

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
JANUARY 22, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, January 22, 2024. Mayor Richel called the meeting to order at 7:06 p.m.

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

Also, present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Manager Nicole Centeno, Chief of Police Mike Kite, Attorney Michael Sawyer, Attorney Lawrence Bond, Planner Mark Chain and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – Douglas Salg was present to state that he is running for Garfield County Commission District 2, the seat being vacated by John Martin. He handed out his card as asked anyone who might have questions to give him a call.

John Lepkowski passed out handouts and talked about his concern regarding the books available at the Silt Library that he feels are not safe for children. He suggested that the books with adult content be put behind glass and viewable only by adults over the age of 18.

Consent Agenda –

1. Minutes of the January 8, 2024 Board of Trustees meeting
2. Re-appointment of VALE Board members – Kim Hammon & Tammy Gabriel

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Resolution No. 4, Series 2024, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, AUTHORIZING THE TOWN TO EXECUTE A CONTRACT AMENDMENT FOR ENGINEERING SERVICES BY DEWBERRY ENGINEERS INC. FOR CONSTRUCTION OF THE WATER TREATMENT PLANT

Attorney Bond was present to go over his report and the changes included in the amended contract along with Patrick Radabaugh and Sam Franzen. There was discussion regarding how often a representative with Dewberry would be on site during construction and if those days would be tracked. Mr. Radabaugh stated that they would have someone on site approximately three days a week and that it would be documented and reported to the town of often as the town requests. It was added that there would also be bi-weekly meetings between Town, Garney and Dewberry to go over scheduling, field activities occurring and such to assist with the scheduling of inspections along the way.

Trustee Seifert made a motion to approve Resolution No. 4, Series 2024, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ACTING BY AND THROUGH ITS WATER AND WASTEWATER ACTIVITY ENTERPRISE, AUTHORIZING THE TOWN TO EXECUTE A CONTRACT AMENDMENT FOR ENGINEERING SERVICES BY DEWBERRY ENGINEERS INC. FOR CONSTRUCTION OF THE WATER TREATMENT PLANT. Trustee Classen seconded the motion, and the motion carried unanimously.

Resolution No. 7, Series 2024, A RESOLUTION OF THE TOWN OF SILT BOARD OF TRUSTEES, COLORADO, AMENDING RESOLUTION NO. 23, SERIES 2016 AND APPROVING THE AMENDED MAJOR SUBDIVISION PRELIMINARY PLAN FOR THE PROPERTY FORMERLY KNOWN AS DIVIDE CREEK CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT

Planner Chain went over his report on this minor amendment to the preliminary plan. He proceeded to go over the changes that are being requested by the applicants: a shorten loop road, only two access points onto the Frontage Road, tract two is a little smaller, splitting the island into two sections and a minor change to the zoning. Staff recommends approval with the conditions listed in the resolution, and asked that condition number three be added from his report that states “that as part of the Final Plat application the ARADA and the PUD Zoning Guide be adjusted after a public hearing process to make sure all total residential unit counts and density requirements are in conformance with the original plan”.

Mitchell Weimer, Doug Pratte and Dennis Carruth were present to go through their presentation which provided an overview of their project. There was Board discussion regarding a mix of ownership opportunities to include rentals, how the island is going to be used and that the Board would like a copy of the preliminary build schedule.

The public hearing was opened at 8:14 p.m. There were no public comments and the hearing was closed at 8:14 p.m.

Trustee Classen made a motion to approve Resolution No. 7, Series 2024, A RESOLUTION OF THE TOWN OF SILT BOARD OF TRUSTEES, COLORADO, AMENDING RESOLUTION NO. 23, SERIES 2016 AND APPROVING THE AMENDED MAJOR SUBDIVISION PRELIMINARY PLAN FOR THE PROPERTY FORMERLY KNOWN AS DIVIDE CREEK CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED UNIT DEVELOPMENT to include staff recommendation number three that as part of the Final Plat application the ARADA and the PUD Zoning Guide be adjusted after a public hearing process to make sure all total residential unit counts and density requirements are in conformance with the original plan and that the applicant submit an application to amend the PUD, the Zoning Guide and the ARADA in conformance with that at the time they file for their final plat. Trustee Flores seconded the motion, and the motion carried unanimously.

Treasurer Tucker went over the December 2023 financial report.

Administrator and Staff Reports

Administrator Layman went over the letter from Carbondale in the packet that raises the immigration issue and how to address it from a regional approach.

Treasurer Tucker shared the numbers she calculated for past overtime that had been accrued based on discussions at a prior meeting to consider making a change to policy to start paying out overtime in the future. Staff was asked to bring this back on a future agenda.

Updates from Board / Board Comments

The Board thanked staff for their work, for the wood fence installed at the dog park, congratulations to employees Sarah Flores and Casey Marron on their ORC accomplishments at the water and wastewater plants, if there are any plans to upgrade lights in any of the subdivisions in town, the burn pile at Autumn Ridge and a thank you to those persons who were re-appointed to the VALE Board and for the job that they do.

Executive Session

Mayor Richel made a motion to go into executive session to discuss the purchase, acquisition, lease, transfer or sale of any real, personal or other property interest under CRS 24-6-402(4)(a) – Discussion on the purchase of property located in the vicinity of 7th Street and Front Street and Grand Avenue and 7th Street. Mayor Pro-tem Hanrahan seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 8:30 p.m.

At the end of executive session, Mayor Richel made the following statement: “The time is now 9:10 p.m. and the executive session has concluded. No formal action was taken in the executive session but negotiators were given direction. The participants in the executive session were: Keith Richel, Derek Hanrahan, Justin Brintnall, Jerry Seifert, Sam Flores, Chris Classen, Jeff Layman, Sheila McIntyre, Amie Tucker, Nicole Centeno, Mike Sawyer and Lawrence Bond. 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 Seifert made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 9:11 p.m.

Respectfully submitted,


Sheila M. McIntyre
Town Clerk, CMC



Approved by the Board of Trustees


Keith B. Richel
Mayor