

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
AUGUST 14, 2023 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, August 14, 2023. Mayor Pro-tem Hanrahan called the meeting to order at 7:04 p.m.

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| Roll call | Present | Mayor Pro-tem Derek Hanrahan Trustee Justin Brinnall Trustee Chris Classen Trustee Samuel Flores Trustee Andreia Poston Trustee Jerry Seifert |
| | Absent | Mayor Keith Richel |

Also present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, Chief of Police Mike Kite 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 July 24, 2023 Board of Trustees meeting
2. **Resolution No. 19, Series 2023**, A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT GRANT 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. 20, Series 2023**, A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT GRANT IN THE AMOUNT OF \$183,748.60, FOR A TOTAL PROJECT COST OF \$262,498.00, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE REFURBISHMENT OF A 150,000 GALLN POTABLE WATER STORAGE TANK FOR THE TWOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
4. **Resolution No. 21, Series 2023**, A RESOLUTION SUPPORTING THE EXECUTION OF THE INTERGOVERNMENTAL AGREEMENT IN REGARDS TO THE TRANSPORTATION ALTERNATIVES PROGRAM GRANT PROJECT NUMBER TAP M207-002 (25841) BETWEEN THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
5. Green Cross Silt – Renewal of Retail Marijuana license
6. Burning Mountain Pizza & Subs – Renewal of Hotel and Restaurant Liquor License

Public Works Director Fonner explained that there was a minor change to Resolution 20 in the amount to be awarded and that the revised copy was before the Board tonight for their review and approval.

Trustee Seifert made a motion to approve the consent agenda as presented including the revised Resolution No. 20. Trustee Brintnall seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – Chief Kite introduced the departments newest Police Officer Tarren Farnham. The Board welcomed Officer Farnham to the Silt Police Department.

Water Plant Update – Fall Timeline

Administrator Layman provided an update on the status of the water plant by going over the following information:

- That the Colorado Drinking Water Revolving Fund (DWRF) Loan Program has issued their Loan Credit Report, attached. The SRF Loan Committee will consider our application, filed in June, on August 23rd at a meeting in Steamboat Springs, and render a decision regarding the loan and principal forgiveness features that have been recommended by SRF staff. It will then be up to the Town to pass resolutions adopting a rate study, accepting the construction contract, retaining bond counsel and approving the loan agreement. We will schedule a meeting on August 28 to review current information. On September 11, we will present the final bit of information prior to the Board finalizing their decision to go forward.
- That the Town of Silt Board of Trustees, along with professional staff and engineers have spent since mid-2020 working to find the best path forward to provide Silt citizens with the pre-treatment option that it should have had since the beginning.
- The since 2022, Dewberry has led the Town in the process of preparing and applying for loans, grants and principal forgiveness (see attached DWRF program flier). Dewberry conducted a technical study of the Silt W/WW plants and produced master plans to be used specifically to develop short and long-term plans and costs for implementing improvements. This work was critical in order to complete the “Project Needs Assessment” (PNA) for the State of Colorado by their June 30, 2022 deadline. The PNA is required in order to be eligible for low interest loans and grants offered by the Federal government through the State.
- After the Town hired Garney Construction to serve as construction manager at risk (CMAR), the estimated cost was presented to the Board, along with anticipated revenues with which to pay for the project. The Town of Silt Board of Trustees approved the application for a \$28 MM loan from the DWRF on June 15, 2023. The next opportunity to apply for the loan will be in January 2024.
- Garney and Dewberry led a 90% design/engineering completion workshop on August 2. Garney will present a Guaranteed Maximum Price (GMP) to the Board of Trustees at its September 11 meeting. Attached you’ll find the “Invitation to Bid” posted by Garney to subcontractors.
- Timeline:

- CDPHE Loan Committee Meeting August 23rd, 2023
- Brief Board on Rate Increase w/ cost trends based on 90% August 28th, 2023
- GMP Update Submittal September 8th, 2023
- Final Rate Increase/water plant decision September 11, 2023
- Begin contract process with Garney September 12, 2023
- Bond Sale October 9, 2023
- 100 Design Workshop November 9, 2023
- 100 Percent Design November 21, 2023

- Project Budget:

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| Total Project Budget: | \$28,000,000 |
| Total Principal Forgiveness: | \$ 8,645,000 |
| Total Grants: | \$ 750,000 |

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| Total Loan Request: | \$18,605,000 |
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| Estimated Interest Rate (Leveraged): | 3.5% on 15,605,000. 20 years |
| Interest Rate (Direct): | 1% on 3,000,000. 20 years |

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| Current Rate: | \$53.61 (W), \$71.56 (S) |
| Estimated Rate Increase: | \$61.17 |

There was brief discussion about continued distribution of information regarding the future increase in rates and that this would be on the next two agendas allowing the public two last chances to make comments. It was suggested to send info out to the HOA's to help get the word out as well.

Topics of discussion for work session between the Board of Trustees and the Planning Commission

Administrator Layman stated that the Board and Planning Commission would be meeting in a work session on August 28 and would like to know what topics might be of interest to place on the agenda. The Trustees commented about affordable housing, the zoning rules that could and/or should be updated in code to accommodate affordable housing and increasing the interactions and activity between the Board and the Commission.

Administrator and Staff Reports

Administrator Layman announced that Town Attorney Mike Sawyer is back in the office again. There was brief discussion regarding the following:

- Status of the potential annexation and development of Herons Nest

- Letter of Support for an EIAF Grant
- The Town would be closing on the lot in front of the Holiday Inn next week

Director Fonner stated that Tara Subdivision is scheduled to be milled and repaved starting next week. There was also discussion about the drainage on Ballard Avenue around the 1300 block.

Updates from Board / Board Comments

The Trustees invited the public to attend Silt Heyday and the next concert at the pavilion. They also welcomed the newest officer and thanked the police department for keeping the community safe. Public Works was thanked for the good job done on the new horseshoe pits and Director Fonner thanked those that donated materials and services: Casey Concrete, Canberra Concrete Pumping, Harrahs Concrete and Murr Welding. He added that signage would be put up once the fencing is completed around the pits recognizing all of those involved with making this project happen.

There was also brief discussion about the LED lights along Main Street, that the locates at 16th & Grand don't appear accurate, that the fire hydrants need to be painted and the weeds cleaned around them, a dead tree on the boulevard by the Post Office. Staff was thanked for filling potholes, the shelter that was built as Flying Eagle Park and for the new Shelter at Veteran's Park looks. The Trustees asked once again that people please slow down especially now that school is back in session. There was brief discussion about increasing the amounts of fines so that people understand the need to slow down.

Executive Session

Trustee Brintnall made a motion to go into executive session for discussion of a personnel matter under CRS Section 24-6-402(4)(f) – Jeff Layman Performance Evaluation. Trustee Classen seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 8:04 p.m. After a brief recess it was determined that the executive session would not be occurring tonight but would take place at a future meeting once the necessary materials have been distributed to the Board.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Pro-tem Hanrahan adjourned the meeting at 8:19 p.m.


Respectfully submitted,

Approved by the Board of Trustees



 Sheila M. McIntyre
 Town Clerk, CMC





 Derek Hanrahan
 Mayor Pro-tem