report on Dewberry for the water plant that was prepared by JDS Hydro was received today and will be he will be reviewing that shortly. This report was suggested by DOLA to provide information for a second option grant. A meeting is scheduled for tomorrow which will include Construction Manager at Risk (CMAR). Layman also let the Board know that he was keeping an eye on SB23-213, but at this time does not impact the town.

Trustee Seifert asked for updated information from Community Development on several projects around Town.

Trustee Hanrahan suggested the Town supply reusable bags as a marketing tool.

Public Works director Fonner reported that the wastewater plant was awarded the "Wastewater System of the Year" for 2022, by the Colorado Rural Water Association.

Updates from Board / Board Comments

Trustee Hanrahan participated in a group that included CDOT, RFTA, and elected officials, concerning mass transportation. Its purpose is to create a transportation strategy ahead of large population growth. A problem statement, goals, and outline questionnaire will be going out to area municipalities.

Trustee Brintnall asked everyone to be watchful for children when driving now that the weather is warming up.

Trustee Classen enquired about the crosswalk by the post office. He also had a concern with the number of campers and trailers parked on a lot by the elementary school collecting trash and debris.

Trustee Seifert passed along a "Thank you" from Foursquare Church for approving their location and asked how the DMV program was going.

Mayor Pro-tem Knott notified the Board and Staff that he will resign, and tonight was his last Board Meeting. He thanked the Trustees, Staff, and the Towns Citizens for allowing him the privilege of sitting on the Board.

Mayor Richel thanked staff for their work on the Easter egg hunt.


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 9:23 p.m.

Respectfully submitted,


Lori Malsbury,
Deputy Town Clerk/Deputy Town Treasurer

Approved by the Board of Trustees


Keith B. Richel
Mayor

