

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
NOVEMBER 25, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, November 25, 2024. Mayor Richel called the meeting to order at 7:01 p.m.

Roll call

Present

Mayor Keith Richel
Mayor Pro-tem Derek Hanrahan
Trustee Justin Brintnall
Trustee Chris Classen
Trustee Kim Ingelhart
Trustee Andreia Poston
Trustee Jerry Seifert

Present were Town Manager Jim Mann, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Deputy Town Clerk Lori Malsbury, Community Development Director Nicole Centeno, Public Works Director Joe Lundeen, Chief of Police Mike Kite, Town Attorneys Mike Sawyer and Lawrence Bond 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 November 12, 2024, Board of Trustees meeting
2. Approval of the 7-Party Memorandum of Understanding Regarding Garfield County Older Adult Programs for 2025

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Continued first reading of **Ordinance No. 11, Series 2024**, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ADOPTING CHAPTER 5.34 AND CHAPTER 17.08.363 AND AMENDING LAND USE REGULATIONS IN CHAPTER 17.13.020 TO THE SILT MUNICIPAL CODE TO INCLUDE NATURAL MEDICINE HEALING CENTERS, NATURAL MEDICINE CULTIVATION FACILITIES, NATURAL MEDICINE PRODUCTS MANUFACTURING FACILITIES, AND NATURAL MEDICINE TESTING FACILITIES, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

Deputy Clerk Malsbury provided a brief update to the Board based on the discussion that took place at the last meeting. After discussion with the Town Attorney, the ordinance was amended to better reflect the limitations that the Town could place on the location of a facility. She added that the Town could not be more restrictive than what was originally proposed and that the revised ordinance is less restrictive in certain business districts.

Attorney Bond explained that any regulations created by the Town that exceed the State's mandate cannot be unreasonable. He also clarified the difference between a use-by-right and a special use permit which would assist in deviating from standard zoning. Attorney Bond stated that he feels that a special use permit is appropriate as long as the Board doesn't deny an application unless unreasonable or is in conflict with the Colorado Natural Medicine Code. Staff stated that they feel that by requiring a special use permit, it offers the ability to verify that the establishment is following all requirements of town code.

The public hearing was opened at 7:20 p.m. There were no public comments and the hearing closed at 7:21 p.m.

Trustee Ingelhart made a motion to approve the continued first reading of Ordinance No. 11, Series 2024, AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ADOPTING CHAPTER 5.34 AND CHAPTER 17.08.363 AND AMENDING LAND USE REGULATIONS IN CHAPTER 17.13.020 TO THE SILT MUNICIPAL CODE TO INCLUDE NATURAL MEDICINE HEALING CENTERS, NATURAL MEDICINE CULTIVATION FACILITIES, NATURAL MEDICINE PRODUCTS MANUFACTURING FACILITIES, AND NATURAL MEDICINE TESTING FACILITIES, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO. Trustee Seifert seconded the motion, and the motion carried with Trustee Classen voting nay.

Approval of contract to sell Town owner property at 1535 River Frontage Road

Manager Mann stated that this is the first step in selling the property that the hotel sits on and that the buyer has agreed to the terms that the town proposed. He added that the Town would retain the property in and adjacent to the river in order to maintain the pedestrian trail that has been established on the property. Mr. Mann also stated that the owner of the Holiday Inn would continue to operate the lift station that is located on the property and services the hotel and that the Town would retain the mineral rights to the parcel.

Attorney Sawyer went over the terms of the contract for \$350,000 explaining that a minor subdivision process would need to take place so that a portion of the parcel would be retained by the Town for a trail. He stated that an ordinance would be brought back to the next meeting for the sale of the property as required by the Towns Charter along with an assignment of the existing lease.

There was discussion on if parking would be made available for users of the trail and also the difficulty for Town staff to access the trail in order to maintain it. Attorney Sawyer stated that the Town should require an easement for access to the trail from the parking lot. He added that the Town could talk with the buyer on reserving an easement for a certain number of parking spaces to be used by trail users.

Trustee Poston made a motion to approve the contract for the Town Manager to sign for 1535 River Frontage Road subject to a condition that the contract provide a provision to reserve an easement for two parking spaces for public use. Trustee Classen seconded the motion and the motion carried unanimously.

Manager and Staff Reports

Manager Mann went over his staff report regarding potholes being repaired on the overpass by CDoT, the speed study that is being completed by CDoT for Main Street, a possible crosswalk on Main Street at 8th Street and that a resolution has been reached regarding staff's efforts to determine if the solar arrays located at the water treatment plant were actually benefitting the Town. It was determined that the Town experiences a savings of approximately \$84,000 annually from the solar display at the water plant. Manager Mann continued by adding that the Town may be able to change the rate class in order to receive better savings through Xcel and that a study of peak demands on our energy bills is taking place to determine if anything can be done to reduce the charged incurred during peak demand. Staff continues to determine what needs to take place to improve the solar units on both Town Hall and Senior Housing.

Manager Mann asked the Board if they would like to donate to the West Elk Trails Group again this year in the amount of \$300. There was a consensus to donate \$300. He also mentioned the upcoming work session on December 9 where Downtown Colorado Inc. would be present to provide a URA-101 discussion so that the Town could utilize their help with downtown projects such as the pedestrian mall, bridge and parking. Manager Mann is looking for individuals to serve on the URA Board which now needs to include an individual from the School District as well as Colorado River Fire Rescue.

Manager Mann stated that Trustee Ingelhart has shown interest in sitting on the Garfield Clean Energy Board and that her appointment would be on the next agenda. He added that CML would be hosting a newly elected officials webinar on December 12 and encouraged anyone who was interested in attending to sign up.

Updates from Board / Board Comments

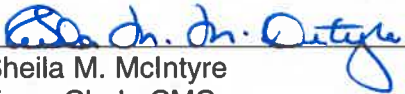
The Trustees stated that they were looking forward to the tree lighting tomorrow night and encouraged everyone to come down. Trustee Ingelhart stated that she would like to be signed up for the webinar and that she would be happy to serve on the GCE Board. Staff was also asked if the Town was set up to attend the Colorado Chamber events, about the fill dirt that is being added on the Autumn Ridge property, if the Center Town Home Park ownership has been resolved, if the Town has been proactive in trying to obtain more land for the cemetery, and why the sign at Golden Gate references Ferguson Crossing. Trustee Classen provided a history of George Ferguson who was a pioneer of Silt.

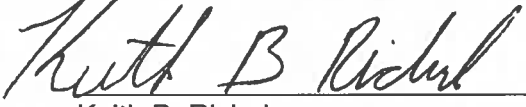
Happy Thanksgiving everyone!

Adjournment

Trustee Seifert made a motion to adjourn. Trustee Brintnall seconded the motion and the motion carried unanimously. Mayor Richel adjourned the meeting at 7:59 p.m.

Respectfully submitted,


Sheila M. McIntyre
Town Clerk, CMC

Approved by the Board of Trustees

Keith B. Richel
Mayor

