

**TOWN OF SILT  
REGULAR BOARD OF TRUSTEES MEETING  
FEBRUARY 13, 2023 – 7:00 P.M.**

The Silt Board of Trustees held their regularly scheduled meeting on Monday, February 13, 2023. Mayor Richel called the meeting to order at 7:06 p.m.

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**Roll call**

Present

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

Also present were Town Administrator Jeff Layman (remotely), Town Clerk Sheila McIntyre, 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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**Public Comments** – There were no public comments.

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**Consent Agenda**

1. Minutes of the January 23, 2023 Board of Trustees meeting
2. Approval of Police Car Lease/Purchase Agreement with Bank of Colorado

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

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

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**Agenda Changes** – There were no agenda changes.

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**Presentation and update from Highwater Farm – Becca Gourlay and Ava Gilbert**

Present tonight were Becca Gourlay and Ava Gilbert to go over their presentation of Highwater Farms' sustainable agricultural practices as well as provide an update of their production over the last three years in addition to the changes that would be taking place for the 2023 growing season.

## **Request for Extension – Final Plat for Autumn Ridge**

Planner Chain went over the request from the applicant to extend the completion of their final plat on their minor subdivision from the 30-days as required by code to 60-days as allowed by code.

**Mayor Pro-tem Knott made a motion to extend the deadline for processing and obtaining all recordation documents for the Final Plat for the Autumn Ridge Minor Subdivision until April 10, 2023. Trustee Brintnall seconded the motion, and the motion carried unanimously.**

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**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 February 27, 2023)*

Administrator Layman stated that staff anticipates having this finished for first reading on February 27, 2023.

**Mayor Pro-tem Knott 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 February 27, 2023 meeting. Trustee Seifert seconded the motion, and the motion carried unanimously.**

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## **Topics of discussion for future joint work sessions between the Board of Trustees and the Planning Commission and the Board of County Commissioners**

Administrator Layman stated that in the continuing practice to hold regular work sessions with the Planning Commission and the Board of County Commissions he would like to hear what topics the Board would like on those two agendas. Staff relayed the following topics that were brought up by the Planning Commission:

- The importance of code changes in general
- Affordable housing
- Water Treatment Plant
- Guidance to the P&Z regarding the approval of new development and growth
- How the P&Z can better support the town and the Board

The Board discussed those items and also added possible discussion regarding:

- Doing a general overview of the comprehensive plan for the entire town as well as including the zoning map
- Provide the Board with the top ten code changes as prioritized by staff that need to be addressed
- Revisions to the code to better accommodate the downtown area
- Better definition of tiny homes and the EQR's associated with them
- Multi-family and commercial
- Vacation rentals

In regards to topics for the Board of County Commissioners the following were discussed:

- Bulk water usage - staff was asked to provide the Board of Trustees with historical data regarding bulk water usage to review and then share with the BoCC
- How to get assistance with funding a new water plant
- If there are any plans on addressing the Davis Point intersection
- Address the repaving of the overpass

It was suggested to discuss the overpass first, then Davis Point and finish with the water discussion. Staff will bring the bulk water data to the Board at the next meeting.

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### Administrator and Staff Comments

There was brief discussion about the interest in the 15-acre parcel west of the Holiday Inn, an update on IMTPR regarding Cottonwood Pass, the start date of the new Police Lieutenant, new requirements from CDPHE regarding Lead and Copper sampling, the recent changes to the local Chamber and their focus on re-engaging businesses, which Board members would like to attend the State of the Community Luncheon and the status of JDS Hydro and their review of Dewberry regarding the water plant.

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### Updates from Board / Board Comments

It was asked if all businesses were up to date on their sales tax, along with comments regarding repairs to water lines and that the code is vague regarding who is responsible for those repairs at the curb stop, adding a blurb to the newsletters about each employee and providing more historical data on the website regarding past Planning Commission packets. Director Fonner was thanked for putting on the tours of the water plant and Sarah Flores and Daryl Back were both congratulated for getting their level A licenses for water.

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### 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 8:06 p.m.**

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Respectfully submitted,

  
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Sheila M. McIntyre, CMC  
Town Clerk

Approved by the Board of Trustees

  
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Keith B. Richel  
Mayor

