

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
JANUARY 9, 2023 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, January 9, 2023. Mayor Richel called the meeting to order at 7:25 p.m.

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

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.

Pledge of Allegiance and Moment of Silence

Public Comments – Jackie Harmon thanked the Board for having both meetings tonight adding that they were very informative. She asked if there was any consideration of a moratorium to slow things down so that we don't add any additional pressure to the current water system until the new plant is built. And if not, what would happen if the plant goes down before it is fixed. She also asked if there were to be more building in 2023, what amount developers would be paying for tap fees, the current amount or a higher amount.

Consent Agenda

1. Minutes of the December 12, 2022 Board of Trustees meeting
2. **Resolution No. 1, Series 2023**, A RESOLUTION DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES PER CRS SECTION 24-6-402(2)(C)
3. **Resolution No. 2, Series 2023**, A RESOLUTION OF THE BOARD OF TRUSTEES APPOINTING RESOURCE ENGINEERING, INC. AS THE TOWN WATER ENGINEER AND MICHAEL SAWYER AS THE TOWN WATER ATTORNEY OF THE TOWN OF SILT, COLORADO
4. **Resolution No. 3, Series 2023**, A RESOLUTION AMENDING THE TOWN OF SILT EMPLOYEE HANDBOOK, REVISED JANUARY 2023
5. **Resolution No. 4, Series 2023**, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, ACTING BY AND THROUGH ITS WATER/WASTEWATER ENTERPRISE FUND, DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH PROCEEDS OF A FUTURE BORROWING FOR CAPITAL EXPENDITURES TO BE UNDERTAKEN BY THE TOWN OF SILT; IDENTIFYING THE CAPITAL EXPENDITURES AND THE

FUNDS TO BE USED FOR SUCH PAYMENT; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH

6. Re-appointment of Justin Brintnall as the Garfield County Weed Advisory Board Representative for the Town of Silt for 2023

Mayor Pro-tem Knott made a motion to approve the consent agenda excluding item #5 which was pulled from the consent agenda in its entirety to be discuss at a later time. Trustee Classen seconded the motion, and the motion carried unanimously.

Conflicts of Interest – Presentation by Attorney Sawyer

Attorney Sawyer provided a brief refresher on conflicts of interest and the things that Board members should pay attention to when viewing items on an agenda. He added that it is up to each Board member to police their own conflicts.

There were no conflicts of interest tonight.

Agenda Changes – There were no agenda changes.

Second 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 provided a brief refresher of the application. Applicant Joy Zeller then went through her presentation and power point.

The public hearing was opened at 8:07 p.m. There were no public comments and the hearing closed at 8:08 p.m.

There was discussion by the Board about the concerns that have been expressed by citizens regarding this development, that it is a sellout of our community, that the development makes sense as R3, the additional traffic on Highway 6 accessing the development and that the development only has one way in and out in the case of an emergency.

Mayor Pro-tem Knott made a motion to approve second 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 and Classen voting nay.

Resolution No. 5, Series 2023, A RESOLUTION APPROVING THE FINAL PLAT FOR THE AUTUMN RIDGE MINOR SUBDIVISION IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS

Planner Chain went over his presentation and conditions as stated in his staff report. There was discussion regarding utilities, easements, irrigation, access, and the need for a future subdivision improvements agreement and development agreement.

Applicant Deric Water went over their presentation and plans for the development and addressed the items discussed during Planner Chain's presentation.

The public hearing opened at 8:49 p.m. There were no public comments and the hearing closed at 8:50 p.m.

Mayor Pro-tem Knott made a motion to approve Resolution No. 5, Series 2023, A RESOLUTION APPROVING THE FINAL PLAT FOR THE AUTUMN RIDGE MINOR SUBDIVISION IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS as listed in the staff report and adding that prior to recordation of the final plat, the waterline either be moved to a location on Lot 1 or that an easement be depicted on the plat encompassing the waterline. Trustee Brintnall seconded the motion, and the motion carried with Trustee Flores voting nay.

(Due to the size of this application, additional documents were provided to the Board via a Dropbox link. An electronic copy of this information can be found in the Town Clerks electronic packet)

Administrator and Staff Reports

Administrator Layman commented that staff is now looking at the June 1 grant cycle for the new water plant. He suggested establishing either a sub-committee of two board members to dive into the proposals or the Board could consider more work sessions. **There was a consensus to have additional work sessions so that the entire Board would be involved.**

Mayor Pro-tem Knott asked about the status of the hillside with the rocks coming down and Director Fonner stated that the company involved has been out once and would be coming back for further analysis and recommendations on how to remedy the situation. Mayor Pro-tem Knott also commented about using the street sweeper to pick up the rock on the streets and Director Fonner explained that the rock helps with the current and future snowfalls.

There was additional discussion regarding new water plant information that has been provided to staff, what has been presented to the citizens to keep them informed and get them engaged and how to get the word out so that citizens would see it, read it and get involved.

Updates from Board / Board Comments

The Board commented about the great discussion tonight with the people who attended the water plant meeting. It was also suggested to have a separate meeting for the public for questions and answers so that it isn't limited due to a regular Board meeting. Staff was thanked for all of their hard work and to keep up the communication. The public was encouraged to get/stay involved by coming to the meetings, contacting staff or by dropping off their suggestions and comments at Town Hall. Citizens were also encouraged to contact staff instead of using Facebook to voice their concerns.

Mayor Pro-tem Knott commented about getting a second opinion on the water plant. Mayor Richel stated that he would like to see a second opinion on the construction costs associated with a new water plant. Director Fonner explained that the current plant is out of date and that it is at the end of its useful life since the technology is no longer used thus making it eventually obsolete. There was additional discussion regarding the bonding process, alternative options, a possible phased implementation, taking a tour of the plant to explain how the plant works, a cost break down of the new plant and the fact that the citizens cannot afford a \$28 million dollar water plant.

Executive Session


Mayor Richel made a motion to go into executive session for a conference with the Town Attorney for the purpose of receiving legal advice on a specific legal question under CRS Section 24-6-402(4)(b) – Holiday Inn Express Lease. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 9:37 p.m.

At the end of executive session, Mayor Richel made the following statement: “The time is now 10:03 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, Justin Brintnall, Samuel Flores, Derek Hanrahan, Chris Classen, Jeff Layman, Mike Kite, Nicole Centeno and Michael Sawyer. 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

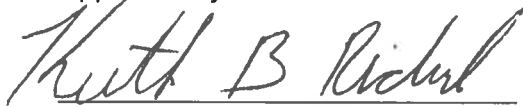
Trustee Brintnall made a motion to adjourn. Mayor Pro-tem Knott seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:04 p.m.

Respectfully submitted,



Sheila M. McIntyre, CMC
Town Clerk



Approved by the Board of Trustees


Keith B. Richel
Mayor