

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
OCTOBER 23, 2023 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, October 23, 2023. Mayor Richel called the meeting to order at 7:00 p.m.

Roll call	Present	Mayor Keith Richel Mayor Pro-tem Derek Hanrahan Trustee Justin Brintnall Trustee Chris Classen Trustee Samuel Flores Trustee Andreia Poston Trustee Jerry Seifert
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Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Public Works Director Trey Fonner, Town Treasurer Amie Tucker, Community Development Manager Nicole Centeno, Chief of Police Mike Kite and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – Doug Wight, town of Silt property owner w/as present to apologize to Nicole Centeno for his behavior a couple of weeks ago and to anyone else he offended. He continued to comment on how the code is enforced and that he wants to move forward, try to liquidate his holdings and move on.

Consent Agenda –

1. Minutes of the October 10, 2023 Board of Trustees meeting
2. **Resolution No. 30, Series 2023**, A RESOLUTION SUPPORTING THE EXECUTION OF THE AGREEMENT FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT GRANT (23-FM-06) IN THE AMOUNT OF \$25,000.00, FOR A TOTAL PROJECT COST OF \$56,559.00, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE PURCHASING OF A NEW PUBLIC WORKS VEHICLE FOR THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
3. **Resolution No. 31, Series 2023**, A RESOLUTION SUPPORTING THE EXECUTION OF THE AGREEMENT FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT GRANT (23-FT-07) IN THE AMOUNT OF \$183,000.00, FOR A TOTAL PROJECT COST OF \$262,498.90, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE REFURBISHMENT OF A 150,000 GALLON POTABLE WATER STORAGE TANK FOR THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – Town Clerk McIntyre stated that there was an individual who had applied for the P&Z vacancy last minutes but pulled their application stating that they would apply again at a later date for another town opening.

Interviews for Planning & Zoning Commission – Joe Franzen, Tod Tibbetts, Rick Newell and Dana Wood

The Board interviewed the four candidates on their qualifications and why they would like to serve on the Planning Commission.

Trustee Poston made a motion to appoint Tod Tibbetts to the Planning & Zoning Commission. Trustee Classen seconded the motion, and the motion failed 5-2.

Trustee Classen made a motion to appoint Dana Wood to the Planning & Zoning Commission. Mayor Pro-tem Hanrahan seconded the motion, and the motion carried with Trustees Flores and Poston voting nay.

Garfield Clean Energy/CLEER Presentation and 2024 Budget Request – Morgan Hill and Christina Matzl

GCE/CLEER representatives Morgan Hill and Christina Matzl were present to report on their activities over the last year and to answer questions regarding its operations. They then proceeded to go through their slideshow presentation that provided a background of GCE, their vision and areas of focus, the ReEnergize program, energy management, data tracking and their energy action plan goals.

The Board asked if they could find out the amount of savings that the town has experienced since having solar panels installed and it was stated that the amount could be calculated and provided. The Board was asked for their support and for a contribution of at least \$3,400 in 2024.

Water Treatment Plant Funding Discussion – Establishment of Contingency Reserve

Administrator Layman stated that the purpose of this discussion was to request that the Board adjust the leveraged loan borrowing package downward in anticipation of receiving a Department of Local Affairs (DOLA) Energy Impact Assistance Fund grant in the amount of \$1,000,000, and establish a contingency reserve by allocating the Town's \$800,000 ARPA funds and \$200,000 of unspent "2023 Boring Project" funds for the Silt Water Treatment Plant (WTP) project. The contingency reserve would only be used to replace the anticipated grant funds in the event that the Town is not awarded the grant.

There was discussion on how reducing the loan amount by \$1,000,000 would reduce the average ratepayer's monthly water bill from about \$104 to about \$100 and that it would reduce the annual interest rate payments by approximately \$37,700 or about \$740,000 over the 20-year term of the loan. Financial specialist Jim Mann was present to answer questions as well.

There was lengthy discussion on the different scenarios and uses of money and the best way to proceed that is in the best interest of the town. It was stated that it wasn't worth strapping the town financially if the grant doesn't come through by using reserves. There was also discussion about dipping below reserve requirements and how long it would take to recoup that money along with having the necessary money available should there be a catastrophic event.

Trustee Poston made a motion to approve the water treatment plant funding discussion establishment of a contingency reserve using the \$1M in State Revolving Fund money and as a contingency plan using the \$800,000 in ARPA funds and \$200,000 in savings from the boring project. Trustee Flores seconded the motion, and the motion carried unanimously.

Impacts of Proposition HH Discussion

Administrator Layman stated that staff is still trying to get more information on what this proposition is about and its effects. The measure temporarily lowers the assessment rates for both residential and certain types of nonresidential properties for a ten-year period. He stated that there are several agencies who are against HH, adding that it would reduce local control and that the towns budget would suffer by a reduction of property taxes received. Mr. Layman suggested that everyone read their “blue book” for the upcoming election as there is a large amount of information there.

September 2023 Financial Report and Draft Budget Submittal

Treasurer Tucker went over the September 2023 financial report.

Administrator and Staff Comments

There were no staff comments.

Updates from Board / Board Comments

The Trustees thanked everyone for their hard work and for those who worked last weekend for the Silt clean-up. There were also comments about the streetsweeper being out, the fall activities coming up, to watch out for people now that it is getting dark early, the alley behind 810 Main Street, the application at the P&Z meeting for the old bank building, the new sidewalks on Main Street, the response to the town wide clean-up last week, a thank you to all who applied for the P&Z vacancy and a thank you to the police department who were part of a large case that was prosecuted last week and for their part in getting justice for the victim.

Executive Session

Mayor Richel made a motion to go into executive session for discussion of a personnel matter under CRS Section 24-6-402(4)(f) – Town Administrator Jeff Layman performance evaluation. Trustee Classen seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 9:35 p.m.

At the end of executive session, Mayor Richel made the following statement: “The time is now 9:59 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, Derek Hanrahan, Jerry Seifert, Justin Brintnall, Sam Flores, Chris Classen, Andreia Poston and Jeff Layman. 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 Seifert made a motion to approve a 5% pay increase for Administrator Layman with an additional 1% increase to his 401a with an effective date of July 1, 2023. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Classen seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 10:01 p.m.

Respectfully submitted,



Sheila M. McIntyre
Town Clerk, CMC

Approved by the Board of Trustees



Keith B. Richel
Mayor

