

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
FEBRUARY 12, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, February 12, 2024. Mayor Richel called the meeting to order at 7:00 p.m.

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

Also, present were Town Administrator Jeff Layman, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Public Works Director Trey Fonner, Community Development Manager Nicole Centeno, Attorney Michael Sawyer and members of the public.

Pledge of Allegiance and Moment of Silence

Public Comments – Michelle Williams was present representing the Coal Ridge Booster Club, asking that the Town participate in the building of a paved pavilion that would serve a new concession stand being built by the football field. For \$1000, donors would purchase a 9x9 foot concrete section that would make up the pavilion. Each square would state the name of the donor for all to see. Administrator Layman stated that he would bring this topic up for more discussion during staff reports.

Consent Agenda –

1. Minutes of the January 22, 2024 Board of Trustees meeting
2. Renewal of Columbine Liquor Retail Liquor License
3. **Resolution No. 8, Series 2024**, A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR THE TOWN OF SILT, COLORADO FOR THE 2023 BUDGET YEAR
4. **Resolution No. 9, Series 2024**, 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 \$60,000.00, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE PURCHASING AND INSTALLATION OF WINDOWS AND DOORS FOR TOWN HALL FOR THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO
5. **Resolution No. 10, Series 2024**, A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT GRANT IN THE AMOUNT OF \$315,000.00, FOR A TOTAL PROJECT COST OF \$450,000.00, IN ORDER TO OFFSET THE COSTS ASSOCIATED WITH THE PURCHASE AND INSTALLATION OF A FAN PRESS FOR THE HANDLING OF SLUDGE PRODUCED BY THE WASTEWATER TREATMENT PLANT, FOR THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Modification of Premise Application for Columbine Liquors

Deputy Clerk Malsbury explained that the applicant would like to modify his premise by adding a drive-through window. She added that the applicant has met with the building department and has been approved by them for the modification. There was additional discussion regarding the effects this would have on the parking for the businesses on that corner. Staff explained that the alley would be turned into a one-way street by entering off of 9th Street and existing onto 8th Street.

Applicant Matt Daugherty was present to answer questions. He explained that he along with Brick House Pizza would be combing dumpsters to help alleviate any congestion to the area. Staff explained that the alley would be paved once the alley project is complete and Mr. Daugherty stated that he would be chip sealing his area by the new window.

There was additional discussion that the applicant may need to limit the hours of the drive-through window depending on the time of day and traffic conditions. There were also concerns of the added effect of the traffic visiting the taco truck on the corner.

The public hearing was opened at 7:27 p.m. There were no public comment and the hearing was closed at 7:28 p.m.

Trustee Seifert made a motion to approve the modification of premise application for Columbine Liquors and that if the town determines that operation of the drive-through window is causing a traffic problem that the applicant shall close operations of the drive-through window during such periods of time as the town may direct. Trustee Classen seconded the motion, and the motion carried with Mayor Richel voting nay.

Consciously Crafted LLC d/b/a/ High Q Silt - Change Controlling of Beneficial Owners

Deputy Clerk Malsbury stated that the applicant has applied for a transfer of ownership with this location being just one of several facilities that they are acquiring. She added that there would be no changes in the name, modification of the premise, line of products or operations.

Present were Christine Provenzano and Dylan Damavandi, representatives for Consciously Crafted to answer questions regarding their request and to confirm that there would be no changes to the business other than the ownership.

There was brief discussion about the Special Use Permit that is already in place with High Q at this location and how it would transfer to the new ownership.

The public hearing was opened at 7:43 p.m. There were no public comment and the hearing was closed at 7:43 p.m.

Trustee Seifert made a motion to approve the Consciously Crafted LLC d/b/a/ High Q Silt - Change Controlling of Beneficial Owners application. Trustee Classen seconded the motion, and the motion carried unanimously.

Resolution No. 6, Series 2024, A RESOLUTION FOR FINDINGS OF FACTS AND CONCLUSIONS REGARDING AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS 129 WEST HOME AVENUE, SILT, COLORADO

Community Development Manager Centeno provided her report that covered all three of the items before the Board tonight regarding the annexation and zoning of this parcel for a single-family dwelling. Staff feels that this is an appropriate use of this parcel and recommends approval.

The applicants were present and stated that it is their plan to build on home on this property.

The public hearing was opened at 7:52 p.m. There were no public comments and the hearing was closed at 7:53 p.m.

Trustee Brintnall made a motion to approve Resolution No. 6, Series 2024, A RESOLUTION FOR FINDINGS OF FACTS AND CONCLUSIONS REGARDING AN ANNEXATION PETITION FOR A PROPERTY KNOWN AS 129 WEST HOME AVENUE, SILT, COLORADO. Trustee Seifert seconded the motion, and the motion carried unanimously.

First reading of Ordinance No. 1, Series 2024, AN ORDINANCE ANNEXING TO THE TOWN OF SILT, COLORADO CERTAIN REAL PROPERTY LOCATED AT 129 WEST HOME AVENUE, SILT, COLORADO, KNOWN AS THE MARIONI ANNEXATION

The public hearing was opened at 7:54 p.m. There were no public comments and the hearing was closed at 7:54 p.m.

Trustee Classen made a motion to approve first reading of Ordinance No. 1, Series 2024, AN ORDINANCE ANNEXING TO THE TOWN OF SILT, COLORADO CERTAIN REAL PROPERTY LOCATED AT 129 WEST HOME AVENUE, SILT, COLORADO, KNOWN AS THE MARIONI ANNEXATION. Trustee Brintnall seconded the motion, and the motion carried unanimously.

First reading of Ordinance No. 2, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-2 – GENERAL RESIDENTIAL DISTRICT, A 0.18-ACRE PARCEL LOCATED AT 129 WEST HOME AVENUE, SILT, COLORADO, KNOWN AS THE MARIONI ANNEXATION WITHIN THE TOWN OF SILT, COLORADO

The public hearing was opened at 7:56 p.m. There were no public comments and the hearing was closed at 7:57 p.m.

Trustee Poston made a motion to approve first reading of Ordinance No. 2, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-2 – GENERAL RESIDENTIAL DISTRICT, A 0.18-ACRE PARCEL LOCATED AT 129 WEST HOME AVENUE, SILT, COLORADO,

KNOWN AS THE MARIONI ANNEXATION WITHIN THE TOWN OF SILT, COLORADO. Trustee Seifert seconded the motion, and the motion carried unanimously.

Highwater Farms Presentation – Sara Tymczyszyn

Sara Tymczyszyn was present to go over what has been happening at Highwater Farms since they first came to Silt. She also provided information on their Summer Youth Program and their CSA Memberships. She went over their website and the events that they have lined up for this year.

It was discussed that the Board take a tour of Highwater Farms as well as the Silt River Preserve at a later date once the weather gets warmer.

Administrator and Staff Reports

Administrator Layman took this time to go over the request from the Coal Ridge Booster Club and the information that was provided in the packet tonight. There was a consensus to make a contribution in the amount of \$1000 to the booster club.

Mr. Layman also went over the “Rediscovering Common Ground” event that he participated in that touched on civic engagement and civil discourse and stated that each of the Board members have been provided with a copy of this thought-provoking book.

Community Development Manager Centeno went over the 2024 Calendar of Events pointing out that the traditional Farmer’s Market has been removed as its own event but that these vendors would be added to the other events in an effort to increase attendance.

Updates from Board / Board Comments

The Board asked for a status of the Camario, Family Dollar and River Trace projects. Trustee Seifert thanked staff for their hard work, commenting about his attendance at the Federal Mineral Lease luncheon where the Town of Silt was presented with plaques for the four grants that they received in 2023.

Interview for Interim Town Administrator – Jim Mann

Jim Mann was present for an interview with the Board for the Interim Town Administrator position. Mr. Mann introduced himself and stated that he has worked with the Town for the last two years as their financial advisor through the water treatment plant process. He continued by providing the board with information about himself, his work history and that he has past experience as a Village Administrator in a small town in Wisconsin. Mr. Mann explained his management style and how he would work with existing employees and would be happy to help out the Town in a bigger way than he already has. When asked when he would be available, Mr. Mann stated that he would be able to start at the Boards’ leisure. The Department Heads all voiced their support of bringing Mr. Mann on for this position.

Executive Session

Mayor Richel made a motion to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiation, and instructing negotiators under CRS 24-6-402(4)(e) – Interim Town Administrator. Trustee Classen seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 9:24 p.m.

At the end of executive session, Mayor Richel made the following statement: “The time is now 9:56 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, Justin Brintnall, Jerry Seifert, Andreia Poston, Chris Classen, Jeff Layman and Mike Sawyer. 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.

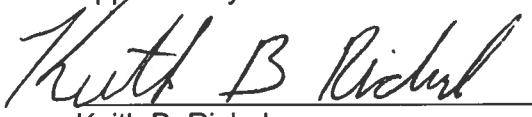
Trustee Seifert made a motion to direct staff to negotiate with Jim Mann on a proposal for the temporary Interim Town Administrator position. Trustee Classen seconded the motion, and the motion carried unanimously.

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Brintnall seconded the motion, and the motion carried unanimously. Mayor Richel adjourned the meeting at 9:58 p.m.

Respectfully submitted,


Sheila M. McIntyre
Town Clerk, CMC

Approved by the Board of Trustees

Keith B. Richel
Mayor

