

**TOWN OF SILT
REGULAR BOARD OF TRUSTEES MEETING
SEPTEMBER 23, 2024 – 7:00 P.M.**

The Silt Board of Trustees held their regular meeting on Monday, September 23, 2024. Mayor Pro-tem Hanrahan called the meeting to order at 7:03 p.m.

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

Present were Town Manager Jim Mann, Town Clerk Sheila McIntyre, Town Treasurer Amie Tucker, Community Development Director Nicole Centeno, Deputy Town Clerk Lori Malsbury, 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 September 9, 2024, Board of Trustees meeting
2. Consciously Crafted dba High Q Silt – Retail Marijuana License Renewal
3. **Resolution No. 33, Series 2024, A RESOLUTION SUPPORTING THE SUBMITTAL OF A NON-MOTORIZED TRAILS GRANT APPLICATION IN THE AMOUNT OF \$45,000 TO COLORADO PARKS AND WILDLIFE FOR THE PURPOSE OF DEVELOPING A CONCEPTUAL PLAN FOR A TRAIL SYSTEM TO ACCESS PUBLIC LANDS NEAR THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

Mayor Pro-tem Hanrahan read into the record comments from Mayor Richel requesting that the grant application be amended to include language that stated that there would not be any closures or limitations on existing motorized uses within the same area.

Trustee Classen 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.

Silt Heyday 2024 Update – Peggy Swank

Heyday committee member Peggy Swank was present to provide an update and the highlights of this year's Heyday event. Ms. Swank thanked the Town for their support that in turn helped make this Heyday a great success. Manager Mann stated that staff is already working towards increasing the electrical at the park to 200-amps and improving the Wi-Fi at Veteran's Park. These two items will be very beneficial for all who use the park in the future.

Camario Phase 2 – Infrastructure and Parcel and Ownership Request

Present tonight were applicant Ken Ash and Nathan Bell, engineer for the project. Director Centeno went through her staff report stating that the applicants are proposing a phased infrastructure and a reduction in their letter of credit. Ms. Centeno stated that staff is supportive of the phased infrastructure / construction areas. It has been clarified with the applicant as to what would constitute as being considered complete and dedication ready, to allow for a letter of credit release. The applicants engineer, the town's engineer and staff are in agreement with each phase needing to be fully inspected and reviewed prior to any letter of credit releases.

The applicant had previously requested that the Town subdivide it's 2-acre parcel, which sits on the west edge of the Phase 2 parcel and dedicate the portion north of the proposed Orchard Avenue extension to provide for 2-single family housing units. Due to the costs associated with the extension of Orchard Avenue and the soccer field, the applicant is asking once again for the town to donate the northern parcel in exchange for the additional costs incurred by the applicant at an approximate additional cost of \$400,000.

There was discussion on whether the Subdivision Improvements Agreement (SIA) should need to be amended to better clarify the section the speaks to the reductions to the letter of credit. Mayor Pro-tem Hanrahan read in the record comments provided by Mayor Richel that expressed his concerns of phasing out the project and making large changes mid project. The applicants stated that it is not their intention to turn the entire project into phases, and that it is just a single phase with partial releases of the letter of credit.

There was a consensus to clarify the SIA to make it clearer if necessary and to dedicate to two lots north of Orchard to the applicant at the completion of the park and road. The town would be responsible for covering the costs associated with the subdivision of the parcel in order to make this happen.

Mr. Ash stated that with this agreement they would install the water and sewer services under the existing pavement for those two northern lots while they are doing the work now. Mr. Bell also stated that he recommends that they stub in water services to the south of the Orchard Avenue extension just in case plans change in the future that would require water or sewer on that 2-acre parcel. Mr. Ash assured the Board that they would do everything possible to achieve completion this year.

Resolution No. 31, Series 2014, A RESOLUTION EXECUTING AN AGREEMENT WITH FREEUP STORAGE FOR THE PROVISION OF WATER SERVICE TO THE GARFIELD COUNTY ASSESSMENT PROPERTY PARCEL NUMBER 2179-101-00-018 IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO (*continuance requested by staff to October 15 or 28, 2024*)

Director Centeno stated that the Town continues to process the application from Free-Up Storage and address several outstanding variables to the satisfaction of the Town. Staff asks that the Board continue the Free-Up Storage application requesting out-of-town water service to October 28, 2024.

Trustee Seifert made a motion to continue Resolution No. 31, Series 2014, A RESOLUTION EXECUTING AN AGREEMENT WITH FREEUP STORAGE FOR THE PROVISION OF WATER SERVICE TO THE GARFIELD COUNTY ASSESSMENT PROPERTY PARCEL NUMBER 2179-101-00-018 IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO and the public hearing to October 28, 2024. Trustee Classen seconded the motion and the motion carried unanimously.

Distribution of Administrative Budget

Manager Mann introduced the preliminary operational budget for 2025 for the Boards review. He went over the summary of the General Fund, the Capital initiatives slated for next year and the increases in health insurance (13.5%) as well as property/liability insurance (of almost 50%). Budget work sessions would begin at the next meeting.

August 2024 Financial Report

Treasurer Tucker went over the August 2024 financial report.

Manager and Staff Reports

Manager Mann reminded everyone of the October 9 Fall Leaders Forum and provided an update on the Home Avenue project, stating that they have come up with a solution and hope to be paving the street by the second week of October.

Updates from Board / Board Comments

The Trustees commented on the upcoming budget season, when patching would be taking place by the water station, lowering the speed limit to 25 mph on Main Street, replacing the outdated signage at the Dog Park and redoing the sidewalk between 6th and 7th Street on Home Avenue where there is just road base. The Board asked for status reports on the Brew Zone, Jumbo Storage, Autumn Ridge, the Center Townhomes Park, the expansion at Misty's and Autumn Ridge. Staff was thanked for all of their work.

Mayor Pro-tem Hanrahan commented about someone placing pamphlets all over at the dog park and that he has been picking them up in an effort to keep them from blowing around and

into the river. He suggested that this person find another way to get their word out and that the dog park isn't the appropriate place.

Executive Session


Mayor Pro-tem Hanrahan made a motion to go into executive session for a discussion of a personnel matter under CRS Section 24-6-402(4)(f) – Town Manager evaluation. Trustee Brintnall seconded the motion, and the motion carried unanimously. The Board adjourned to executive session at 9:15 p.m.

At the end of executive session, Mayor Pro-tem Hanrahan made the following statement: "The time is now 9:40 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, Andreia Poston, Jerry Seifer, Chris Classen, Kim Ingelhart and Jim Mann. 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 Pro-tem Hanrahan adjourned the meeting at 9:45 p.m.

Respectfully submitted,


Sheila M. McIntyre
Town Clerk, CMC

Approved by the Board of Trustees


Derek Hanrahan
Mayor Pro-tem

