

**TOWN OF SILT
SPECIAL BOARD OF TRUSTEES MEETING
MAY 30, 2023 – 7:00 P.M.**

The Silt Board of Trustees held a special meeting on Monday, May 30, 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 Andrea Poston Trustee Jerry Seifert
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Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – There were no public comments.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Resolution No. 17, Series 2023, A RESOLUTION SUPPORTING THE APPLICATION FOR A STATE REVOLVING FUND LOAN IN THE AMOUNT OF \$28,000,000.00 FOR COSTS ASSOCIATED WITH THE ENGINEERING AND CONSTRUCTION FOR IMPROVEMENTS TO THE WATER PLANT FOR THE TOWN OF SILT, GARFIELD COUNTY, COLORADO

Administrator Layman explained that tonight’s meeting is intended to provide a summary of the process and the needs as they are related to the water treatment plant. Patrick Radabaugh was present and proceeded with his power point presentation that went over the project and solutions. His presentation touched on the following items:

- Preparation of demand projections
- Water regulatory review
- Water treatment plant evaluation
- Water treatment alternatives
- Summary of process improvements
- Summary of WTP costs
- Summary of WTP annual costs
- WTP alternatives matrix
- WTP recommendations

- CMAR delivery
- Project schedule

Jim Mann was also present and provided a power point presentation that went over the market conditions and sizing of the loan as well as the evolution of rate impact. He stated that the interest rate is also now much less than originally anticipated and that he is anticipating about \$7,750,000 in grants and principal forgiveness from various sources. He stated that after the various grants are applied, the net bond size could be reduced to approximately \$18,145,000.00.

There was discussion on whether to move forward tonight or not with the June application or wait until the January 2024 deadline. The board was cautioned that the construction costs continue to go up and that the costs could increase by 10% if they waited until January. Mr. Mann also stated that if the board waited until January, the town might have greater clarity on whether the congressional directed spending would be appropriated for the town. He added that by waiting, the amount received from the congressional directed spending could be almost wiped out by the 10% increase and that rates to the customers would decrease by about \$1 per month. He stated that the best thing to do would be to put in the June application for \$28M and hope that CMAR and everyone else does a great job to get that amount down and then hope that the town gets congressional appropriation before the bonds are issued. He added that if the town were to get another \$3M of reduced borrowing, its impact could reduce the amount paid by citizens each month by \$8-10. Administrator Layman clarified that the town at this point has no idea how much money they would be getting in congressionally directed spending and won't know for a while.

There was lengthy discussion on getting a better idea of what the true costs could be from CMAR and what Sustainable Strategies thinks they might be able to accomplish in the way of grants. Debra Figueroa was present and relayed to the board that there is no way to guarantee how much money could be achieved through grants and when that money could be awarded. She added that there would be time for the board to try to obtain grant money for the \$3M float. The board also discussed the risk of interest rates going up, meeting the requirements in order to get money, the risk of construction costs going up, additional time to look for water grants, should additional development fees be looked into, that a new water plant is necessary and if the citizens are going to be able to afford the rate increase.

The Board opted to take comments from the public as follows:

Mike Yorty stated that he agreed with the feeling of a high-pressure sales tactic, he also commented about the costs of natural gas versus electric and that the cost of gas has gone up, who is going to burden the costs because a lot of people in this town need help and that there could be a potential loss of citizens who would move away.

Mayor Richel clarified for the public that the town is currently undercharging in regards to utility rates and that the standard base rate to support the plants current operating costs is \$94.89.

Alex Sanchez stated that he agrees that the plant doesn't meet the current needs, and that financially the town should look at a 40-year plan regarding the plants. He added that it needs to be addressed but that the town shouldn't oversize the system and should work at providing better communication to the citizens. He suggested being cautious with all of the technical terms that are being thrown out that people don't understand adding that there might be some disconnect with the citizens.

Brooke Caldwell stated that she echoes everything that's been said and that as an older person on fixed income, the rates going up have been shocking. She added that she doesn't like the water and would

like to someday be able to drink it. She stated that the rate increase is too much and that she can't afford that.

Robert Blake Nell stated that he doesn't understand what people are saying and why can't we all just get along.

There was brief discussion regarding the treatment of the water that comes from the Colorado River unlike other towns in our area who get their water from other sources.

There was a consensus to wait until the next meeting to make a decision and to have staff provide a CMAR number and a projected rate payer impact based on no money received.

Administrator and Staff Reports

There were no staff comments.

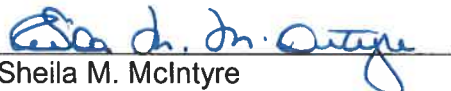
Updates from Board / Board Comments

Trustee Poston stated she wants everyone to continue to relay their thoughts and ideas openly and work together on behalf of our citizens. The Board relayed their support for staff and everyone involved in this project and thanked the public for coming out and speaking tonight.

Adjournment

Trustee Brintnall made a motion to adjourn. Trustee Poston seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 8:55 p.m.

Respectfully submitted,



Sheila M. McIntyre
Town Clerk, CMC

Approved by the Board of Trustees



Keith B. Richel
Mayor

